

LONG ACRES ENVIRONMENTAL STATEMENT

VOLUME 3: TECHNICAL APPENDICES
APPENDICES TO CHAPTER B
(SITE DESCRIPTION AND SCHEME PROPOSALS)

Long Acres, South Tees

Volume 3: Appendices

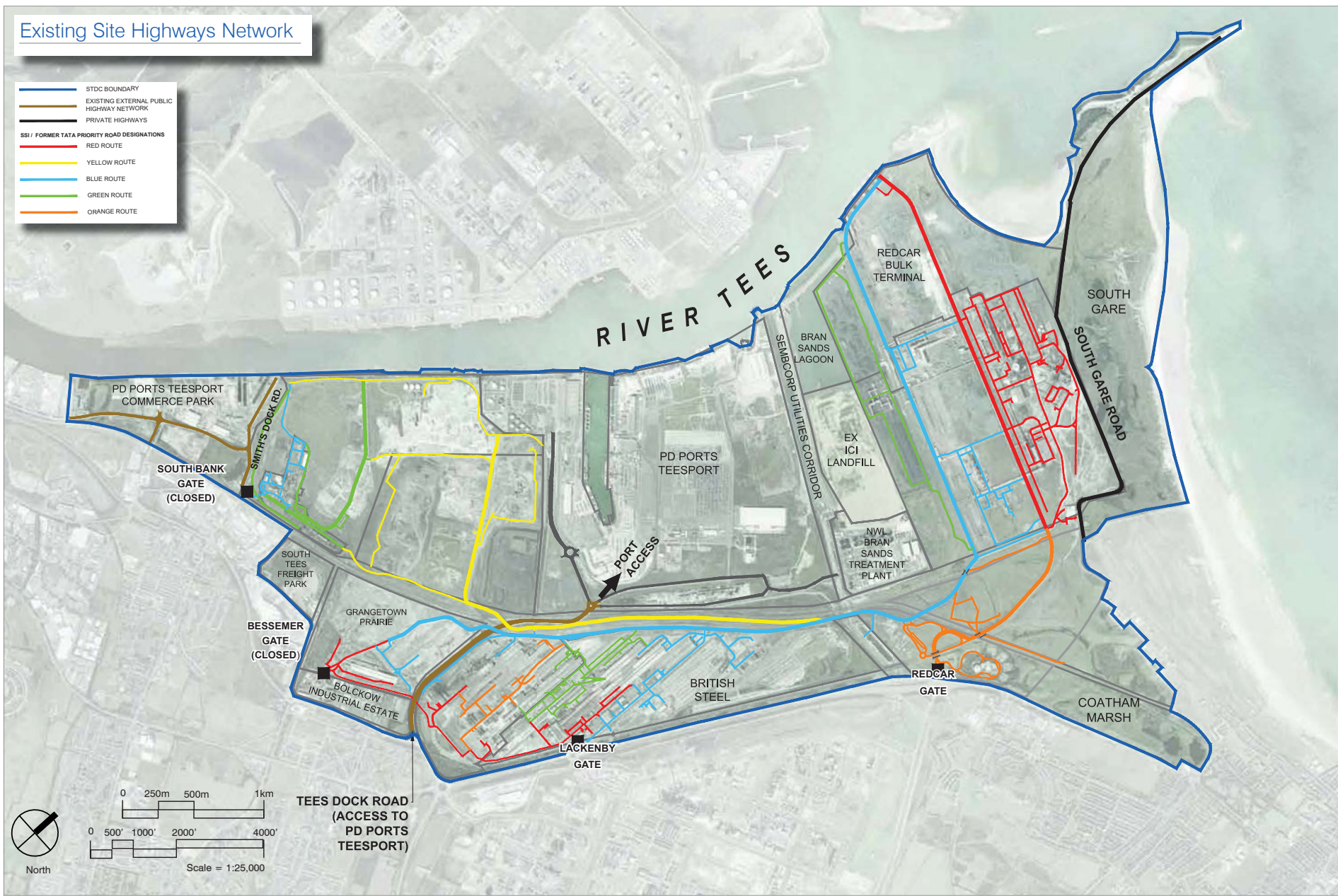
Chapter B: Site Description & Scheme Proposals

