

LACKENBY ENVIRONMENTAL STATEMENT

VOLUME 3: TECHNICAL APPENDICES

APPENDICES TO CHAPTER B

(SITE DESCRIPTION AND SCHEME PROPOSALS)

Lackenby, South Tees

Volume 3: Appendices

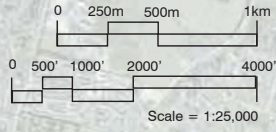
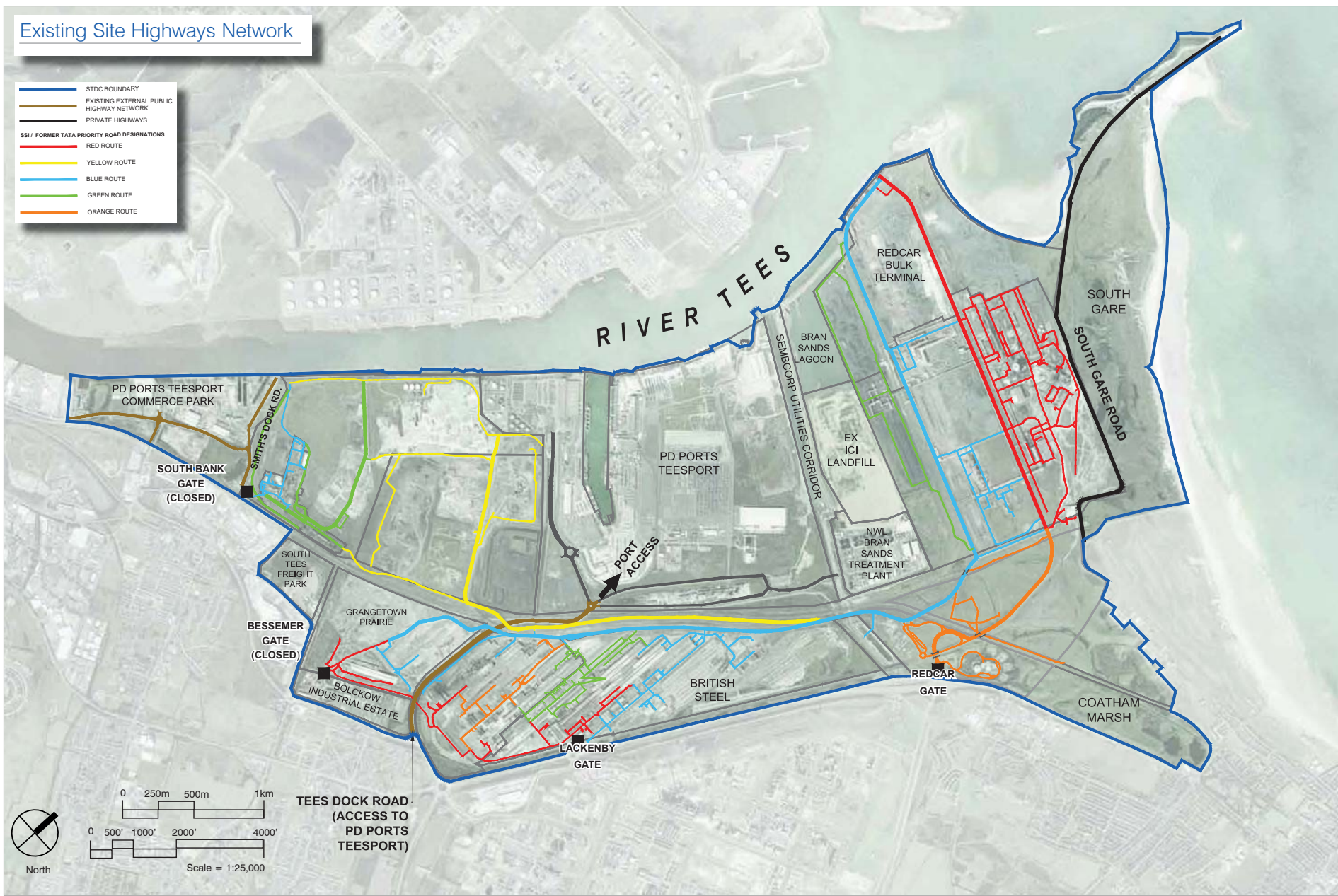
Chapter B: Site and Description

