

# DORMAN POINT ENVIRONMENTAL STATEMENT

VOLUME 3: TECHNICAL APPENDICES

APPENDICES TO CHAPTER B

(SITE DESCRIPTION AND SCHEME PROPOSALS)

# **Dorman Point, South Tees**

## **Volume 3: Appendices**

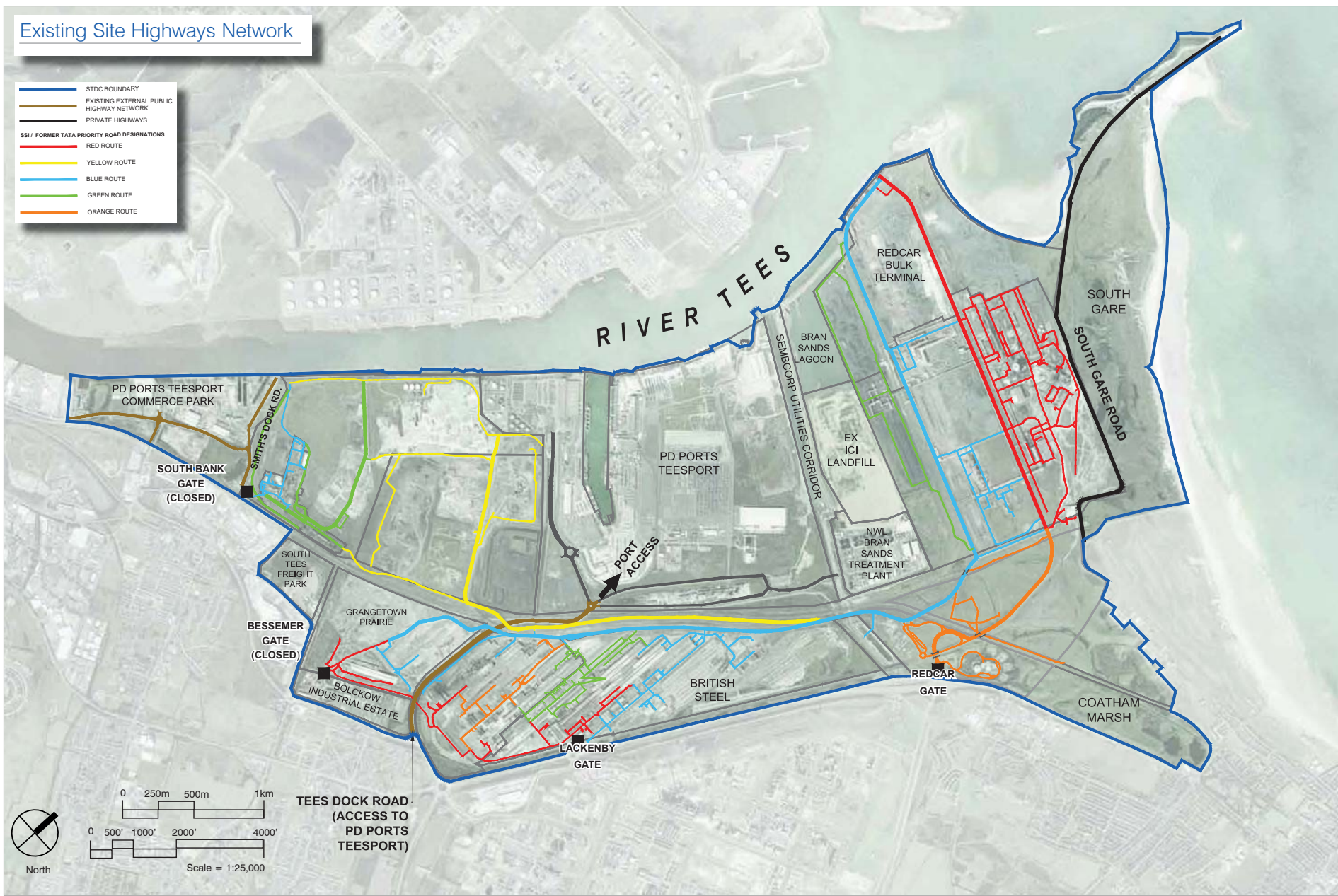
### **Chapter B: Site Description and Scheme Proposals**

