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Planning Services
Redcar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
TS10 1RT

Date: 30 April 2021
Our ref: 60722/01/AGR/KS/19674844v1
Your ref:

Dear David

Non-Material Amendment: Grangetown Prairie Site, Teesworks, Redcar

Further to our recent discussions, we are pleased to submit on behalf of our client, Teesworks, a Non-Material Amendment ('NMA') application in respect of planning permission ref: R/2020/0318/FFM, Grangetown Prairie Site, Redcar. The application seeks to amend the planning permission originally granted on the 30 September 2020 for the following development:

'Engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck'

A Non-Material Amendment application has recently been approved in respect of the details discussed below (reference: R/2021/0085/NM) and therefore this non-material amendment application looks to supersede this application also.

Background and Proposed Amendments

The planning permission allows the Prairie site to be remediated to agreed maximum depths that vary across the site.

Following this permission, and as a result of a review of information provided by National Grid, excavations have been extended closer to the pylons located across the site. In addition, following further site observations, it is noted that it has become necessary to remove some man-made structures below ground.

In overall terms, these changes do not materially alter any of the principles of the proposed development or the assumptions made in the determination of the application. For example, it has been confirmed through Arcadis that these adjusted dig depths would not alter the assessment or conclusions reached in the documents recently approved as part of the discharge of Condition 5 (ref: R/2020/0730/CD) relating to ground contamination and remediation.

To this effect, a new plan has been prepared (ref: 10035117-AUK-XX-XX-DR-ZZ-0075-06-Prairie_Rem_EX) by Arcadis which should replace the revision previously approved and referred to in condition no. 2 of the permission, as amended by non-material amendment approval R/2021/0085/NM.

The Non-Material Amendment ('NMA') Approach

Whilst there is no statutory definition of a non-material amendment, Section 96A of the Town & Country Planning Act 1990 states that 'in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.' It is clear from the amendments detailed above that the effect of these changes would not materially alter the development which benefits from planning permission.

As discussed, the changes to the scheme can therefore be dealt with as a non-material amendment to the approved scheme pursuant to Section 96A of the Act.

The Application Submission

The NMA application comprises completed application forms, together with the following documents:

- Prairie – Maximum Dig depths (ref: 10035117-AUK-XX-XX-DR-ZZ-0075-06-Prairie_REM_Ex)
- Memo (dated 21/04/2021), prepared by Arcadis.

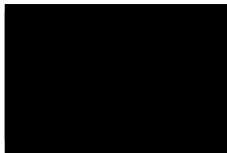
The application has been submitted via the Planning Portal under reference PP-09788509 and the requisite application fee paid directly.

Summary

We trust that all of the above is in order, and that the application can be validated and advanced to determination at the earliest opportunity. We will contact you in due course in order to discuss the likely timetable for determination.

Should you have any queries in the meantime, however, please do not hesitate to contact either myself or my colleague Phil McCarthy.

Yours sincerely



Katherine Simpson
Senior Planner