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Planning Services
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Kirkleatham Street
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Date: 23 September 2020
Our ref: 60722/01/AGR/KS/18525295v1
Your ref:
For the attention of: David Pedlow

Dear Sir

Demolition of South Bank Pumphouses: Application for Prior Notification of Demolition

On behalf of our client, South Tees Development Corporation, hereafter referred to as “Teesworks”, we are pleased to enclose a prior notification application relating to the demolition of pumphouses on the south bank of the River Tees, Redcar.

Legislative Background

Following the High Court of Appeal decision on the 25 March 2011, R (on application of Save Britain’s Heritage) v Secretary of State for CLG and Lancaster City Council, the majority of demolition work now falls within the definition of development for the purposes of the Town and Country Planning Act 1990, although permitted development rights still exist for certain forms of development.

Permitted Development rights relating to demolition are granted by virtue of part 11 (Class B) of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Against this background an application to the local planning authority is required for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. In accordance with Class B.2(b)(ii) this application must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid.

The requisite details as required by the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are discussed below or in the attached documents which accompany this application.

Site Description

The site lies within the constitutional boundary of South Tees Development Corporation (“STDC”). STDC was created in 2017 with the objective of delivering area-wide, transformation economic regeneration within its constitutional area, to augment the wider economic growth plans of the Tees Valley. The delivery of regeneration across the site is now being brought forward by the delivery partnership, Teesworks. Representing the largest single regeneration opportunity in the UK, Teesworks’ regeneration programme will

be pivotal in transforming the South Tees area into a national asset for new industry and enterprise, making a substantial contribution to the economic growth and prosperity of the region.

The pumphouses at South Bank have become redundant and obsolete from their original use and, therefore, are proposed to be demolished to make way for redevelopment in the future. The buildings to be demolished are highlighted in orange on the proposed plan submitted. The site is adjacent to the Tees Estuary in a part of the Teesworks area referred to as the South Industrial Zone within the South Tees Regeneration Master Plan. The site is surrounded by an old concrete wharf to the north west and undeveloped scrubland on the remaining boundaries. A private road runs parallel along the south eastern boundary of the site. It is distant from any points of public access.

The Scope of the Proposed Demolition Works

The application seeks prior approval for the demolition of buildings and structures comprising the old pumphouses located at South Bank. This comprises of four main structures and one minor building which can be described as follows:

- 1 Riverside Transformer Pens – a single storey brick built building with concrete slab and beam roof, including brick blast walls forming the transformer pens. Approximate footprint is 18m long by 4m wider with a height of 2.5m;
- 2 Redundant Riverside 2.75k Sub-station – a single storey brick built building with concrete slab and beam roof. Approximate footprint is 19m long by 9.3m wide with a height of 3m;
- 3 Redundant Outbuilding – a single storey brick built building with concrete slab and beam roof. Approximate footprint is 2.5m long by 1.7m wide with a height of 2.0m;
- 4 Former Riverside Pump House Southern Structure – a single storey brick built building with steel beam and sheet roof. Approximate footprint is 33m long by 10m wider with a height of 2.5m; and
- 5 Former Riverside Pump House Northern Structure – a single storey brick built building with concrete slab and beam roof. Approximate footprint is 24.7m long by 13.7m wide with a height of 2.5m.

As set out in the accompanying demolition method statement, the outline sequence of works to be undertaken by an appointed contractor is expected to be:

- Erection/installation of suitable measures to prevent the spread of debris into the river channel;
- Erection of temporary barriers/fencing and signage to provide a suitable perimeter around the building/structure to be demolished;
- Removal of Non-Notifiable asbestos containing materials;
- Tracing of existing services, followed by isolation and removal within the buildings. Any residual live underground services to be retained are to be identified and protected;
- General soft strip of buildings, where required, followed by demolition to top of floor slab;
- Crushing of demolition rubble to Class 6FA specification and infill of voids where necessary;
- General levelling of site to existing site contours using site-won materials;
- Removal of all arisings off-site including recycled metal, where not used above; and
- Removal of debris containment measures.

Reason for Demolition

The buildings and structures are functionally obsolete and no longer required for their intended purpose. This site has been identified as one of a number of opportunities to clear assets in advance of future redevelopment, in line with Teesworks' aspirations for the wider site area as set out in its Regeneration Master Plan.

Method of Demolition

The accompanying Demolition Method Statement sets out in detail the proposed scheme of demolition works.

Disposal of spoil and rubble

As set out in the accompanying method statement, brick work to the buildings is to be crushed to a 6F2 specification and used to infill any voids or pipe channels.

Proposed Restoration

All floor slabs and hardstanding's are to be retained at this stage. The existing roads and hardstanding areas, including site pathways and fence surrounding the site are to remain in place. No remediation or sub-surface works are to be undertaken as part of this project.

Environmental Impact Assessment

Consideration has been given in relation to the Environmental Impact Assessment Regulations 2017. Planning practice guidance states that demolition works are capable of constituting a 'project' within the meaning of the Environmental Impact Assessment directive as concluded by the European Court of Justice.

Therefore, we have given consideration to the relevance of this application to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as updated ("the EIA regulations 2017"). The application site comprises 0.6ha, and the scheme therefore falls within paragraph 10(b) of Schedule 2 of the EIA Regulations 2017, which relates to Urban Development Projects.

For Schedule 2 developments, EIA is required only in situations where the development could give rise to significant environmental effects due to the characteristics of the development, the environmental sensitivity of the area or the characteristics of the potential impacts.

The techniques to be adopted in the demolition process are not unusually complex. The works are localised in nature, of a time limited duration and any environmental effects can be effectively managed through compliance with the submitted demolition method statement.

The demolition method statement enclosed with this application demonstrates that the scheme would not give rise to any significant environmental effects.

Submitted Documentation

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the following documents accompany this application, submitted via email directly to Redcar and Cleveland Borough Council:

- The prior notification of demolition form;
- A copy of the site notice which will be posted on site;

- A site location plan identifying the buildings/structures to be demolished; and
- A Demolition Statement.

Payment of the requisite application fee of £96 has been paid directly to RCBC.

Summary

As set out above, it is proposed to demolish the old pumphouses at South Bank. The accompanying Method Statement demonstrates that the works will be undertaken methodically and safely, resulting in no adverse impact to the surrounding area. The clearance of the site will facilitate its future redevelopment, in line with the aspiration of STDC.

We trust that we have provided the necessary information and that the application can be validated and advanced to determination at the earliest opportunity. However, should you require any additional information or wish to discuss any matter, please do not hesitate to contact me or my colleague Anthony Greally.

Yours sincerely



Katherine Simpson
Planner

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D Edmends – South Tees Development Corporation