December 2020

# **Appendix B1: Existing On-Site Infrastructure**

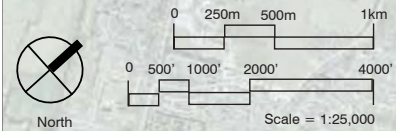
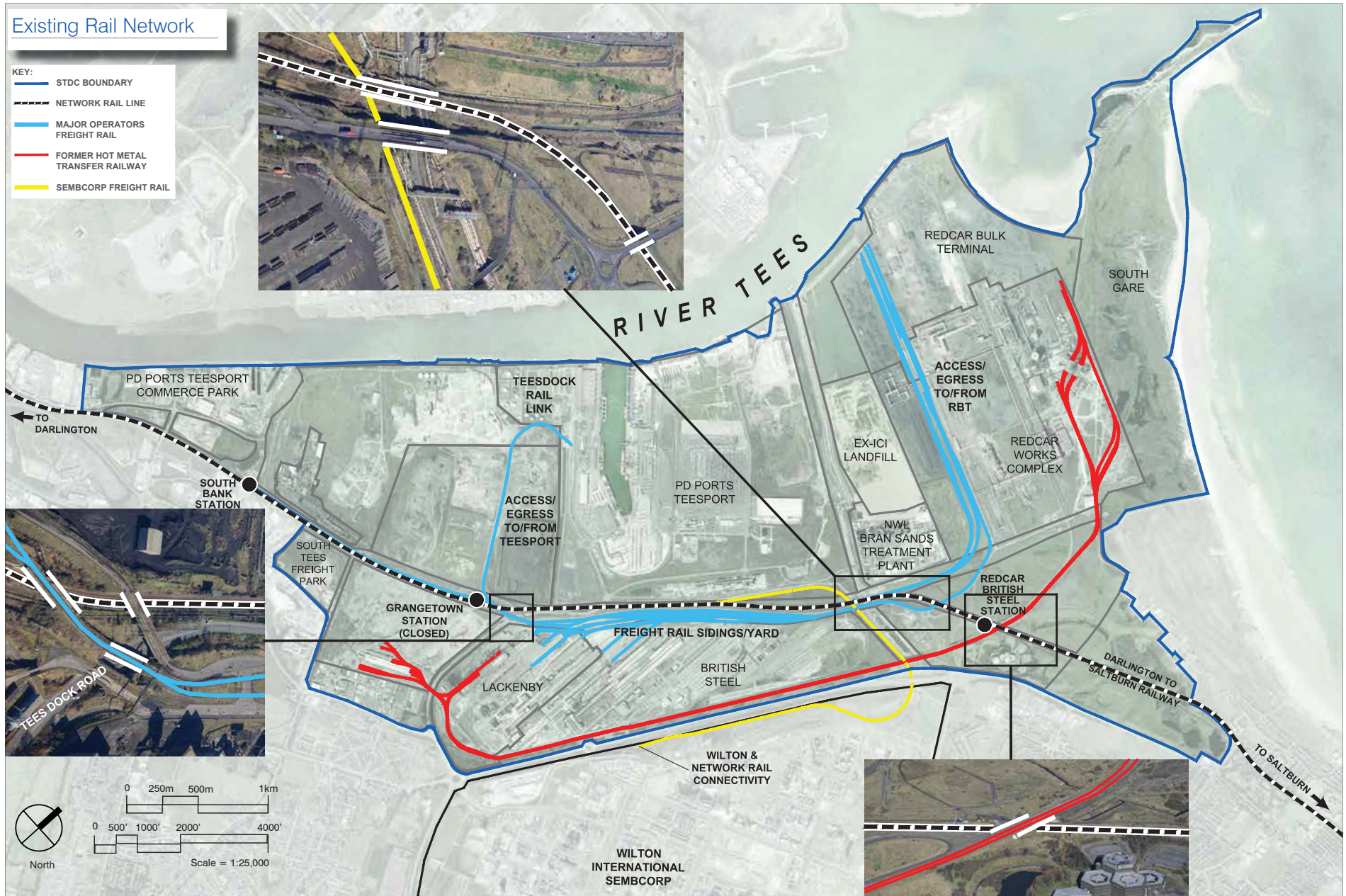
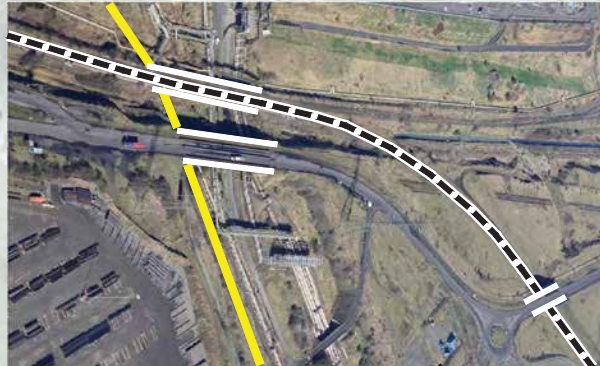
# Existing Site Highways Network

- STDC BOUNDARY
- EXISTING EXTERNAL PUBLIC HIGHWAY NETWORK
- PRIVATE HIGHWAYS
- SSI / FORMER TATA PRIORITY ROAD DESIGNATIONS**
- RED ROUTE
- YELLOW ROUTE
- BLUE ROUTE
- GREEN ROUTE
- ORANGE ROUTE