December 2020

Appendix B1: Existing On-Site Infrastructure

Existing Site Highways Network

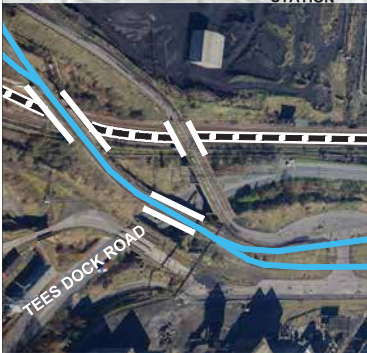
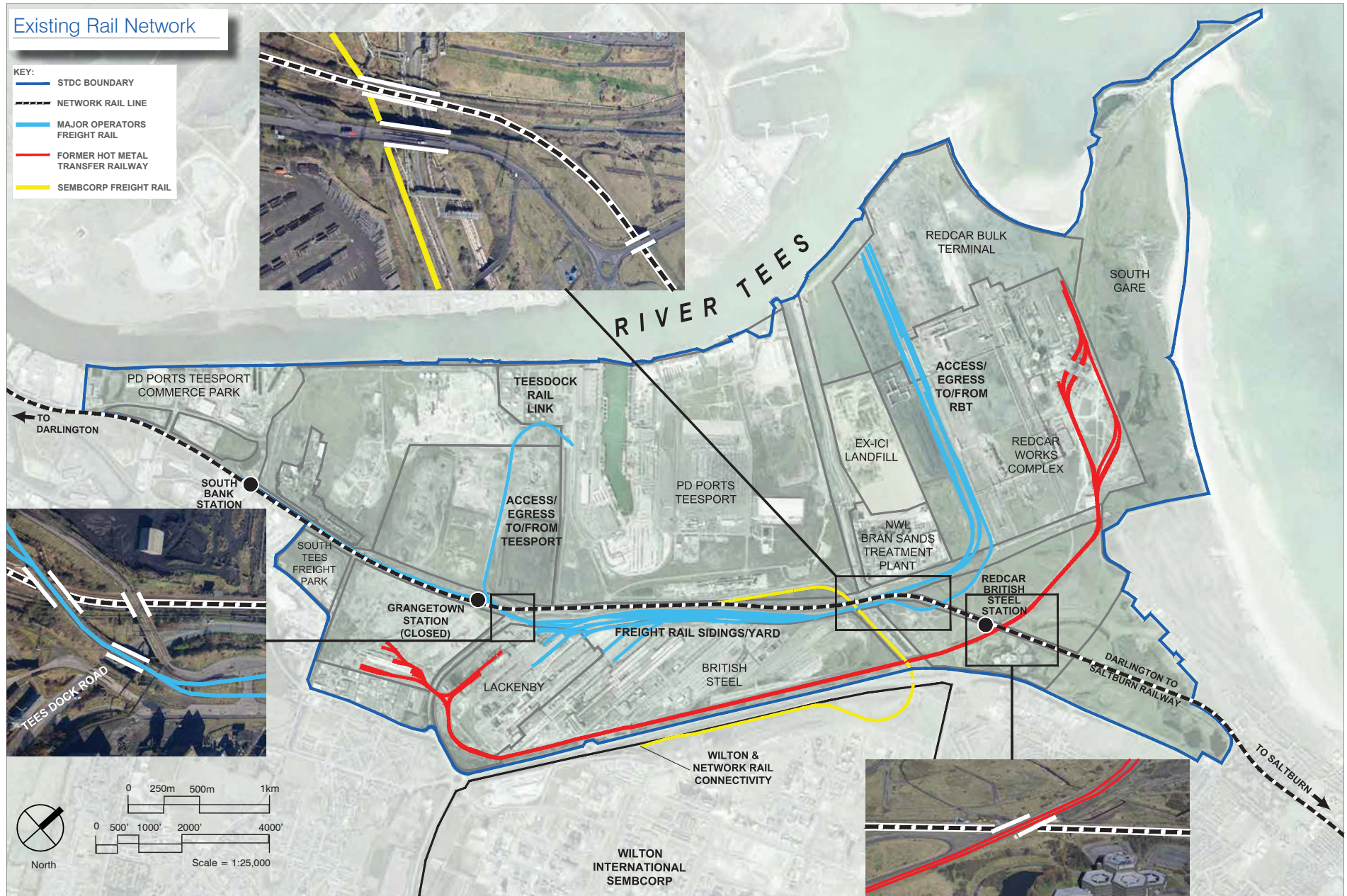
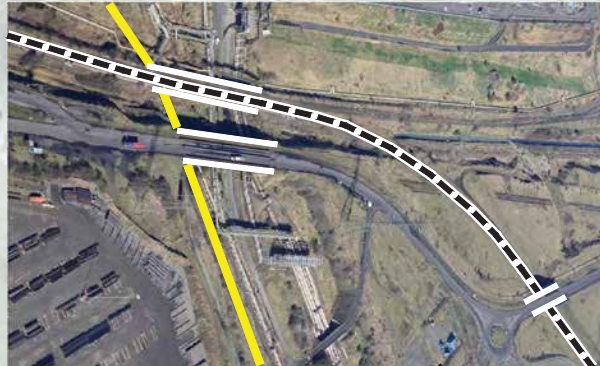
- STDC BOUNDARY
- EXISTING EXTERNAL PUBLIC HIGHWAY NETWORK
- PRIVATE HIGHWAYS
- SSI / FORMER TATA PRIORITY ROAD DESIGNATIONS**
- RED ROUTE
- YELLOW ROUTE
- BLUE ROUTE
- GREEN ROUTE
- ORANGE ROUTE



