

Mr David Pedlow
Planning Services
Redcar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
Yorkshire
TS10 1RT

Date: 18 January 2021

Our ref: 60686/01/AGR/KS/19292635v1

Your ref:

Dear David

Former South Bank Works – Application for Minor Material Amendment to Permission Ref: R/2019/0427/FFM

We are pleased to submit on behalf of our client, South Tees Development Corporation (hereafter referred to as ‘Teesworks’), an application under Section 73 of the Town and Country Planning Act 1990 (as amended) relating to the planning permission granted for the storage and use of soils across areas of land within the control of Teesworks (ref: R/2019/0427/FFM). The permission, which was granted in September 2019, was for the following:

“Demolition of structures and engineering operations associated with ground preparation and temporary storage of soils and its final use in the remediation and preparation of land for regeneration and development”

This permission has afforded the opportunity for the Teesworks site to utilise and receive significant quantities of residual clean soil (Redcar mudstone) arisings from the excavation of the tunnels forming the conduit for the Anglo American Material Transport System associated with its polyhalite mining operations. The material is to be used in the remediation and preparation of land for redevelopment within the Teesworks area.

The soils received are to be situated in storage mounds for a temporary period of up to 10 years from the date of the planning permission. Throughout this ten-year period, soils will be taken from the temporary storage areas and used in the remediation and preparation of land within the Teesworks area, as and when required.

Proposed Amendments

Following the approval of the aforementioned permission, an additional location for the temporary storage of soils has been identified in the former South Bank Works area (shown hatched on the plan ref. STDC-SCW-XX-PLA-0002 Rev. A), in addition to those areas already approved. Storing soils in this location will make for more efficient operations in respect of being able to place the material closer to where it is intended to be used. Teesworks, therefore, request that the details of these additional storage mounds to be formally approved through the planning system.

The proposed location remains in the red line boundary of the original approved site location plan.

The maximum extents of the additional storage mounds are set out on the drawings accompanying this application and it is proposed for these details to be included and listed under Condition 2 of the original approval. This condition relates specifically to approved plans.

As a result of changes to site levels resulting from the temporary mounds, it has been necessary to take into account any flood risk and drainage considerations. A Flood Risk and Drainage Addendum, prepared by JBA Consulting has been submitted as part of this application, which concludes that the risk of flooding from the additional site mounds is considered to be low.

Application Submission

The following documents accompany this application and have been submitted via the Planning Portal under reference: PP-09415563:

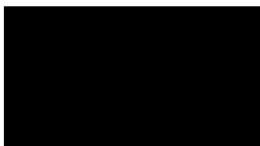
- Completed application forms;
- This Covering letter;
- Flood Risk and Drainage Addendum, prepared by JBA Consulting;
- Proposed Material Storage – Stockpile 5 – Details & Sections (ref: STDC-SIZ-SB-PLA-0006 Rev -), prepared by Teesworks;
- Site Location Plan showing storage mound locations (ref: STDC-SCW-XX-PLA-0002 Rev A), prepared by Teesworks;
- South Bank proposed Material Storage site plan (ref: STDC-SIZ-SB-PLA-0002 Rev -), prepared by Teesworks;
- South Bank Proposed Material Storage – Existing ground level contours & long sections (ref: STDC-SIZ-SB-PLA-0003), prepared by Teesworks;
- South Bank Proposed Material Storage – Existing ground cross sections (ref: STDC-SIZ-SB-PLA-0004 Rev -), prepared by Teesworks; and
- Proposed Material Storage Stockpile 4A, B & C Details & Sections (ref: STDC-SIZ-SB-PLA-0005 Rev -), prepared by Teesworks.

Payment of the £234 planning application fee will be paid under separate cover.

Summary

We trust the information we have provided is sufficient for the validation and determination of the application. However, if you require any further information, please do not hesitate to contact myself or my colleague, Anthony Grealley.

Yours sincerely



Katherine Simpson
Planner