

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

Date: 13 April 2021

Our ref: 60686/01/AGR/HO/19615709v1

Your ref:

Dear David

Metals Recovery Area - Application for Minor Material Amendment to Permission Ref: R/2021/0057/VC

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 amended planning permission granted for the storage and use of soils across areas of land within the control of Teesworks (ref: R/2021/0057/VC). The permission, which was to vary a condition on the original permission (ref: R/2019/0427/FFM), was granted on 29th March 2021, and was for the following:

"Variation of condition 2 of planning permission R/2019/0427/FFM (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) to allow for additional storage mounds"

This permission enabled Teesworks to store soils in additional mounds on the former South Bank area alongside in the mounds permitted via the original permission. Together, the two permissions provide Teesworks with the opportunity to receive and store significant quantities of residual clean soil (Redcar mudstone) arising from the excavation of the tunnels forming the conduit from the Anglo American 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.

Proposed Amendments

Following the approval of the aforementioned permissions, the ground in the area known as the Metals Recovery Area has been levelled and an area for a mound with a larger footprint, than that already approved (referred to as stock pile 2 on the original plans), has been identified by Teesworks (shown on the plan ref. STDC-SIZ-MR-PLA-0003). This larger mound will enable Teesworks to store more material in this location, enabling a more flexible approach to the storage of material in the Teesworks area generally. Teesworks therefore request that the details of this larger storage mound is formally approved through the planning system.

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



The maximum extents of the larger storage mound is set out on the drawing accompanying this application and it is proposed for these details to be included and listed under Condition 2 of permission ref.

R/2021/0057/VC, which relates specifically to approved plans. It is relevant to note that the maximum height of the proposed mound will be no greater than the mound already approved on the Metals Recovery Area; the maximum height of the proposed larger mound will be 18.5m Above Ordnance Datum ('AOD').

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 Assessment and Drainage Strategy Addendum, prepared by JBA Consulting has been submitted as part of this application, which concludes that the risk of flooding from the larger site mound is considered to be low, and confirms that surface water will be discharged to the adjacent Knitting Wife Beck.

Application Submission

The following documents accompany this application and have been submitted via the Planning Portal under reference: PP-09718528:

- Completed application forms;
- This covering letter;
- Flood Risk Assessment and Drainage Strategy Addendum, prepared by JBA Consulting; and
- Metals Recovery Proposed Stock Pile 2 Contours and Sections (ref: STDC-SIZ-MR-PLA-0003).

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 Phil McCarthy.

Yours sincerely



Heather Overhead
Senior Planner