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Redcar & Cleveland Borough Council
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Kirkleatham Street
Redcar & Cleveland
TS10 1RT

Date: 28 May 2021
Our ref: 63455/01/NW/AB0/19759536v1
Your ref: PP-09890791

Dear David

South Bank: Detailed Planning Application

On behalf of our client, South Tees Development Corporation (“The Applicant”), we are pleased to submit a detailed planning application for the following on land at South Bank, Redcar:

“Erection of 3,396sqm of B2/B8 Floorspace including waste storage area, installation of sprinkler tank and associated plant, creation of hardstanding and landscaping works.”

The application comprises works associated with the delivery of a facility for LM Wind, to provide a state-of-the-art wind turbine blade manufacturing plant to serve the next generation of offshore windfarms.

The application is submitted in parallel to the submission of an application for the approval of Reserved Matters for the third phase of development pursuant to Outline Planning Permission reference R/2020/0357/OOM and the Lichfields Phasing Plan (Version 1) approved under application Reference R/2021/0269/CD.

Background

On 3 December 2020 outline planning application was granted at South Bank for the 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 (R/2020/0357/OOM).

Condition 4 of Planning Permission Reference R/2020/0357/OOM 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.”

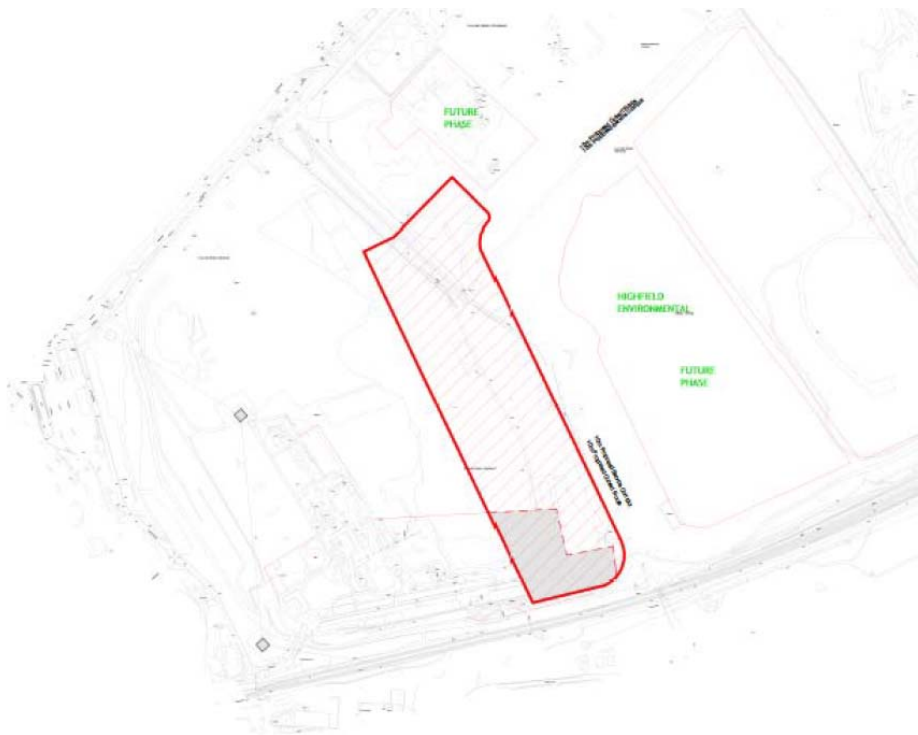
The Phasing Plan was approved on 19 May 2021. Phase 3 of the approved Phasing Plan is listed as “submission of reserved matters details for first end-user –details of appearance, landscaping, layout and scale of buildings and associated hard landscaping”. An application for Reserved Matters has been submitted with LM Wind identified as the first end user.

The outline application site comprised 174ha of brownfield industrial land largely free of active uses and built development. The site had previously been occupied by iron and steel industries and it had also been used for the storage of materials and freight rail infrastructure.

The LM Wind development site comprises 19.78 hectares in total, of which the majority (16.8 hectares) lies within the area covered by the 2020 outline consent. The extent of the LM Wind site is shown hatched on 1 below.

A small area of land (2.97 hectares shaded grey on Figure 1) required by LM Wind lies outside of the area consented under R/2020/0357/OOM. A standalone detailed planning application (this application) is therefore submitted in parallel with the reserved matters submission to cover the development proposed in this area.

Figure 1 Application Site Area and Wider LM Wind Boundary



Source: Ryder Architecture

Development Proposals

The development site is located approximately 6km to the west of Redcar and approximately 8km from the east of Middlesbrough. The site is bound by the River Tees to the North West of the site with two existing access points located on Tees Dock Road.

The development comprises the:

“Erection of 3,396sqm of B2/B8 Floorspace including waste storage area, installation of sprinkler tank and associated plant, creation of hardstanding and landscaping works”

Full details can be found on the planning application drawings and in the accompanying DAS.

The designs of the LM Plant in line with their global branding compliments the wider aspirations for the Southbank area. A steel frame with high quality cladding with varied colours and associated signage. The same materials will be used across the all the buildings on the site to bring unity to the whole development.