December 2020

Appendix B1: Existing On-Site Infrastructure

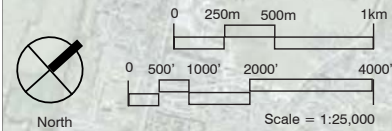
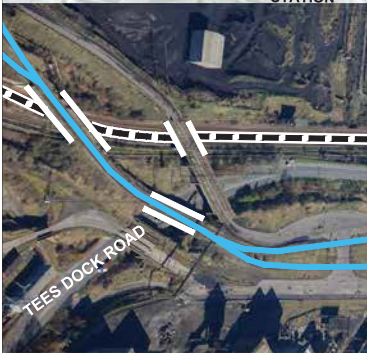
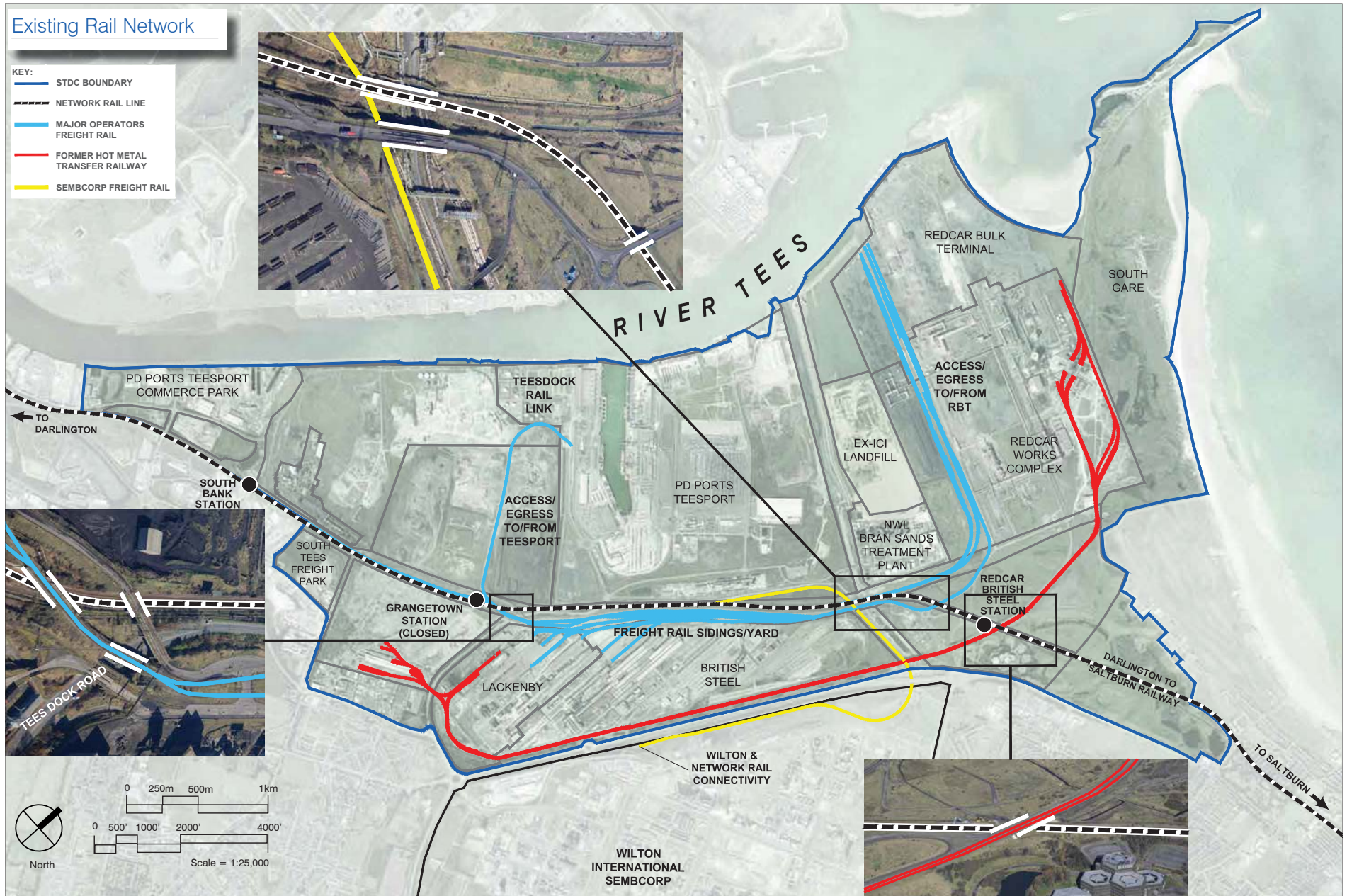
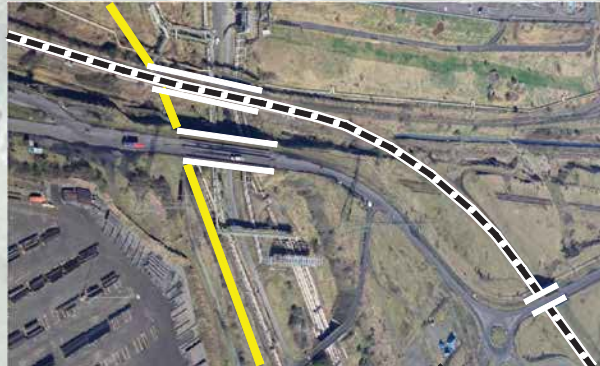
Existing Site Highways Network