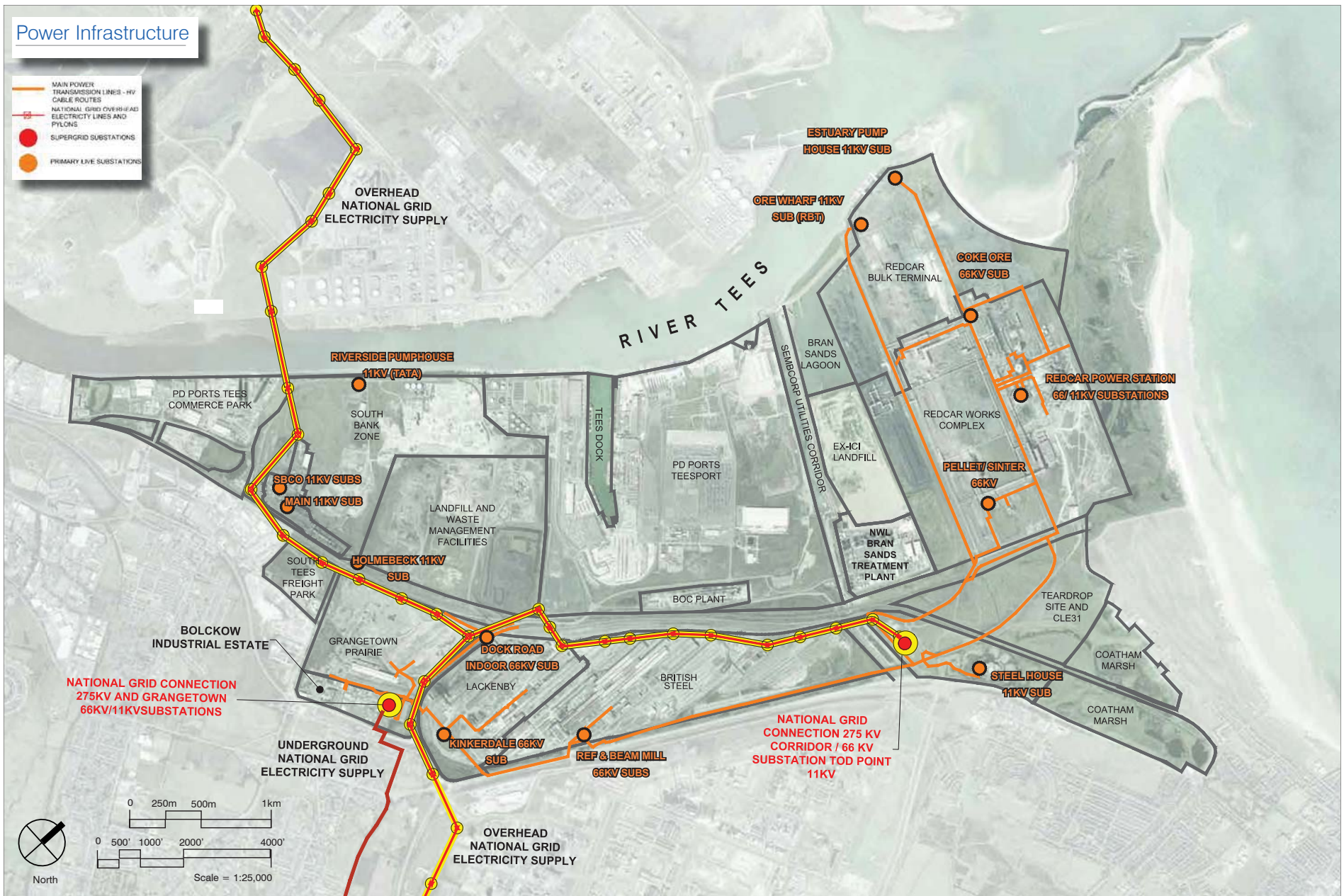
# Existing Rail Network

- KEY:**
- STDC BOUNDARY
  - - - NETWORK RAIL LINE
  - MAJOR OPERATORS FREIGHT RAIL
  - FORMER HOT METAL TRANSFER RAILWAY
  - SEMBCORP FREIGHT RAIL












