

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2020/0679/PND
LOCATION: FORMER TORPEDO LADLE REPAIR
WORKSHOP DORMAN POINT GRANGETOWN
PROPOSAL: PRIOR NOTIFICATION OF PROPOSED
DEMOLITION OR FORMER TOPEDO LADLE
REPAIR WORKSHOP BUILDING

APPLICATION SITE AND DESCRIPTION

The application seeks prior approval for the demolition of the Torpedo Repair Workshop building on the STDC site.

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.

PROPOSAL

The applicant has provided the following description in a supporting letter outlining the works that are intended to take place.

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.*

The application has been supported by an Outline Demolition Method Statement as required by legislation which sets out the detail of the proposed demolition scheme.

Within the supporting letter it is detailed that the spoil and rubble from the demolition activities is to be crushed to a Class 6F2 specification and used to infill any voids or pipe channels. In terms of the restoration of the site it is proposed that 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.

CONSIDERATION OF PLANNING ISSUES

The proposal to demolish the building falls within the definition of Schedule 2 Development as specified in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, but the demolition is not considered to result in significant environmental effects, due to the location of the structures to be demolished with the significance not being beyond the local area. Prior Approval for demolition deals only with the method of demolition and the after care of the site and this issue is examined below.

The proposed structure to be demolished is considered to be in a visually non prominent location apart from the rear of the commercial/industrial units to the south of the site. While the demolition and clearance of the site will leave an empty part to the site, it is considered that the removal would not have a significantly detrimental impact upon the surrounding area either with regard to general amenity or visual appearance and will allow for future development of this site and the wider STDC site.

Contact has previously been made with Natural England with regard to any impacts on the ecology from demolition of buildings of this scale in comparable locations. Advice has been given that based on the information provided there is no objection to the works.

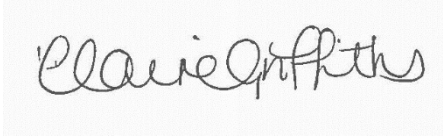
The proposed method of demolition and retention of the site thereafter is considered to be acceptable given the location of the site and the potential development that will take place at the site in future years.

RECOMMENDATION

Taking into account the content of the report the recommendation is to:

PRIOR APPROVAL NOT REQUIRED

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	16 December 2020

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	16/12/2020