- 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



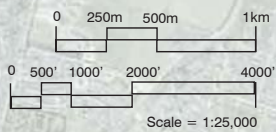
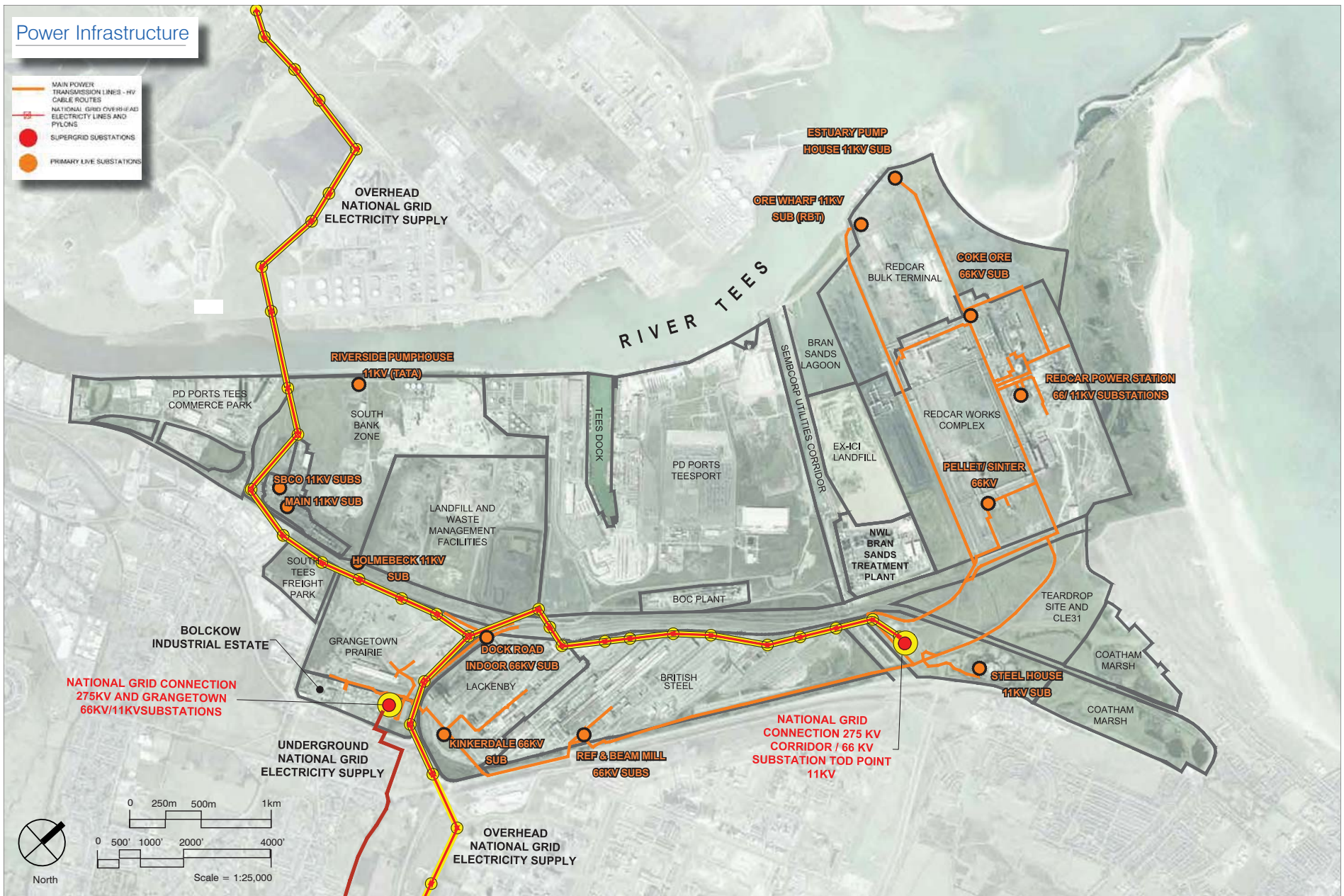
Existing Rail Network