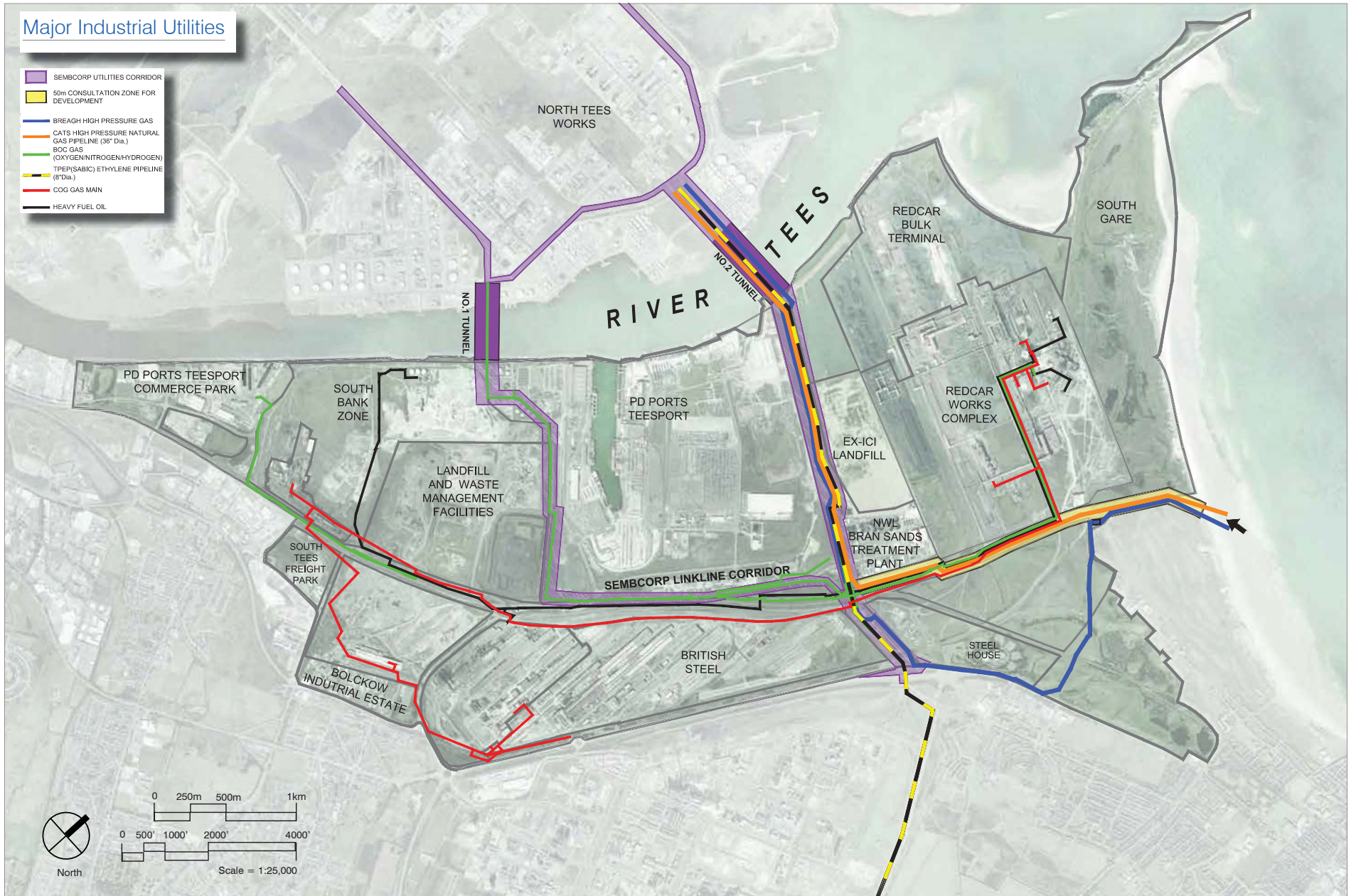
# Power Infrastructure

-  MAIN POWER TRANSMISSION LINES - HV CABLE ROUTES
-  NATIONAL GRID OVERHEAD ELECTRICITY LINES AND PYLONS
-  SUPERGRID SUBSTATIONS
-  PRIMARY LIVE SUBSTATIONS



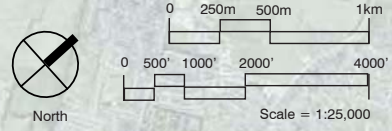
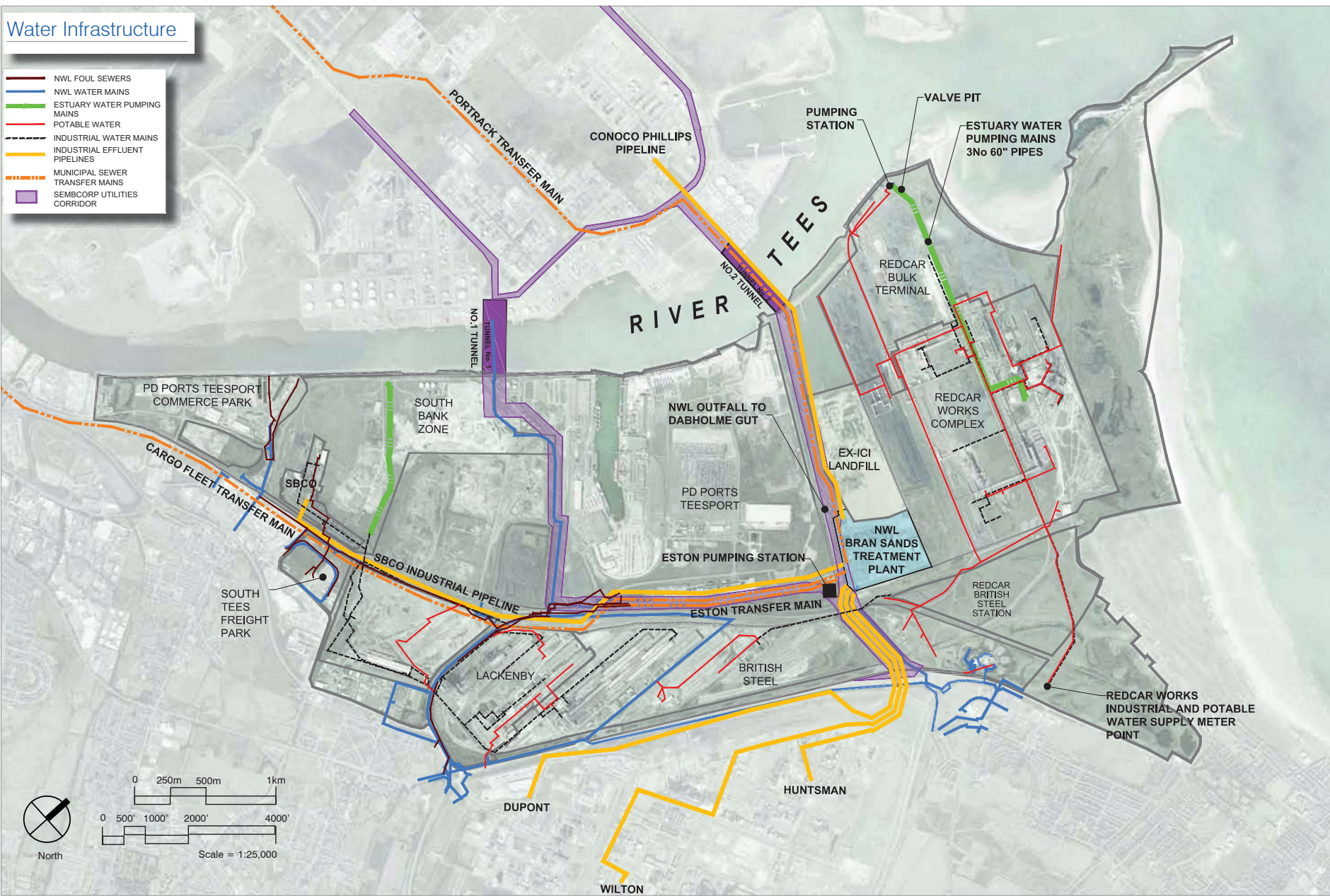
## Major Industrial Utilities