**TEES DOCK ROAD
(ACCESS TO
PD PORTS
TEESPORT)**

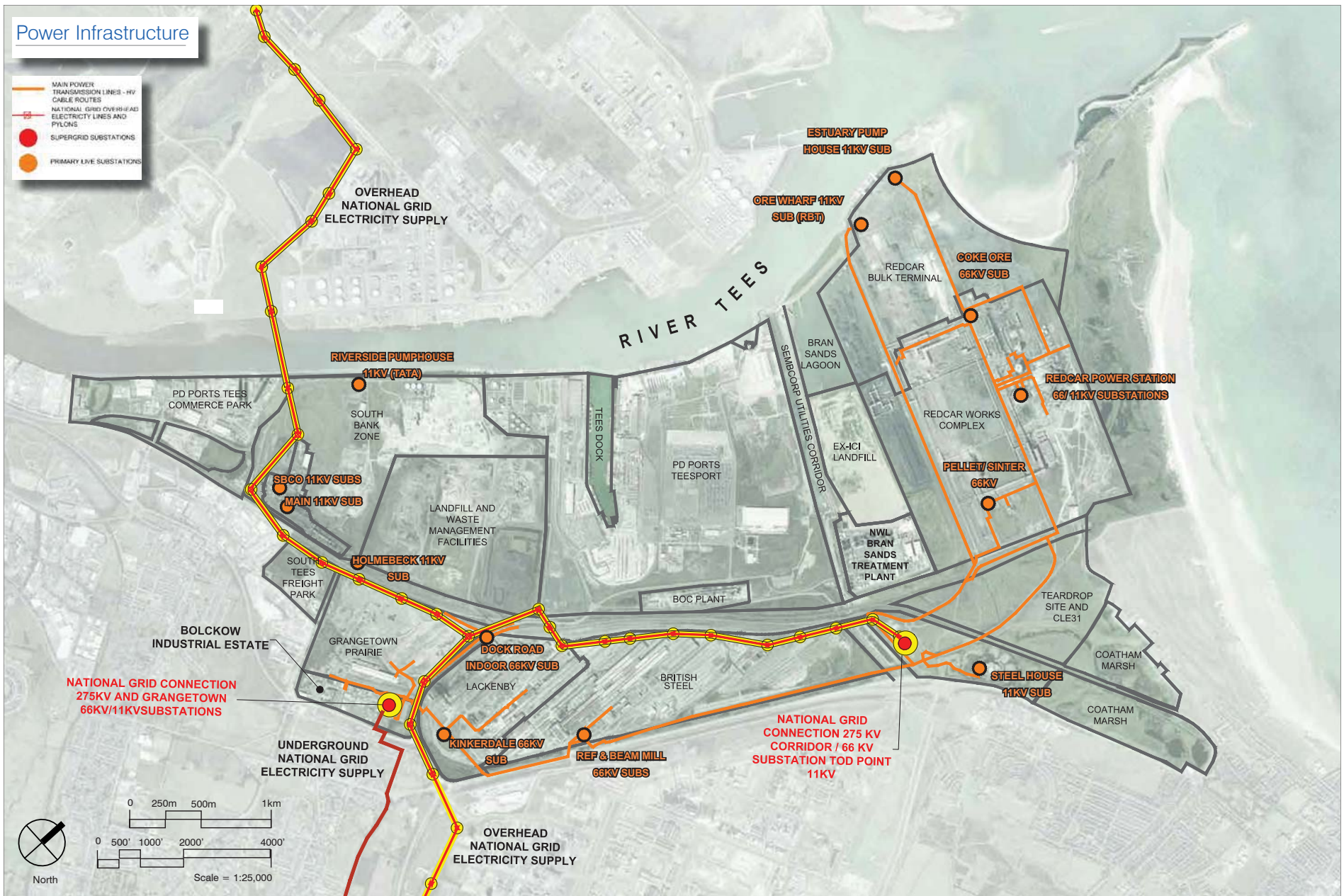
Existing Rail Network

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












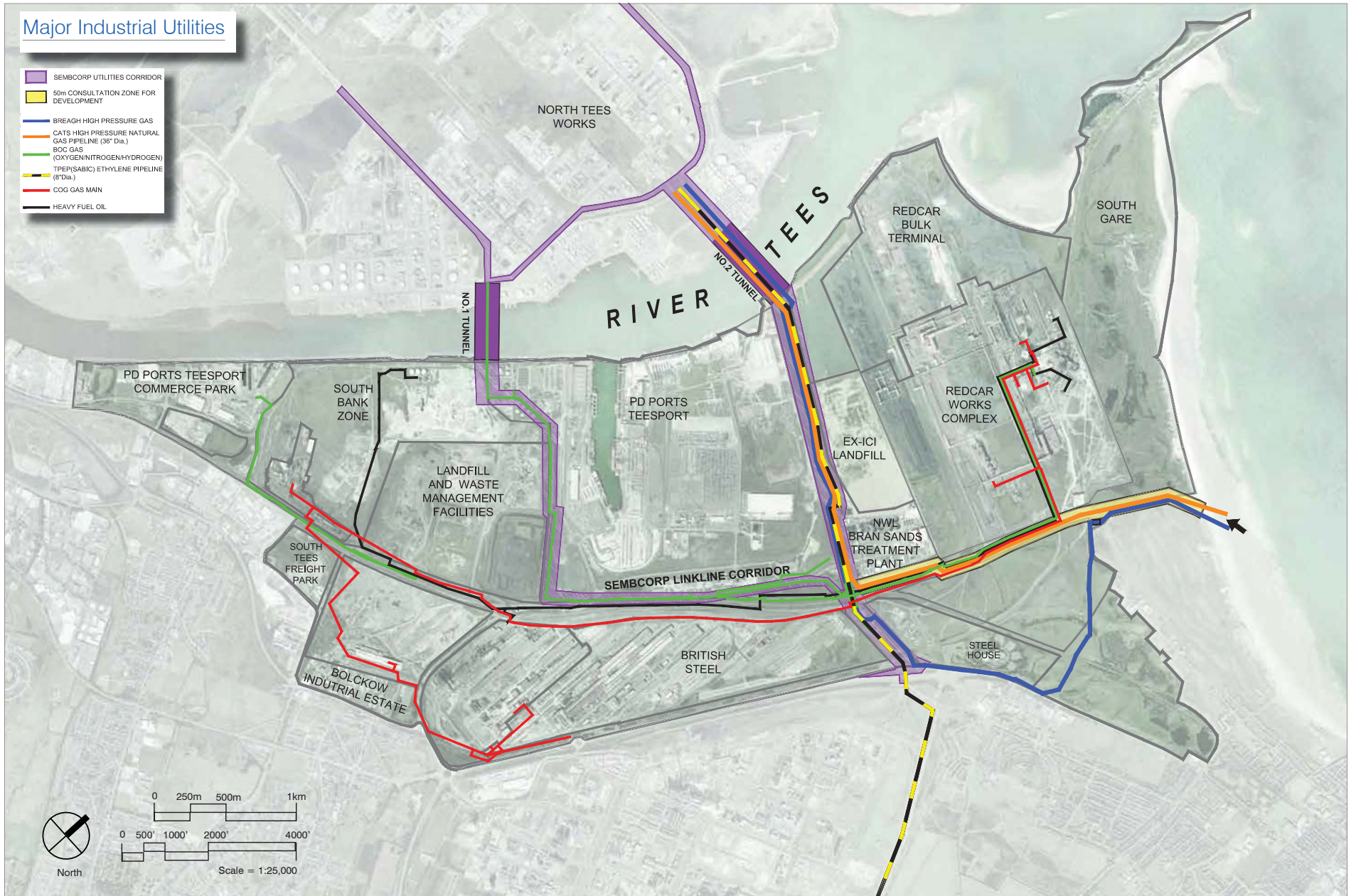