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












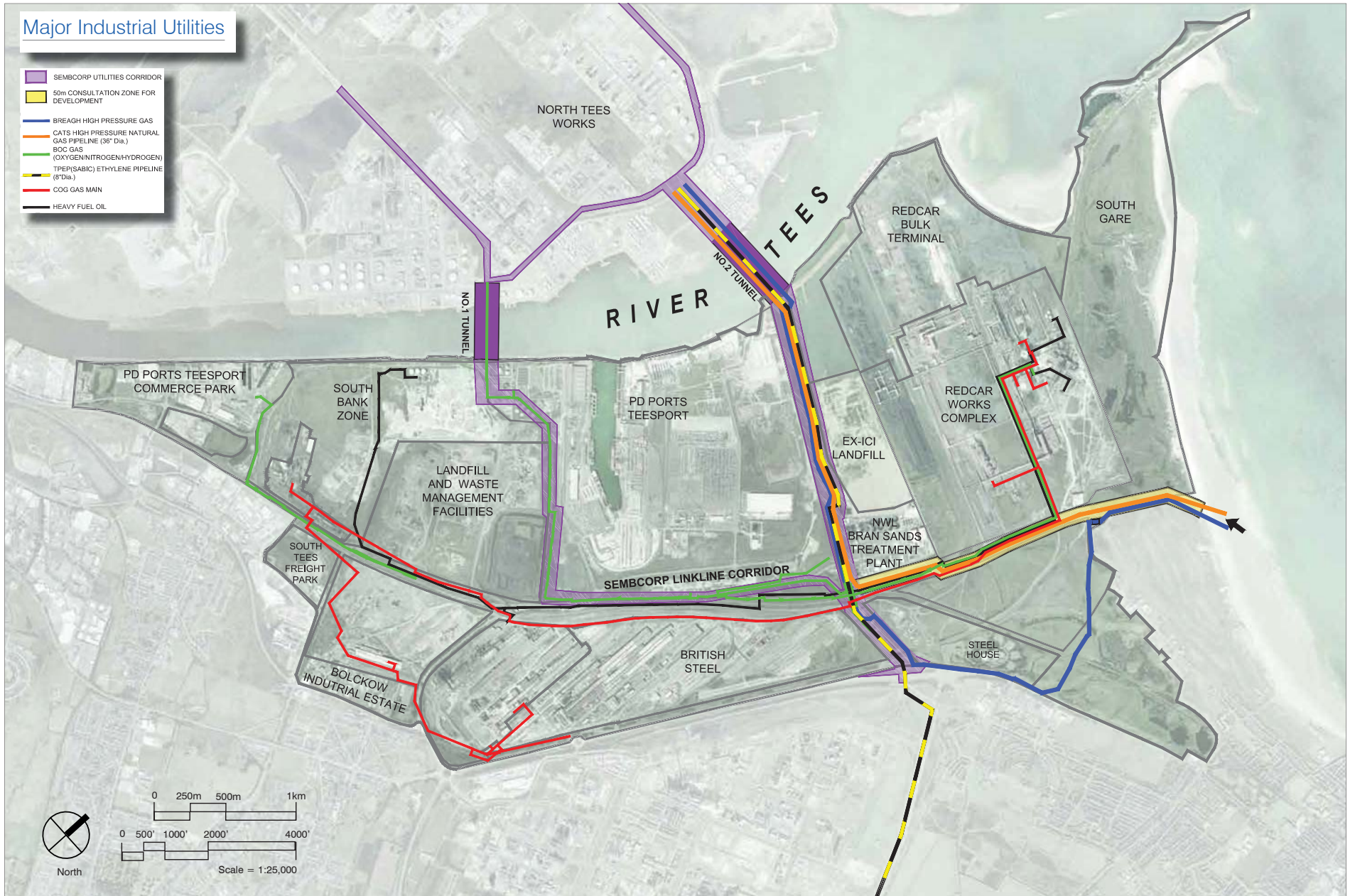
Power Infrastructure

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



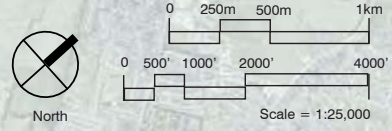
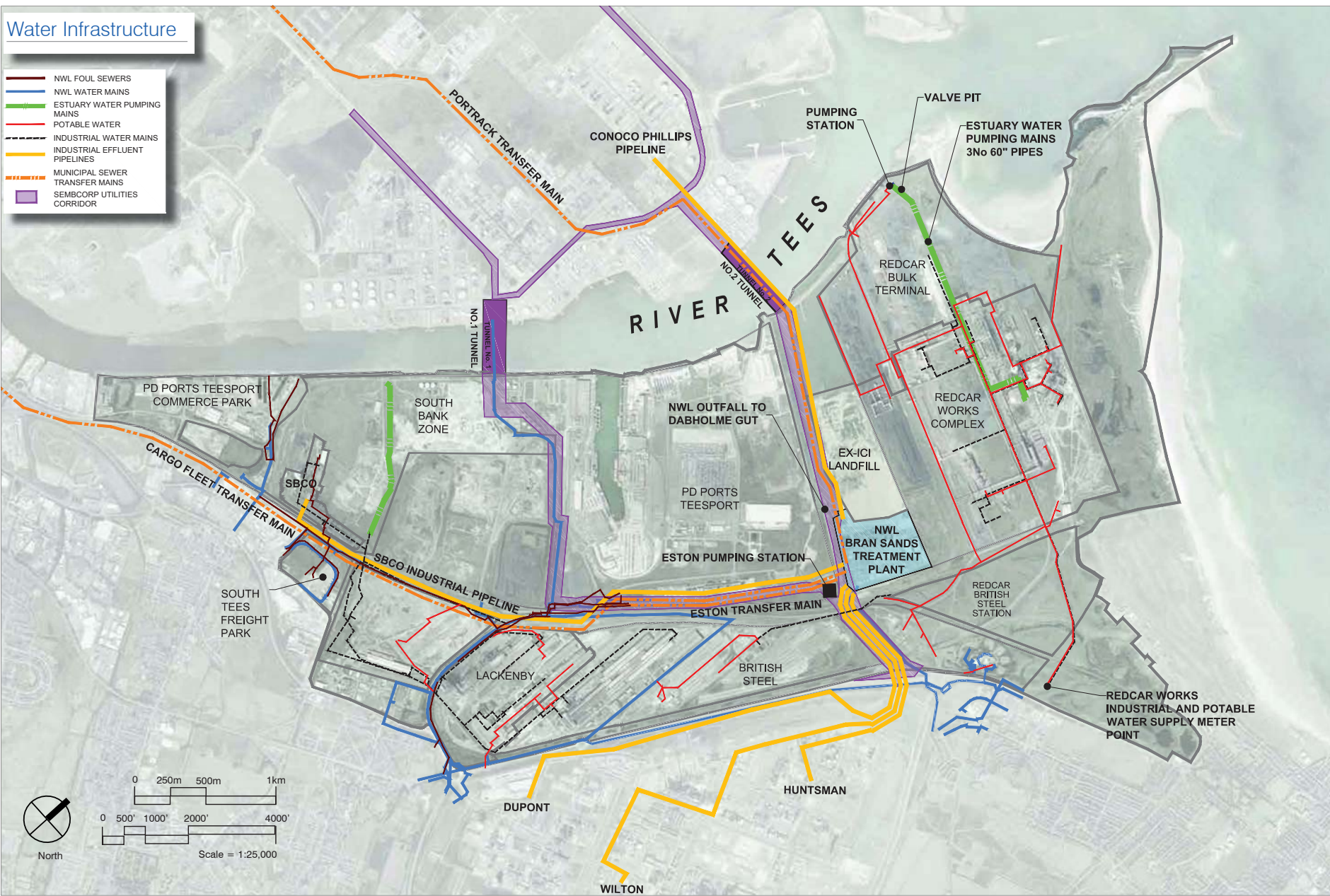
Major Industrial Utilities