-  SEMBCORP UTILITIES CORRIDOR
-  50m CONSULTATION ZONE FOR DEVELOPMENT
-  BREAUGH HIGH PRESSURE GAS
-  CATS HIGH PRESSURE NATURAL GAS PIPELINE (36" Dia.)
-  ROC GAS
-  (OXYGEN/NITROGEN/HYDROGEN)
-  TREP(SABIC) ETHYLENE PIPELINE (8" Dia.)
-  COG GAS MAIN
-  HEAVY FUEL OIL



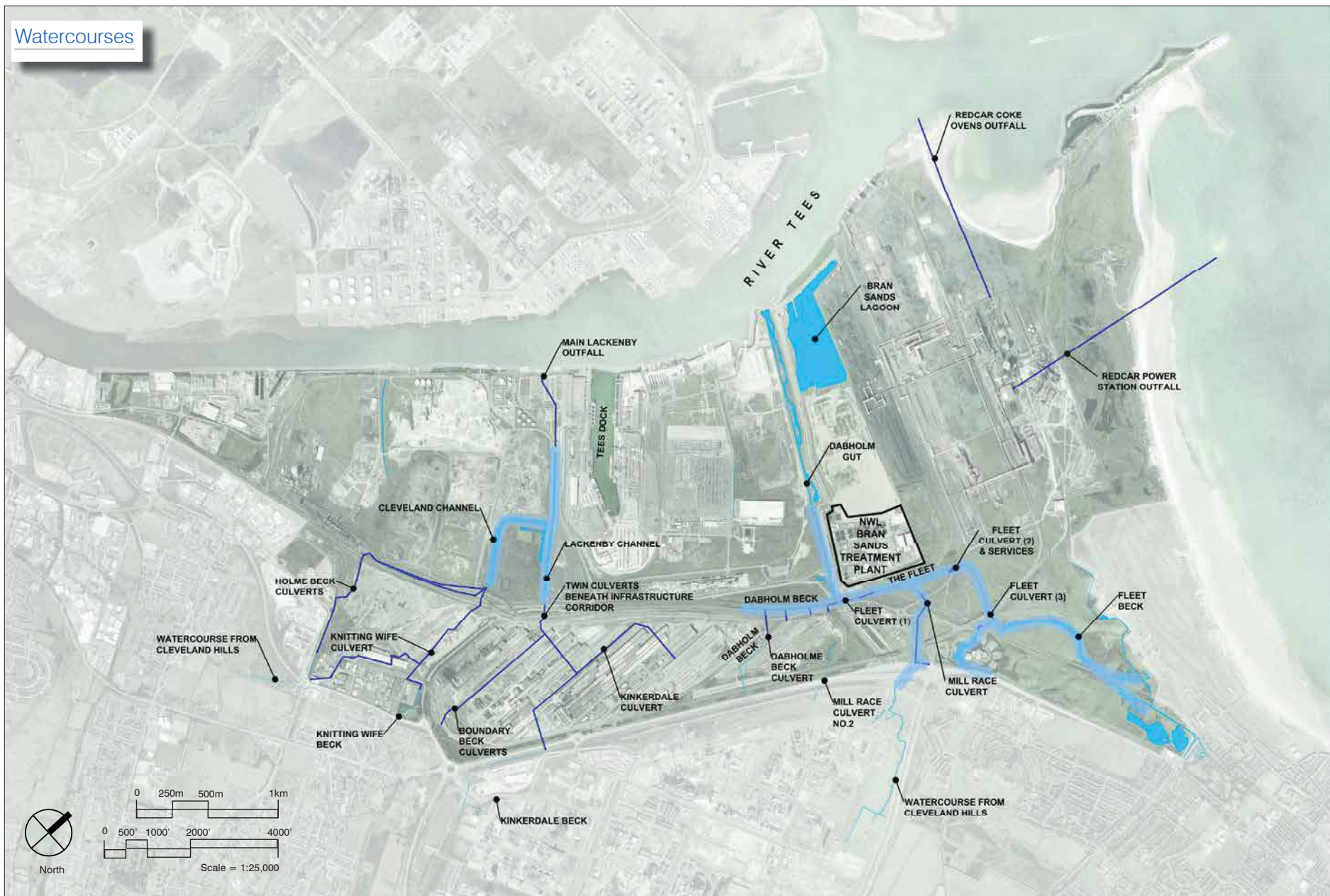
# Water Infrastructure

- NWL FOUL SEWERS
- NWL WATER MAINS
- ESTUARY WATER PUMPING MAINS
- - - POTABLE WATER
- - - INDUSTRIAL WATER MAINS
- INDUSTRIAL EFFLUENT PIPELINES
- - - MUNICIPAL SEWER TRANSFER MAINS
- SEMBCORP UTILITIES CORRIDOR

