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Date: 26 November 2020
Our ref: 60722/01/AGR/KS/19133288v1
Your ref:

Dear David

Demolition of various buildings: Application for Prior Notification of Demolition at former Redcar Steel Works, Redcar

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 former buildings associated with the former Redcar Steel Works.

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) (England) 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) (England) Order 2015 (as amended) are discussed below or in the attached documents which accompany this application.

Site Description

The sites lie 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 buildings have become redundant and obsolete from their original use and, therefore, they are proposed to be demolished to make way for redevelopment in the future. The sites are located over a series of different areas, which can be identified on the accompanying location plan. Overall the sites are located within the Teesworks boundary within the former Redcar Steel Works.

The Scope of the Proposed Demolition Works

The application seeks prior approval for the demolition and deconstruction of the following:

- 1 Instrument House (10m²);
- 2 Store Buildings (5873m²);
- 3 Fan House & Stand (12m²);
- 4 Oil Tanks (21m²);
- 5 Old Canteen (720m²);
- 6 Fabrication shop sub-station and transformer (83m²);
- 7 Tube City Garage (732m²);
- 8 Conveyor Tail Unit and Conveyor Unit 171B (50m²);
- 9 Conveyor Tail Unit and pit conveyors;
- 10 Traverse Pit (139m²);
- 11 Coal Handling Welfare (139m²);
- 12 Coal Handling Control Room (280m²); and
- 13 Coal Handling Conveyors and Junction Houses.

As set out in the accompanying demolition method statement, the outline sequence of works to be undertaken by an appointed contractor for Areas 1, 3, 8, 9 and 10 is expected to be:

- Site establishment;
- Erection of temporary barriers/fencing and signage to supplement the existing site boundary;
- Existing services location, isolation and removal within building. Any remaining live underground services are to be identified and protected;
- Internal soft stripping and removal of asbestos;
- Demolition of superstructures down to ground level;
- Crushing of demolition rubble to Class 6F2 specification and infill of voids;
- Approved infill and compaction in layers to any basements/ voids;
- General levelling of site to existing site contours using site won material;
- Removal of all arisings off site including recycled metal; and
- Removal of any trip or fall hazards.

Reason for Demolition

The buildings are functionally obsolete and are no longer required for their intended purpose. The sites have 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 prepared by Atkins 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. Existing roads and hardstanding areas, including site pathways and fence surrounding the site are to remain in place.

Environmental Impact Assessment

Consideration of the proposed demolition has been given in relation to the Town and Country Planning (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 1.82ha over five areas, 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 (General Permitted Development) (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 to be demolished; and

- A Early Phase Demolition Outline Method Statement prepared by Atkins dated 12 November 2020.

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

Summary

As set out above, it is proposed to demolish a number of buildings associated with the former Redcar Steel Works. The accompanying Demolition 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

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D- Edmends – Teesworks