-  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)
-  TPEP(SABIC) ETHYLENE PIPELINE (8" Dia.)
-  COG GAS MAIN
-  HEAVY FUEL OIL

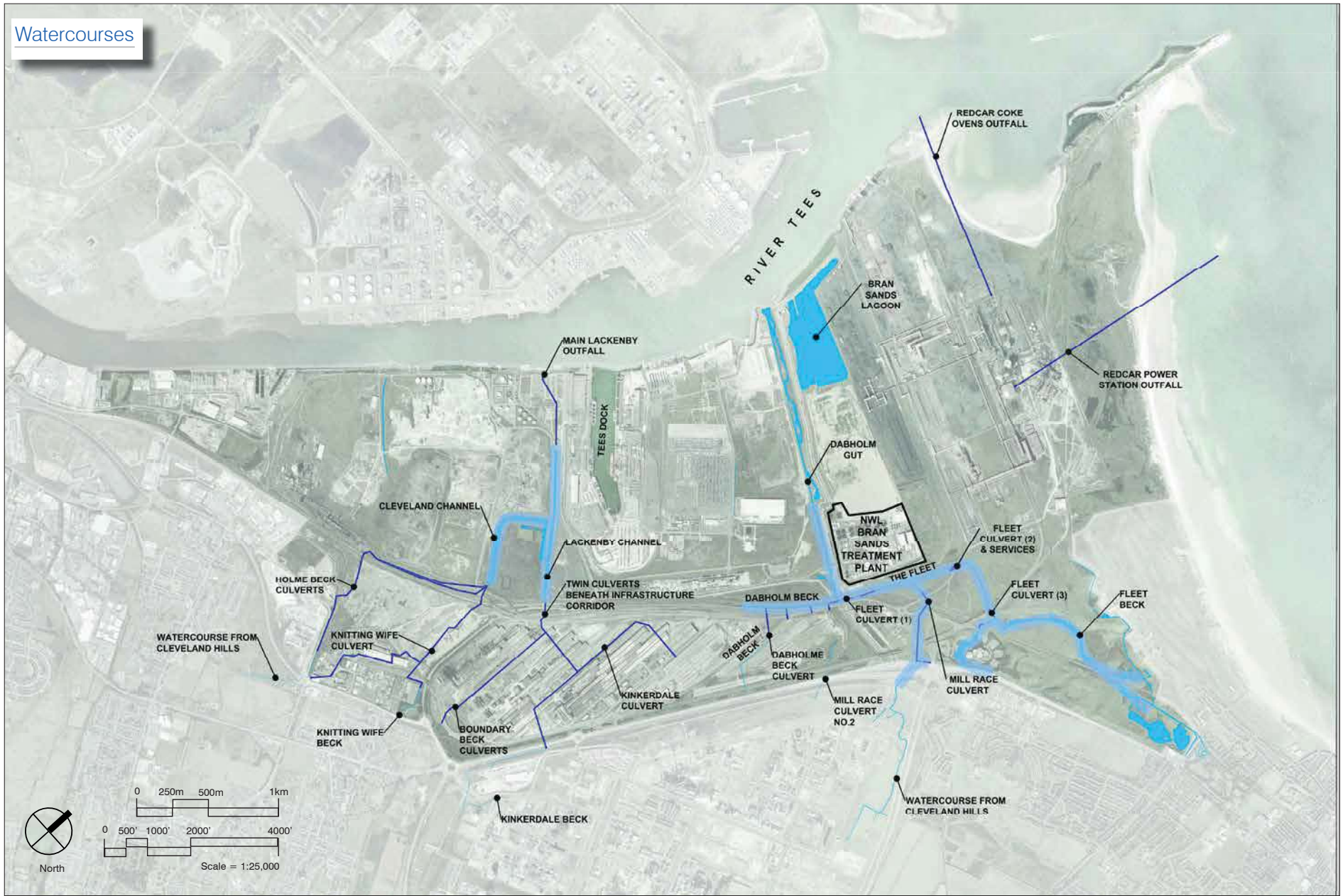


Water Infrastructure

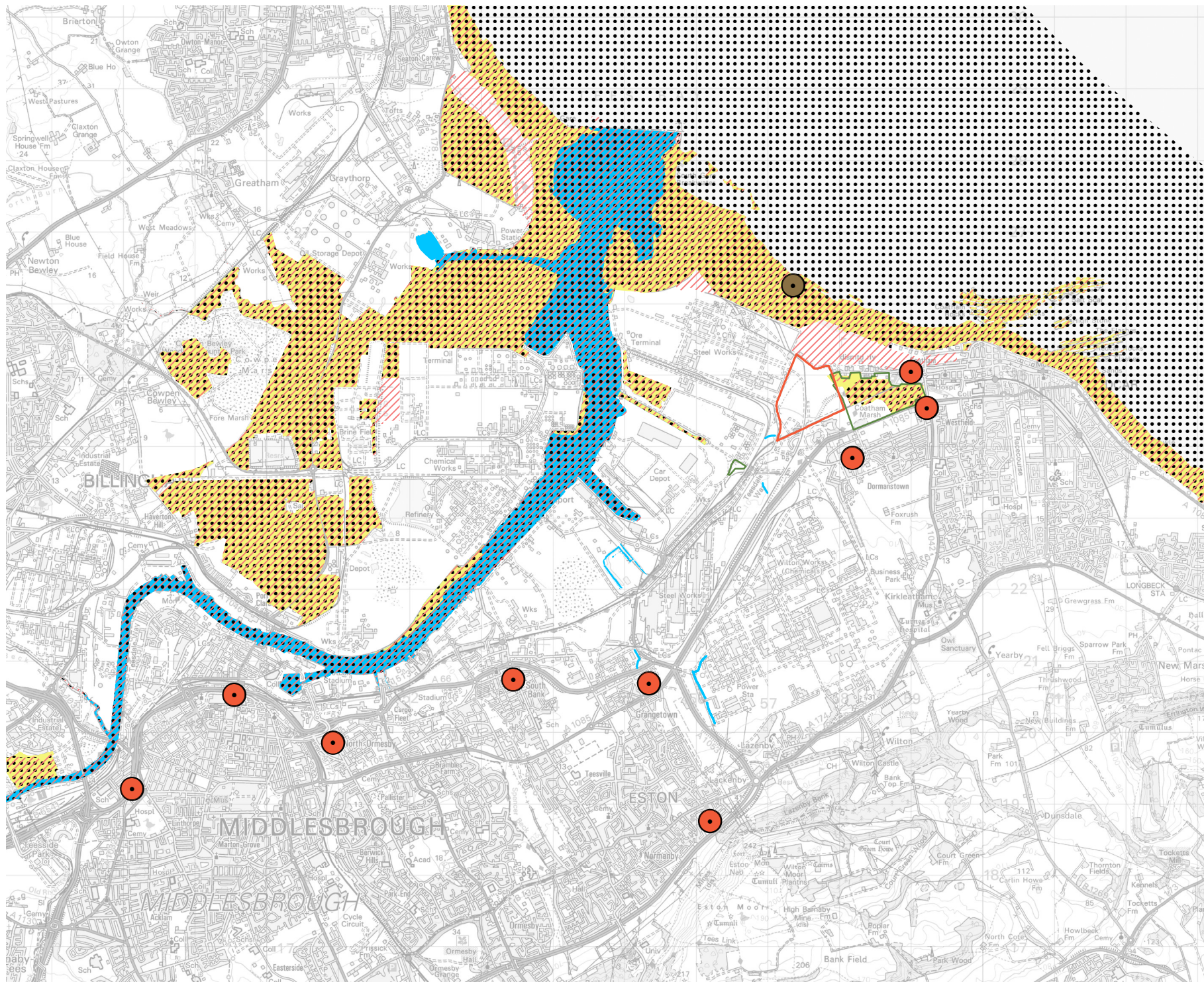
- NWL FOUL SEWERS
- NWL WATER MAINS
- ESTUARY WATER PUMPING MAINS
- - - POTABLE WATER
- - - INDUSTRIAL WATER MAINS
- INDUSTRIAL EFFLUENT PIPELINES
- - - MUNICIPAL SEWER TRANSFER MAINS
- SEMBCORP UTILITIES CORRIDOR



Watercourses



Appendix B2: Sensitive Receptors Plan



- Key**
- Site Boundary
 - Sensitive Receptors:**
 - Teasmouth and Cleveland Coast SSSI
 - Teasmouth and Cleveland Coast Ramsar
 - Teasmouth and Cleveland Coast SPA
 - Water Environment
 - Nearby residential receptors
 - Redcar beachfront
 - Local Wildlife Sites: Eston Pumping Station & Coatham Marsh

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	Long Acres
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\05-05

GIS Reference: S:\LF\62682 - Teesworks Outline Applications\LF62682-05 - Teesworks Outline Applications - Long Acres - Sensitive Receptors - 18.12.2020.mxd