Policy Context

There is a legal obligation on the Council to approve planning applications that conform with the statutory Development Plan unless material considerations indicate otherwise. The NPPF directs local authorities to determine such applications without delay.

The application site is designated in the adopted Local Plan as a Protected Employment Area (Policy ED6) to be developed for employment uses. There is, therefore, a clear and unequivocal presumption in favour of the grant of planning permission for the type of development proposed in the application, subject to there being no other material considerations which indicate otherwise.

Policy ED6 notes that proposals within the South Tees Development Corporation area should have regard to the South Tees Area Supplementary Planning Document (SPD) and that proposals which positively contribute towards growth and regeneration will be supported.

The South Tees Area SPD supports the economic and physical regeneration of the South Tees Area, setting out the vision and core objectives for the area and providing greater detail on how adopted planning policies will be interpreted. The SPD is supported by the South Tees Regeneration Master Plan. Development Principle STDC14 (South Industrial Zone) notes that the Council will encourage development proposals for port-related uses, including port-based fabrication, offshore energy industries, including manufacturing, materials processing and manufacturing, contract fabrication and energy generation and, potentially, rig and large equipment decommissioning on the application site.

The principle of development in this location has been established through the approval of outline planning permission under Planning Application R/2020/0357/OOM. This application site is an extension of the wider LM wind RM site and should therefore be considered acceptable in its context.

Environmental Impact Assessment

The proposed development comprises 3,396 sqm (GIA) of industrial floorspace on a 2.97 ha site. This is well below the threshold provided in Section 10 (a) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) (as amended), which relates to industrial estate development projects where the development exceeds 5ha. For such developments, EIA is required where the scheme gives rise to likely significant environmental effects. The PPG provides indicative values which help to determine whether significant environmental effects are likely. The indicative criteria for 'industrial estate development projects' is a site area of a new development of more than 20 hectares (Paragraph: 058 Reference ID: 4-058-20150326). A site area of approximately 2.97 ha is well below the 5ha threshold and 20ha indicative criteria.

With regard to the location of the development, the application site does not lie in a 'sensitive area' as defined under Part 1, Regulation 2 of the EIA Regulations. There are no ecological statutory designations of national or international importance within the site boundary or adjacent to the site (for example a SSSI). Additionally, the site does not contain or lie adjacent to any World Heritage Sites, Listed Buildings, Conservation Areas or Scheduled Ancient Monuments.

In addition to this, there are not considered to be any unusual characteristics which would give rise to significant environmental effects, both during the construction process or following completion of the development.

Application Submission

The application has been submitted via Planning Portal (Reference PP-09890791) and comprises the following:

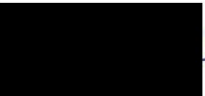
- Completed Planning Applications Forms and Notice Certificates;
- Covering Letter, prepared by Lichfields (this letter);
- Design and Access Statement, prepared by Ryder Architecture
- Enabling Earthworks and Remediation Strategy Report including Flood Risk Assessment prepared by Arcadis.
- Application Drawings, prepared by Ryder Architecture – see table below

Plan Title	Reference
Site Location Plan	LMW-RYD-00-ZZ-DR-A-2260-S2-P1-Location Plan
BWS, PWS & WRH Ground Floor GA Plan	LMW-RYD-00-00-DR-A-3050-S0-P1-BWS, PWS & WRH Ground Floor GA Plan
BWS, PWS & WRH Upper Floor GA Plan	LMW-RYD-00-M0-DR-A-3051-S2-P1-BWS, PWS & WRH Upper Floor GA Plan
BWS, PWS & WRH GA Roof Plan	LMW-RYD-00-R1-DR-A-3055-S2-P1-BWS, PWS & WRH GA Roof Plan
Proposed Landscape Masterplan (Including Site Layout)	LMW-RYD-00-XX-DR-L-2001-S2-P2-Proposed Landscape Masterplan
GIA Plans	LMW-RYD-00-ZZ-DR-A-2200-S2-P1-GIA Plans
GEA Plans	LMW-RYD-00-ZZ-DR-A-2255-S2-P1-GEA Plans
South Bank Parameters Plan Site Overlay	LMW-RYD-00-ZZ-DR-A-2904-S2-P1-South Bank Parameters Plan Site Overlay
Main Blade Workshop GA Elevations	LMW-RYD-00-ZZ-DR-A-3650-S2-P1-Main Blade Workshop GA Elevations
Post Moulding Workshop, Warehouse & Waste Area GA Elevations	LMW-RYD-00-ZZ-DR-A-3670-S2-P1-Post Moulding Workshop, Warehouse & Waste Area GA Elevations
GA Sections	LMW-RYD-00-ZZ-DR-A-3850-S2-P1-GA Sections

The requisite application fee of £ 21,714 has also been paid via separate cover.

We trust that you have sufficient information to validate and determine the application and we will contact you in due course to confirm this. Should you have any queries in the meantime, please do not hesitate to contact me or my colleagues Justine Matchett and Alexandra Bonner.

Yours sincerely



Neil Westwick
Senior Director