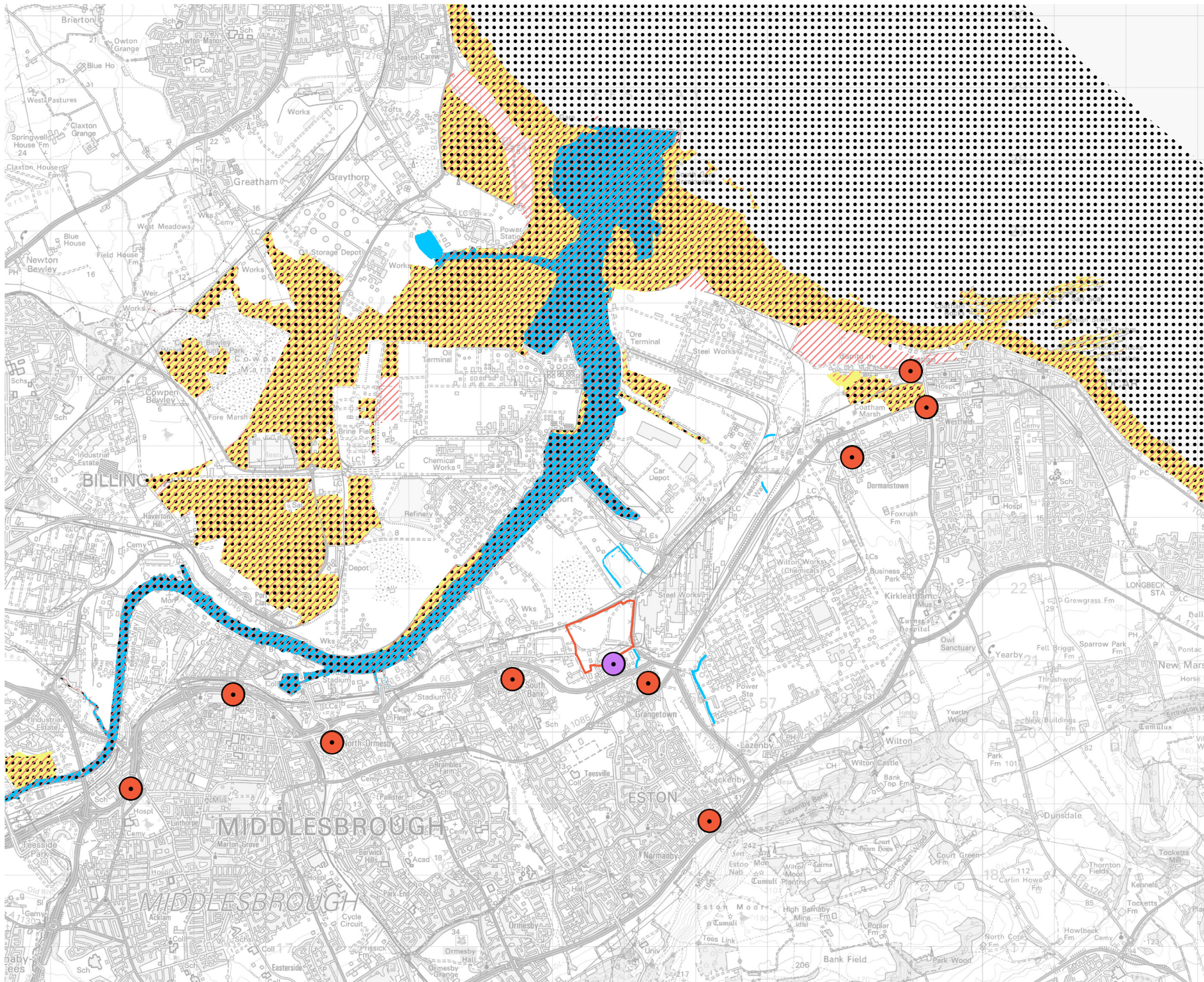




Watercourses



# **Appendix B2: Sensitive Receptor Plans**



- Key**
- Site Boundary
  - Sensitive Receptors:**
  - Teesmouth and Cleveland Coast SSSI
  - Teesmouth and Cleveland Coast Ramsar
  - Teesmouth and Cleveland Coast SPA
  - Water Environment
  - Nearby residential receptors
  - Existing businesses: Industrial Estate Bolckow

0 1 2km  
 Based upon Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright reserved. Licence number 100017707

# LICHFIELDS

Project	Dorman Point
Title	Sensitive Receptors
Client	South Tees Development Corporation
Date	18.12.2020
Scale	1 : 70,000 @ A4
Drawn by	MAR
Drg. No	GIS\LF\62682\02-05

GIS Reference: S:\LF Jobs\LF62682 - Teesworks Outline Applications\LF62682-02 - Teesworks Outline Applications - Dorman Point - Sensitive Receptors - 18.12.2020.mxd