Power Infrastructure

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



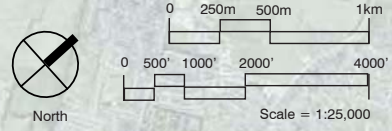
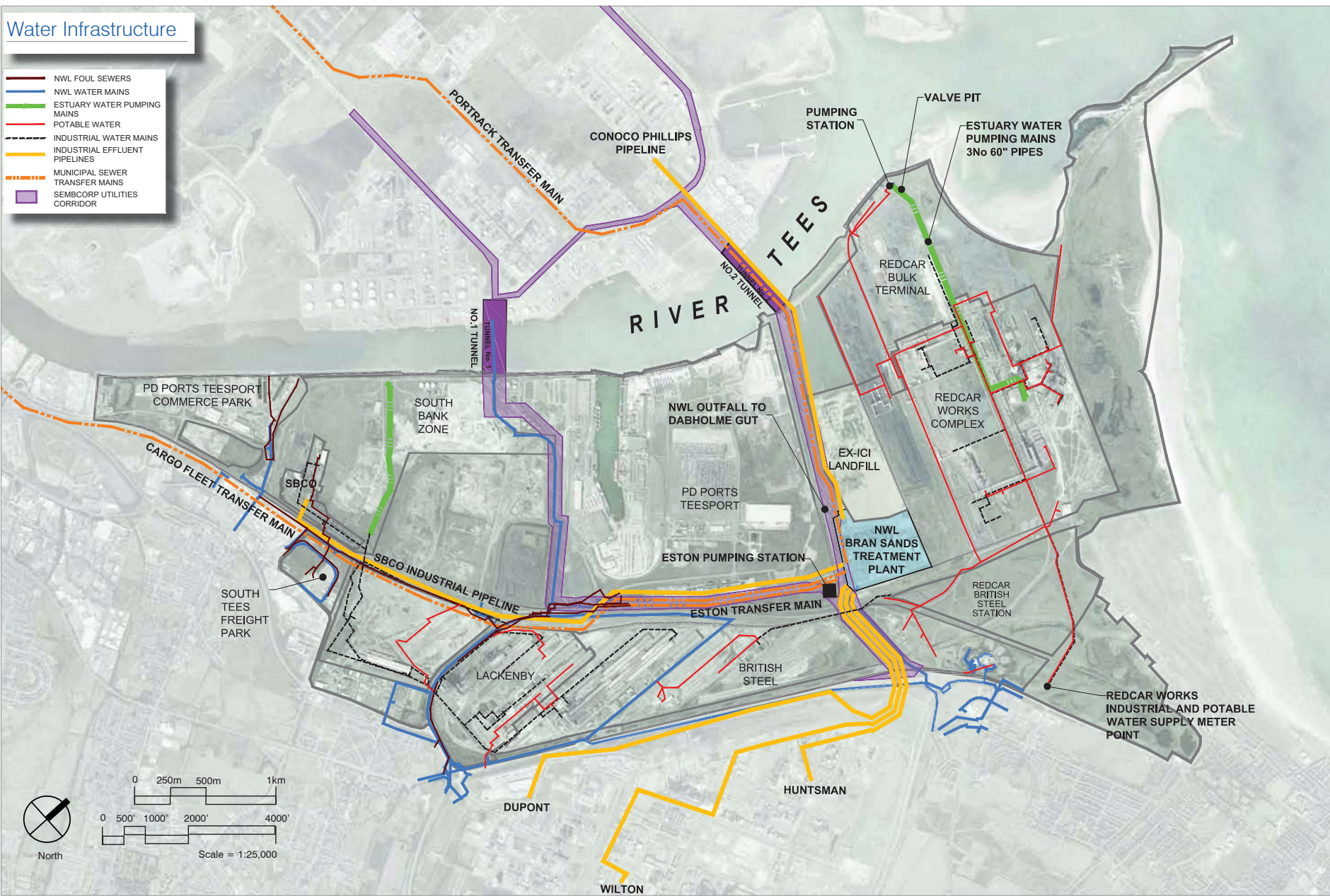
Major Industrial Utilities