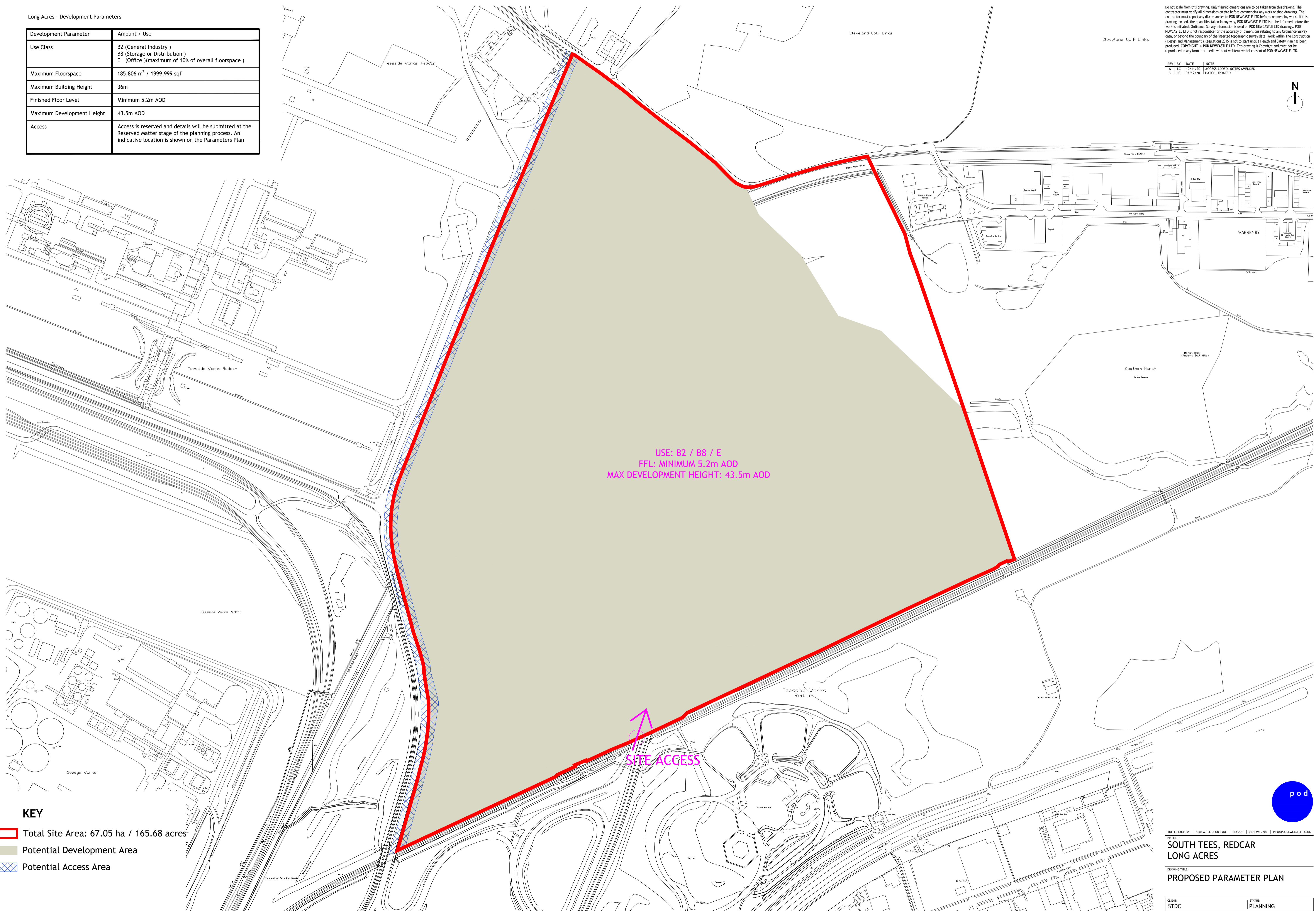
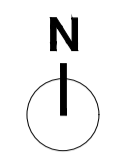
Appendix B3: Planning Drawings, including Parameters Plan and an Indicative Arrangement Plan

Long Acres - 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	185,806 m ² / 1,999,999 sqf
Maximum Building Height	36m
Finished Floor Level	Minimum 5.2m AOD
Maximum Development Height	43.5m 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	11/17/20	ACCESS ADDED, NOTES AMENDED
B	LC	03/12/20	HATCH UPDATED

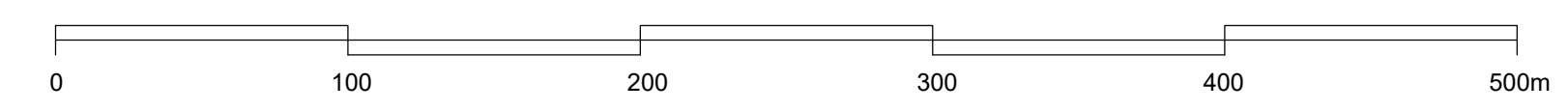


USE: B2 / B8 / E
FFL: MINIMUM 5.2m AOD
MAX DEVELOPMENT HEIGHT: 43.5m AOD

SITE ACCESS

KEY

- Total Site Area: 67.05 ha / 165.68 acres
- Potential Development Area
- Potential Access Area