# **Appendix B3: Planning Drawings**

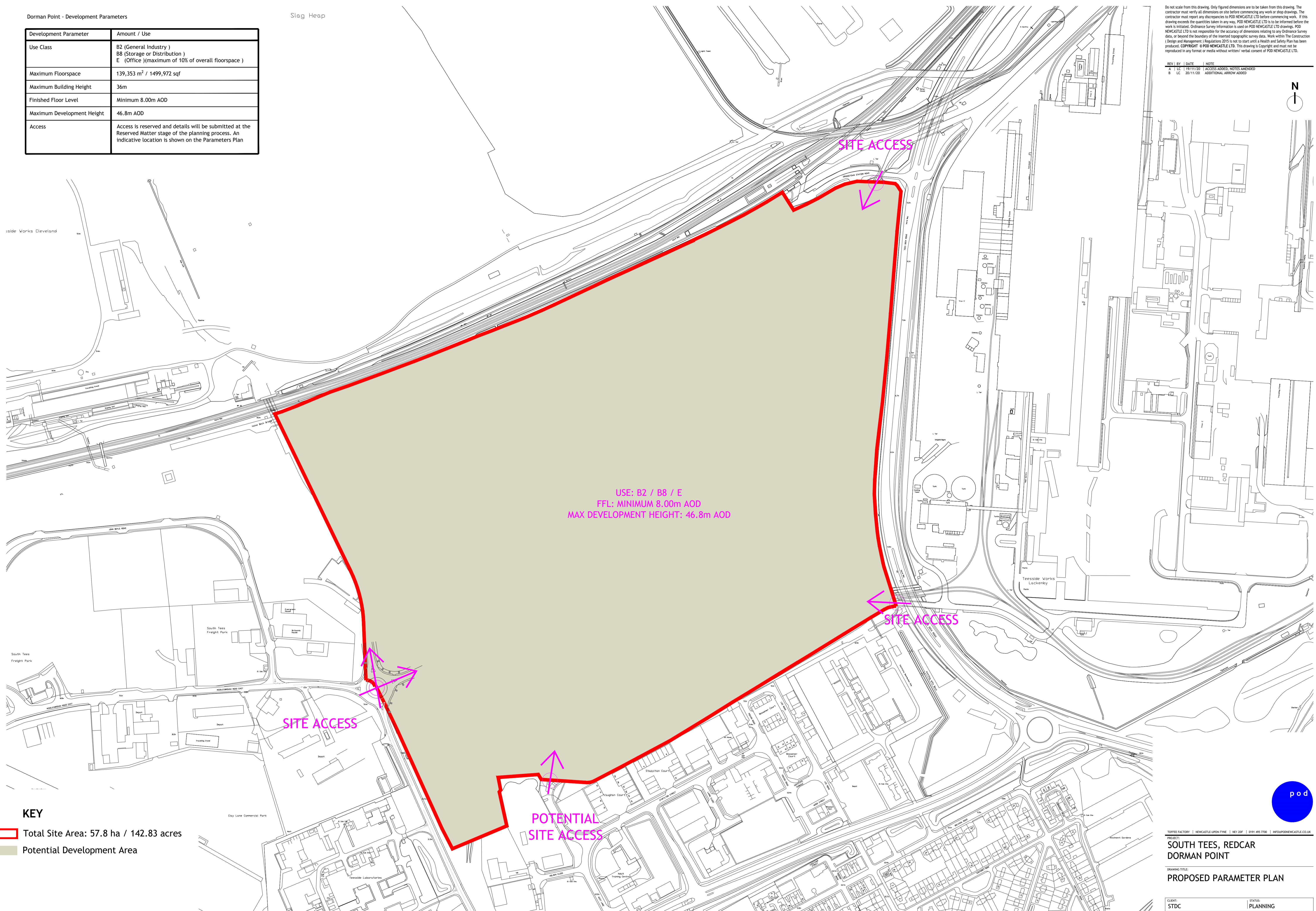
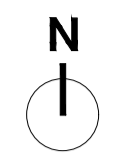
Dorman Point - Development Parameters

Slag Heap

Development Parameter	Amount / Use
Use Class	B2 (General Industry) B8 (Storage or Distribution) E (Office) (maximum of 10% of overall floorspace)
Maximum Floorspace	139,353 m <sup>2</sup> / 1499,972 sqf
Maximum Building Height	36m
Finished Floor Level	Minimum 8.00m AOD
Maximum Development Height	46.8m AOD
Access	Access is reserved and details will be submitted at the Reserved Matter stage of the planning process. An indicative location is shown on the Parameters Plan

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies to POD NEWCASTLE LTD before commencing work. If this drawing exceeds the quantities taken in any way, POD NEWCASTLE LTD is to be informed before the work is initiated. Ordnance Survey information is used on POD NEWCASTLE LTD drawings. POD NEWCASTLE LTD is not responsible for the accuracy of dimensions relating to any Ordnance Survey data, or beyond the boundary of the inserted topographic survey data. Work within The Construction (Design and Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced. COPYRIGHT © POD NEWCASTLE LTD. This drawing is Copyright and must not be reproduced in any format or media without written/verbal consent of POD NEWCASTLE LTD.

REV	BY	DATE	NOTE
A	LC	11/11/20	ACCESS ADDED, NOTES AMENDED
B	LC	20/11/20	ADDITIONAL ARROW ADDED



USE: B2 / B8 / E  
FFL: MINIMUM 8.00m AOD  
MAX DEVELOPMENT HEIGHT: 46.8m AOD

SITE ACCESS

SITE ACCESS

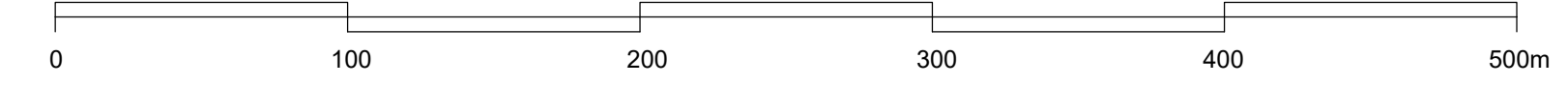
POTENTIAL SITE ACCESS

**KEY**  
 Total Site Area: 57.8 ha / 142.83 acres  
 Potential Development Area



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**SOUTH TEES, REDCAR  
 DORMAN POINT**  
 DRAWING TITLE:  
**PROPOSED PARAMETER PLAN**

CLIENT:	STATUS:			
STDC	PLANNING			
SCALE:	SHEET SIZE:	DATE:	OWN BY:	CHECKED BY:
1:2500	A1	11:20	LC	MEC
PROJECT NO.:	DRAWING NO.:	REVISION:		
1401-TM	DP-SD-10.01	B		



Dorman Point - Development Parameters

Development Parameter	Amount / Use
Use Class	B2 (General Industry) B8 (Storage or Distribution) E (Office) (maximum of 10% of overall floorspace)
Maximum Floorspace	139,353 m <sup>2</sup> / 1499,972 sqf
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Finished Floor Level	Minimum 8.00m AOD
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Access	Access is reserved and details will be submitted at the Reserved Matter stage of the planning process. An indicative location is shown on the Parameters Plan