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

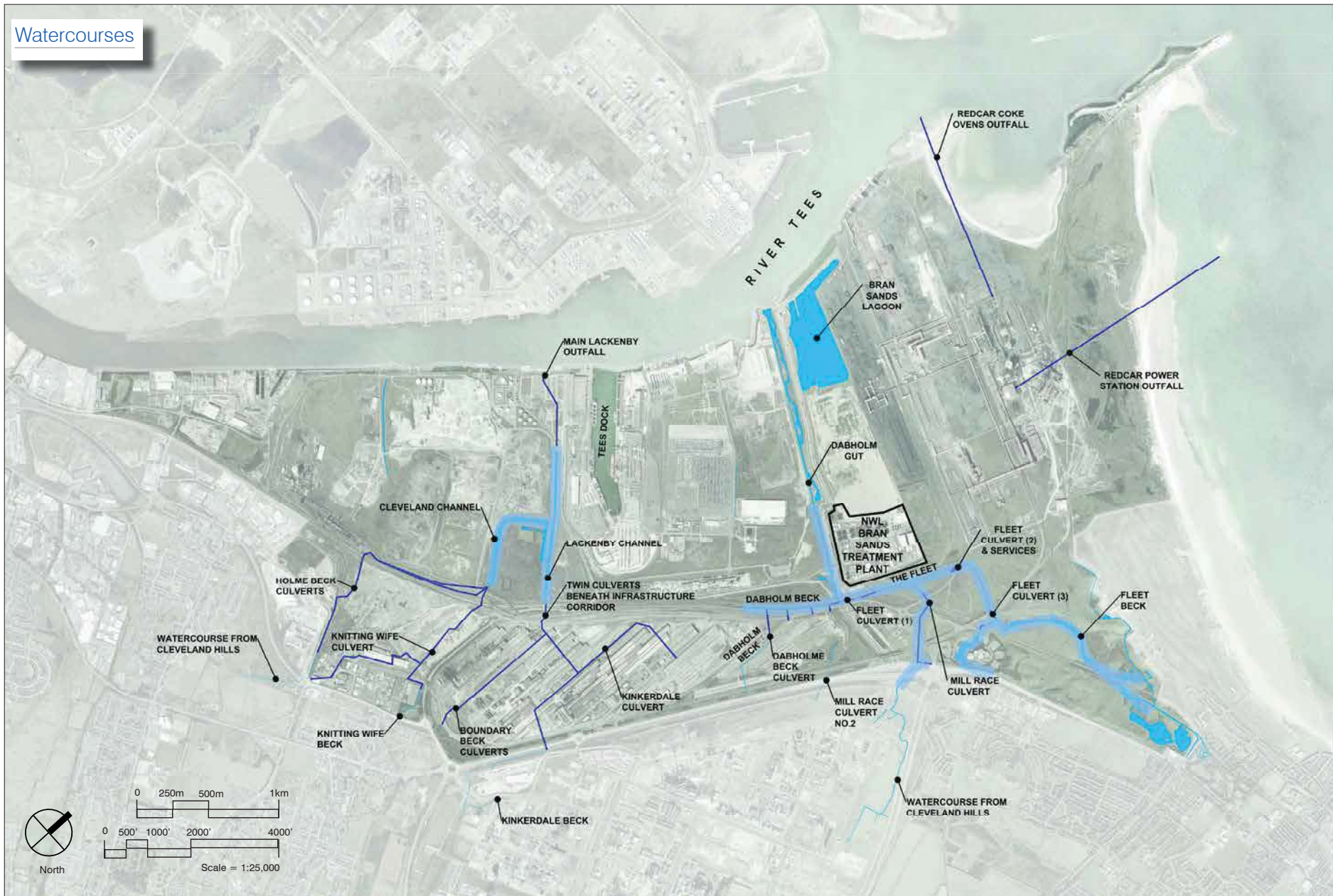


Water Infrastructure

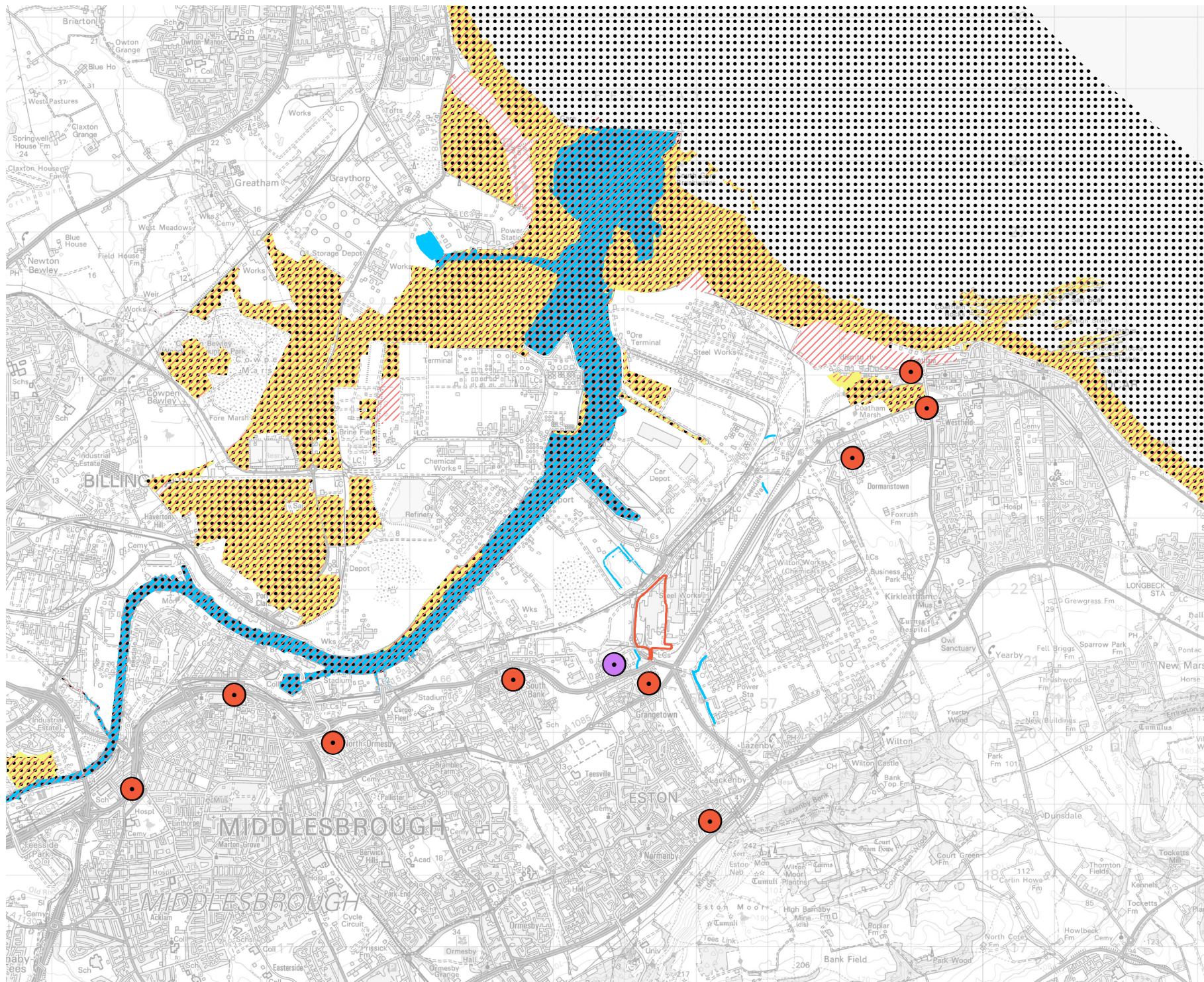
- NWL FOUL SEWERS
- NWL WATER MAINS
- ESTUARY WATER PUMPING MAINS
- POTABLE WATER
- - - INDUSTRIAL WATER MAINS
- INDUSTRIAL EFFLUENT PIPELINES
- - - MUNICIPAL SEWER TRANSFER MAINS
- SEMBCORP UTILITIES CORRIDOR



Watercourses



Appendix B2: Sensitive Receptors Plan



- 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	Lackenby
Title	Sensitive Receptors
Client	South Tees Development Corporation
Date	18.12.2020
Scale	1 : 70,000 @ A4
Drawn by	MAR
Drg. No	GIS\LF62682\03-05

