

Briefing Note

Our ref 61586/01/NW/PMc
Date 7 July 2021
To Redcar & Cleveland Borough Council

**Subject: Outline Planning Permission at South Bank (R/2020/0357/OOM)
Outline Phasing Plan (Version 2)**

1.0 Introduction

- 1.1 This document has been prepared on behalf of South Tees Development Corporation (hereafter referred to as “Teesworks”).
- 1.2 This is version 2 of the phasing plan. The phasing plan will be prepared and submitted as required. This is within the terms of condition 4 which states that “the applicant reserves the right to emend the phasing plan”.
- 1.3 The document has been prepared to provide Redcar & Cleveland Borough Council (RCBC) with the early part of the phasing plan that will mark out the delivery of development on land east of Smiths Dock Road and West of Tees Dock Road, South Bank, in accordance with the outline planning permission.

Table 1 Summary of main changes from previous version

Version Number	Summary of changes and date approved
1	Version 1 approved 19 May 2021 (Application Ref: R/2021/0269/CD)
2	Minor updates to text. Phase 1b revised and phases 1c and 1d added. Details added to phases 2 and 3

2.0 Background

- 2.1 Outline planning permission was granted for the following development on 3 December 2020;
Outline planning application for demolition of existing structures on site and the development of up to 418,000 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class B1), HGV and car parking and associated infrastructure works all matters reserved other than access
- 2.2 The planning permission allows for the development to come forward in a phased manner. This is confirmed by condition 4, which states:
No development shall commence until a phasing plan for the application site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing with the Local Planning Authority. The applicant reserves the right to amend the phasing plan.

REASON: To ensure that the development takes place in accordance with the principles, parameters and application submission”

2.3 It is anticipated that there will be multiple phases to this development. **This submission is the second version** of the phasing plan and further parts of the plan will be submitted as the scheme develops.

2.4 It is intended that this document will evolve, and subsequent parts will be submitted to RCBC for their formal consideration at the appropriate time.

3.0 Phases

3.1 The early parts of the plan respond to the requirements upon Teesworks to deliver accommodation for the end-occupier of part of the site, GE Renewable Energy. The programme requires early land preparation works (by way of ground remediation, levelling and infrastructure works) ahead of the main construction works commencing.

3.2 The phases currently comprise engineering operations to prepare the land for end-user development and then a reserved matters phase for the first end-user, GE Renewable Energy, as follows:

- Phase 1a: Engineering operations associated with removal and re-use of rail embankment material
- Phase 1b: Engineering operations associated with the creation of a new utilities’ corridor
- Phase 1c: Engineering operations associated with the creation of a new dry channel to receive surface water and diverted watercourses at a later date.
- Phase 1d: Engineering operations associated with the creation of new and altered watercourses
- Phase 2: Engineering operations associated with ground remediation and the levelling of land
- Phase 3: Submission of reserved matters details for first end-user – details of appearance, landscaping, layout and scale of buildings and associated hard-landscaping
- Phase 4: Construction of first end-user buildings and hard landscaping
- Phase 5: Occupation of first end-user buildings
- Subsequent phases to accommodate the requirements of further end users.

3.3 Although each phase is numbered, they will not necessarily be submitted in that number order. They will be submitted in an order that is logical and responsive to the delivery requirements on the site.

4.0 Condition Discharge

4.1 A number of the planning conditions attached to the outline permission require the submission of information prior to a certain stage (often the commencement of development) **or** at a time to be agreed as part of this phasing plan. Those conditions are:

- Condition no. 5: Construction Environmental Management Plan (CEMP)

- Condition no. 7: Ecological assessment of eel and fish within the Lackenby and Cleveland Channels
- Condition no. 9: A high level Water Framework Directive
- Condition no. 12: Surface Water Management Plan
- Condition no. 13: Scheme for disposal of foul and surface water
- Condition no. 14: Archaeology Written Scheme of Investigation
- Condition no. 15: Framework Travel Plan
- Condition no. 16: Further site investigations
- Condition no. 17: Remediation design statement
- Condition no. 18 Further noise assessment
- Condition no. 21: Piling Risk Assessment
- Condition no. 22: Lighting strategy
- Condition no. 31: Design Statement
- Condition no. 32: Finished floor levels

5.0 Timing of Condition Discharge / Compliance

Phase 1a

5.1 This Phase comprises;

Engineering operations associated with removal and re-use of rail embankment material.

5.2 The scope of this phase was approved by RCBC on 19 May 2021 (Application Ref: R/2021/0269/CD). A separate submission was made to RCBC to satisfy the requirements of condition 16 as far as it relates to this phase. That application was approved by way of a decision notice dated 19 May 2021 (Application Ref: R/2021/0268/CD).

5.3 No other conditions need to be discharged prior to the commencement of works within this phase. Works can now commence in accordance with the phasing plan (Version 1).