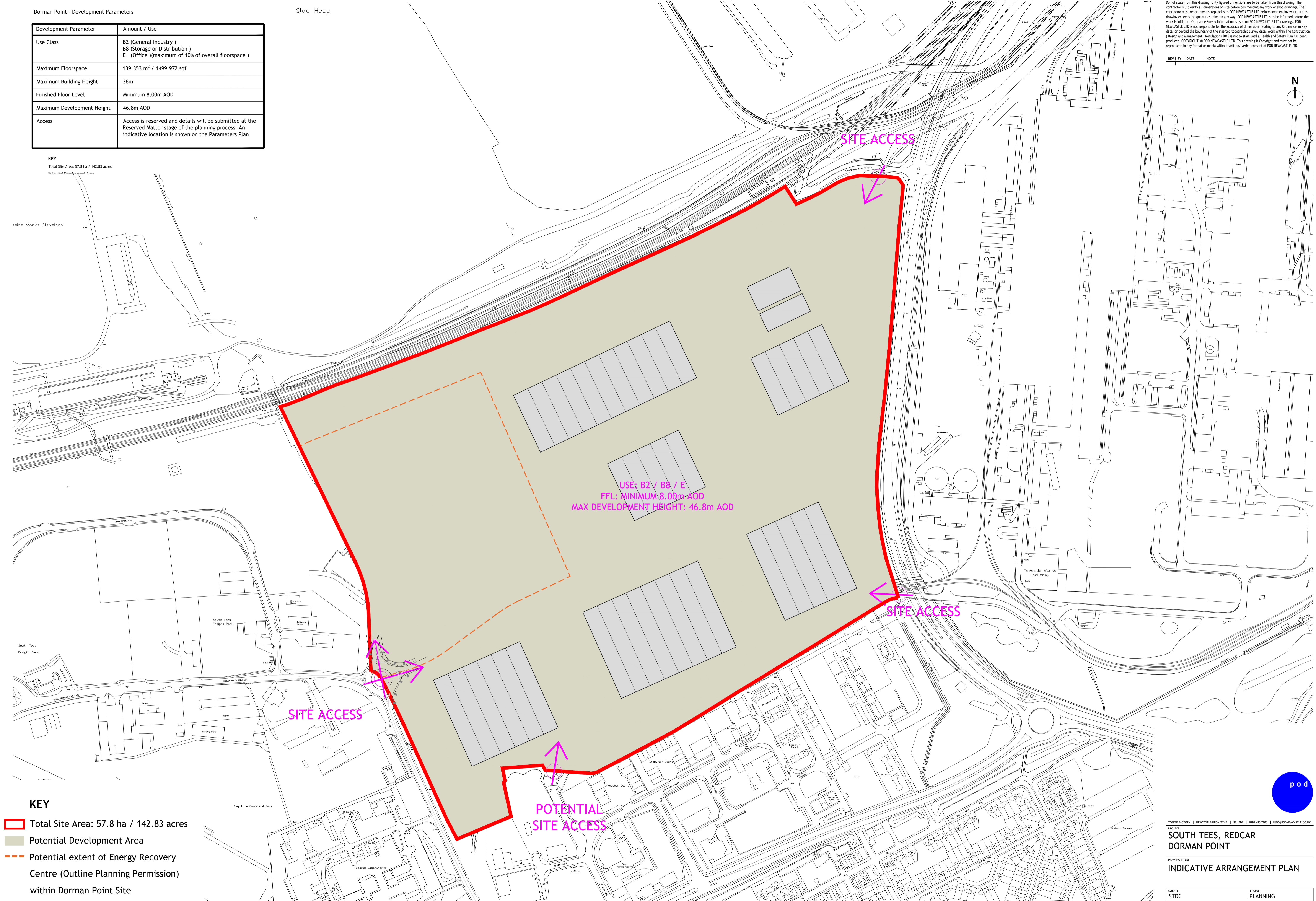
KEY

Total Site Area: 57.8 ha / 142.83 acres  
 Designated Development Area

Slag Heap

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies to POD NEWCASTLE LTD before commencing work. If this drawing exceeds the quantities taken in any way, POD NEWCASTLE LTD is to be informed before the work is initiated. Ordnance Survey information is used on POD NEWCASTLE LTD drawings. POD NEWCASTLE LTD is not responsible for the accuracy of dimensions relating to any Ordnance Survey data, or beyond the boundary of the inserted topographic survey data. Work within The Construction (Design and Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced. COPYRIGHT © POD NEWCASTLE LTD. This drawing is Copyright and must not be reproduced in any format or media without written consent of POD NEWCASTLE LTD.

REV	BY	DATE	NOTE



USE: B2 / B8 / E  
 FFL: MINIMUM 8.00m AOD  
 MAX DEVELOPMENT HEIGHT: 46.8m AOD

SITE ACCESS

SITE ACCESS

POTENTIAL SITE ACCESS

- KEY**
- Total Site Area: 57.8 ha / 142.83 acres
  - Potential Development Area
  - Potential extent of Energy Recovery Centre (Outline Planning Permission) within Dorman Point Site



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**SOUTH TEES, REDCAR  
 DORMAN POINT**  
 DRAWING TITLE:  
**INDICATIVE ARRANGEMENT PLAN**

CLIENT:	STATUS:
STDC	PLANNING
SCALE:	DATE:
1:2500	11:20
SHEET SIZE:	DWN BY:
A1	LC
PROJECT NO.:	CHECKED BY:
1401-TM	MEC
DRAWING NO.:	REVISION:
DP-SD-10.02	-