GIS Reference: S:\LF Jobs\LF62682 - Teesworks Outline Applications\LF62682-03 - Teesworks Outline Applications - Lackenby - Sensitive Receptors - 18.12.2020.mxd



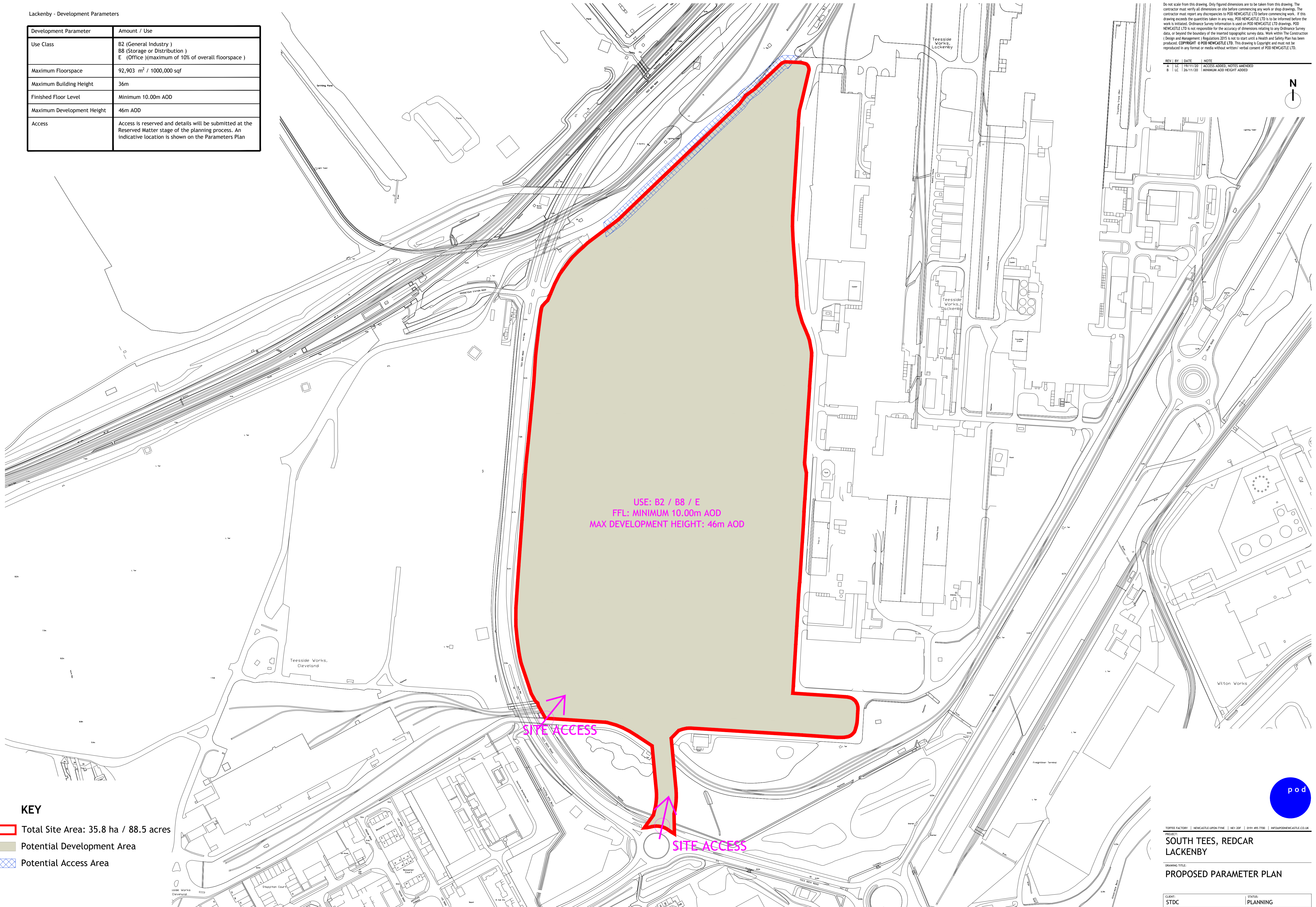
Appendix B3: Parameters Plan and Indicative Plans

Lackenby - 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	92,903 m ² / 1000,000 sqf
Maximum Building Height	36m
Finished Floor Level	Minimum 10.00m AOD
Maximum Development Height	46m 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	19/11/20	ACCESS ADDED, NOTES AMENDED
B	LC	26/11/20	MINIMUM AOD HEIGHT ADDED



USE: B2 / B8 / E
FFL: MINIMUM 10.00m AOD
MAX DEVELOPMENT HEIGHT: 46m AOD

KEY

- Total Site Area: 35.8 ha / 88.5 acres
- Potential Development Area
- Potential Access Area



TOFFEE FACTORY | NEWCASTLE-UPON-TYNE | NE1 2DF | 0191 495 7700 | INFO@PODNEWCASTLE.CO.UK
 PROJECT: SOUTH TEES, REDCAR LACKENBY
 DRAWING TITLE: PROPOSED PARAMETER PLAN