Phase 1b

5.4 This Phase comprises;

Engineering operations associated with the creation of a new utilities' corridor

5.5 The plans listed below are attached to this document for the Council's formal consideration:

Table 2

Drawing Name	Drawing Number
Service Corridor Redline Line Boundary	TSWK-STDC-SBK-ZZ-DR-C-0015 Rev.B
West-East Service Corridor Section Locations & Existing and Proposed Spot Levels	TSWK-STDC-SBK-ZZ-DR-C-0017A Rev.A
West-East Service Corridor Long Section	TSWK-STDC-SBK-ZZ-DR-C-0017C

Drawing Name	Drawing Number
West-East Service Corridor Cross Sections	TSWK-STDC-SBK-ZZ-DR-C-0017F
West-East Service Corridor Cross Sections Sheet 2 of 2	TSWK-STDC-SBK-ZZ-DR-C-0017E
South-North Service Corridor Cross Sections Sheet 1 of 2	TSWK-STDC-SBK-ZZ-DR-C-0017D
South North Service Corridor Cross Sections Sheet 2 of 2	TSWK-STDC-SBK-ZZ-DR-C-0017E
South-North Service Corridor Long Section	TSWK-STDC-SBK-ZZ-DR-C-0017B
South-North Service Corridor Section Locations & Existing and Proposed Spot Levels	TSWK-STDC-SBK-ZZ-DR-C-0017 Rev.A
Proposed Service Corridor with Indicative Services	TSWK-STDC-SBK-ZZ-DR-C-0017G

5.6 Due to the nature and location of the works included within this phase, it is only condition 16 that it relevant. The area of the utility corridor was covered by previous submissions made under condition 16 (see references R/2021/0422/CD (Approved 17 June 2021) and R/2021/0439/CD (Approved 24 June 2021)). It is proposed that no further conditions will be discharged at Phase 1b.

5.7 Following the previous decisions to approve the relevant submissions made under condition 16, works could commence on this phase following the approval of this phasing plan (version 2).

Phase 1c

5.8 This Phase comprises;

5.9 *Engineering operations associated with the creation of a new dry channel to receive surface water and diverted watercourses at a later date*

5.10 The designs for this phase have yet to be finalised however, at this stage it is anticipated that the works will be limited to the engineering of a channel that will not be connected to any of the watercourses. As part of the subsequent phase (phase 1d) the channel may be integrated into the existing watercourses on the site and at that point other requirements will be triggered (see below).

5.11 Due to the nature and location of the works included within this phase, it is only condition 16 that it relevant. A separate submission will be made to satisfy the requirements of condition 16 (if not already covered by previous submissions) and once agreed that would allow for the works in this phase to be delivered.

5.12 No other conditions will be discharged at Phase 1c (unless works are proposed outside of the scope approved under the previous approvals issued under condition 16)

Phase 1d

5.13 This phase comprises;

Engineering operations associated with the creation of new and altered watercourses

5.14 Prior to the commencement of works with this phase, the information required through conditions 7, 9, and 16 will be submitted as far as relevant to the works within that phase.

(Please note that other conditions that are not linked to a phasing plan e.g. 10 and 11 may be triggered by works in this phase and where that is the case, they will be subject to separate submissions).

Phase 2

5.15 This phase comprises;

Engineering operations associated with ground remediation and the levelling of land

5.16 Due to the nature and location of the works included within this phase, it is only condition 16 that needs to be discharged prior to works starting on this phase of the development.

5.17 Applications have been submitted and approved for parts of the site under condition 16 previously (see references R/2021/0422/CD (Approved 17 June 2021) and R/2021/0439/CD (Approved 24 June 2021)).

5.18 Following the previous decisions to approve the relevant submissions made under condition 16, works can commence on this phase.

Phase 3

5.19 This Phase comprises,

Submission of reserved matters details for first end-user – details of appearance, landscaping, layout and scale of buildings and associated hard-landscaping

5.20 An application seeking Reserved Matters approval was validated on 9 June 2021. The following conditions will be linked to the approval and/or commencement of works permitted by the approval of Reserved Matters 5, 12, 13, 14, 16 (Approved – see above), 17, 18, 21, 31 and 32.

6.0 Next Steps

6.1 As set out about this is the **second** version of the phasing plan that will allow for the delivery of the early parts of this development to commence. This part of the plan sets out a detailed strategy leading to the delivering of works within Phases 1b, 1c, 1d, 2 and 3. Further parts of the phasing plan will be submitted as work progresses on subsequent phases in accordance with the terms set out in condition 4.

6.2 This Phasing Plan, therefore, will be periodically updated, amended and extended as further stages in the implementation of permission ref R/2020/0357/OOM are known (particularly in respect of further end-occupiers of the site). Such changes to the Phasing Plan will be submitted to Redcar & Cleveland Borough Council for written approval in accordance with condition No.4.