

David Pedlow  
Planning Services  
Redcar and Cleveland Borough Council  
Redcar and Cleveland House  
Kirkleatham Street  
Redcar  
TS10 1RT

**Date:** 26 November 2020

**Our ref:** 60722/01/AGR/KS/19092218v1

**Your ref:**

Dear David

## **Demolition of Torpedo Ladle Repair Workshop building: 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 the former Torpedo Ladle Repair Workshop, 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 former workshop has become redundant and obsolete from its original use and, therefore, is proposed to be demolished to make way for redevelopment in the future. The site is located in an area known as Dorman Point, situated between Eston Road and Tees Dock Road, parallel to the A66, north of the Bolckow Industrial Estate.

## **The Scope of the Proposed Demolition Works**

The application seeks prior approval for the demolition of the former Torpedo Ladle Repair workshop. 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 of temporary barriers/fencing and signage to supplement the existing site boundary and form an ADZ;
- Soft strip of office buildings and the amenity block;
- Removal of asbestos;
- Internal clear out of all debris, and existing plant from inside the main shed;
- Approved infill and compaction in layers of any service pits within the main shed;
- Existing services location, isolation, and removal from within building. Any remaining live underground services are to be identified and protected;
- Removal of east elevation gable end;
- Demolition of the Boiler House adjoining the main workshop to the north;
- Removal of the roof structure;
- Removal of the gantry cranes;
- Demolition of the steel superstructure and frame;
- Crushing of demolition rubble to Class 6F2 fill material and infill of voids;
- General levelling of site to existing site contours using site won material; and
- Removal of all arisings off site including any recycled material.

## **Reason for Demolition**

The buildings and structures are functionally obsolete and no longer required for their intended purpose. The 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, the brick work to the buildings, including any concrete, is to be crushed to a Class 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 site is to be left level on completion, with any voids backfilled utilising on site crushed material.

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 5.27ha, 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 former Torpedo Ladle Repair Workshop. 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 Teesworks.

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 Grealley.

Yours sincerely

**Katherine Simpson**  
Planner

Copy

D Edmends – Teesworks