

# Briefing Note

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**Our ref** 61586/01/NW/PMc  
**Date** 18 March 2021  
**To** Redcar & Cleveland Borough Council

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

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## 1.0 Introduction

- 1.1 This document has been prepared on behalf of South Tees Development Corporation (hereafter referred to as “Teesworks”).
- 1.2 The document has been prepared to provide Redcar & Cleveland Borough Council (RCBC) with the first 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.

## 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 first part 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 This first part of the phasing plan responds to the requirements upon Teesworks to deliver accommodation on the site in late 2021 for the end-occupier of part of the site, GE Renewable

Energy. The programme requires early land preparation works (by way of ground remediation and levelling) ahead of the reserved matters submission for the buildings and areas to be occupied by GE.

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 creation of new and altered watercourses and utilities corridors
- Phase 2: Engineering operations associated with ground remediation and the levelling of land across the outline site
- Phase 3: submission of reserved matters details for first end-user (GE Renewable Energy) – 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 This document sets out the timing of details that would allow for works on Phases 1a and 1b to be delivered.

## 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**

It is proposed that the conditions be dealt with as follows is so far as they relate to Phases 1a and 1b;

### **Phase 1a**

5.1 This Phase comprises;

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

5.2 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 and once agreed that would allow for the works in this phase to be delivered.

5.3 No other conditions will be discharged at Phase 1a.

### **Phase 1b**

5.4 This phase comprises;

*Engineering operations associated with creation of new and altered watercourses and utilities corridors*

5.5 Prior to the commencement of works with this phase, the information required through conditions 5, 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).

## **6.0 Next Steps**

6.1 As set out about this is the first part of the phasing plan that will allow for the delivery of this exciting project to commence. This part of the plan sets out a detailed strategy leading to the delivering of works within Phases 1a and 1b. 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.