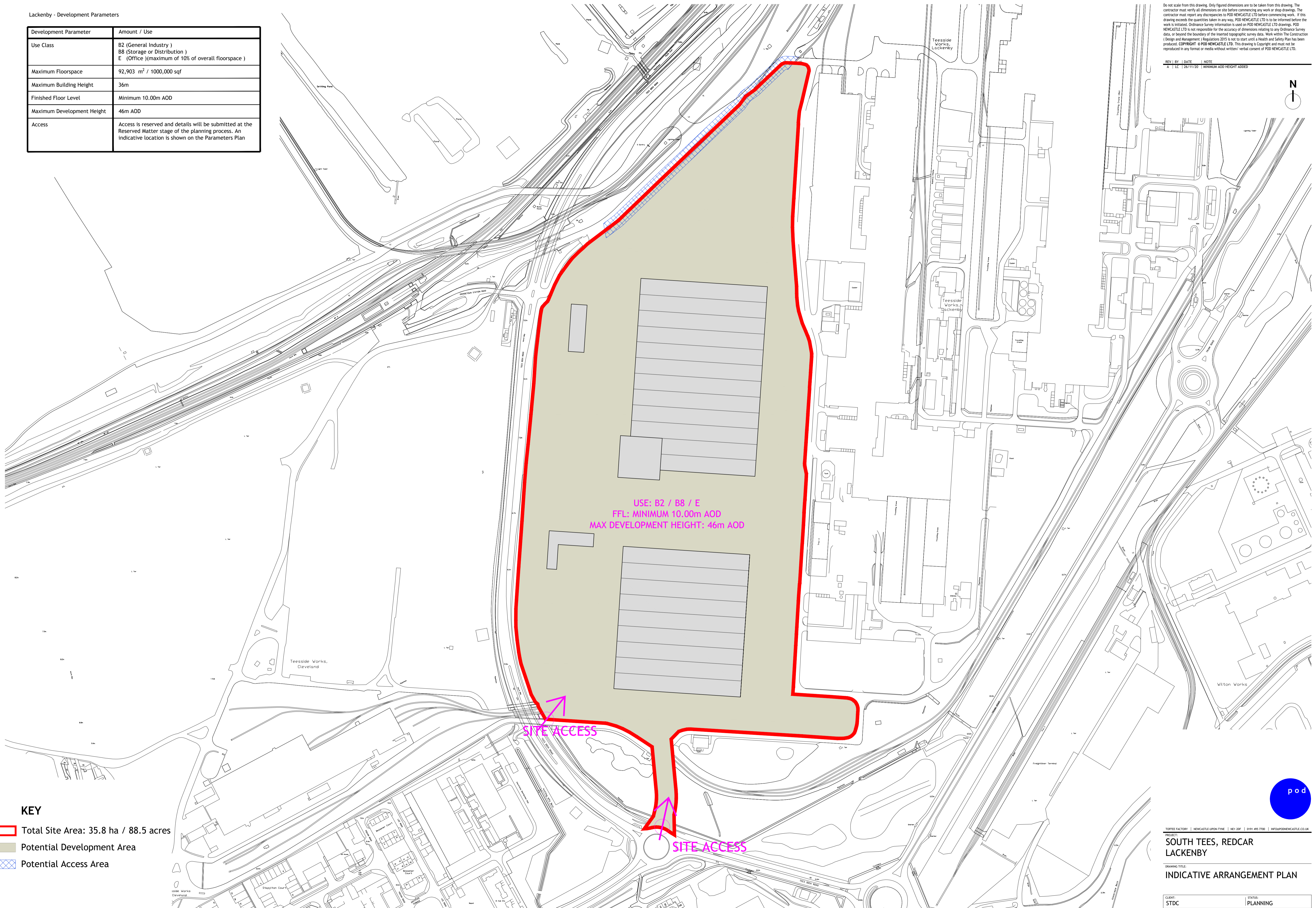
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STDC	PLANNING
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DATE: 11:20	DRAWN BY: LC
CHECKED BY: MEC	PROJECT NO: 1401-TM
DRAWING NO: LK-SD-10.01	REVISION: B

Lackenby - 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	92,903 m ² / 1000,000 sqf
Maximum Building Height	36m
Finished Floor Level	Minimum 10.00m AOD
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REV	BY	DATE	NOTE
1	LC	12/01/20	MINIMUM AOD HEIGHT ADDED



USE: B2 / B8 / E
FFL: MINIMUM 10.00m AOD
MAX DEVELOPMENT HEIGHT: 46m AOD

SITE ACCESS

SITE ACCESS

KEY

- Total Site Area: 35.8 ha / 88.5 acres
- Potential Development Area
- Potential Access Area



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PROJECT: SOUTH TEES, REDCAR LACKENBY
DRAWING TITLE: INDICATIVE ARRANGEMENT PLAN

CLIENT:	STATUS:
STDC	PLANNING
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DATE: 11:20	LC
OWN BY: MEC	CHECKED BY: MEC
PROJECT NO: 1401-TM	DRAWING NO: LK-SD-10.02
REVISION: A	