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PROJECT: SOUTH TEES, REDCAR LONG ACRES

DRAWING TITLE: PROPOSED PARAMETER PLAN

CLIENT: STDC	STATUS: PLANNING
SCALE: 1:2500	SHEET SIZE: A1
DATE: 11:20	OWN BY: LC
CHECKED BY: MEC	REVISION: B

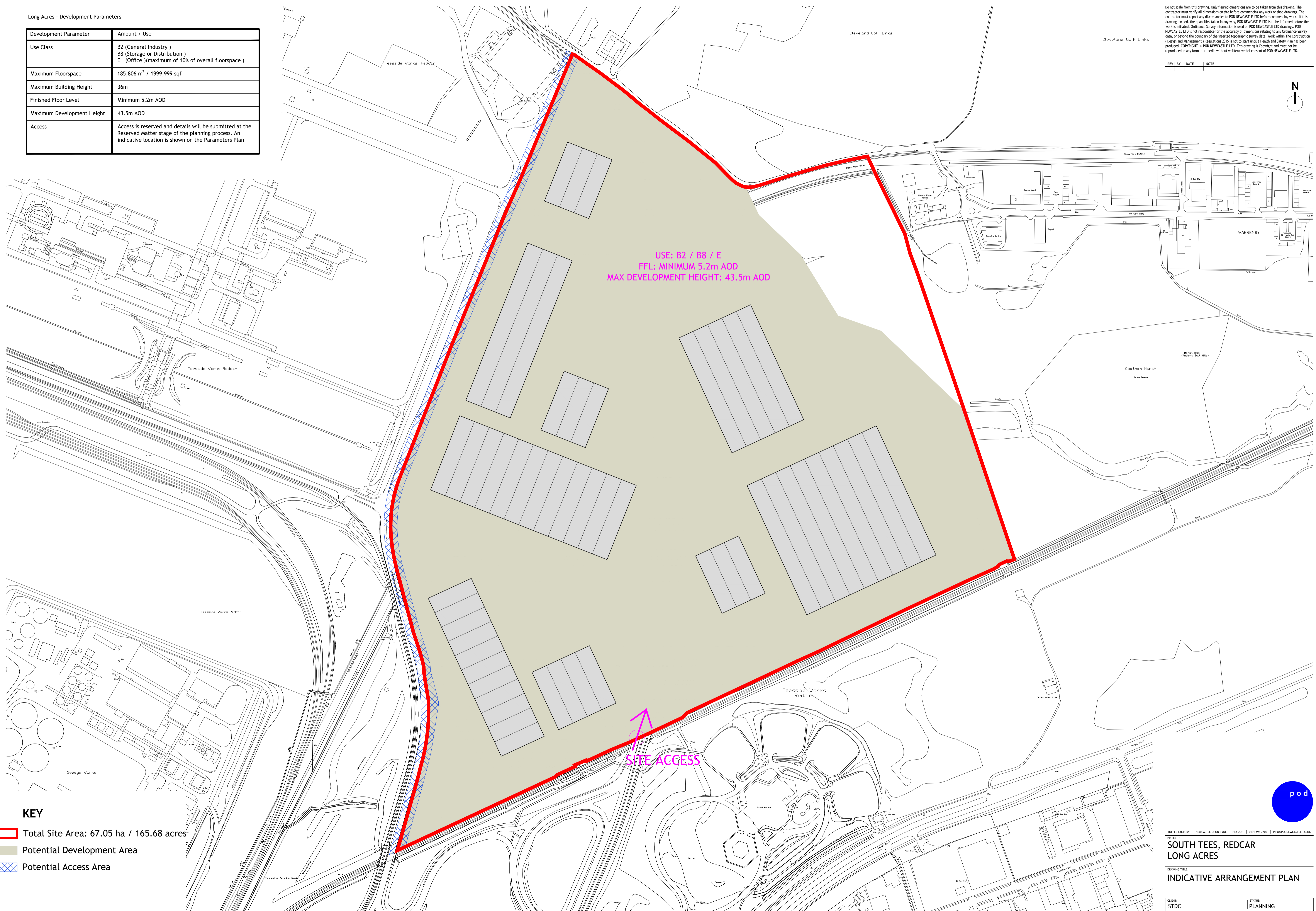
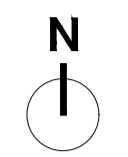
PROJECT NO: 1401-TM | DRAWING NO: LA-SD-10.01

Long Acres - 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	185,806 m ² / 1999,999 sqf
Maximum Building Height	36m
Finished Floor Level	Minimum 5.2m AOD
Maximum Development Height	43.5m 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

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REV | BY | DATE | NOTE



KEY

- Total Site Area: 67.05 ha / 165.68 acres
- Potential Development Area
- Potential Access Area



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**SOUTH TEES, REDCAR
LONG ACRES**

INDICATIVE ARRANGEMENT PLAN

CLIENT: STDC	STATUS: PLANNING
SCALE: 1:2500	CHECKED BY: MEC
SHEET SIZE: A1	OWN BY: LC
DATE: 11:20	

PROJECT NO: **1401-TM** | DRAWING NO: **LA-SD-10.02** | REVISION: -

