

Mr David Pedlow
Redcar & Cleveland Borough Council
Redcar & Cleveland House
Kirkleatham Street
Redcar & Cleveland
TS10 1RT

Date: 26 May 2021

Our ref: 63455/01/NW/ABO/[19750587v2+9750587v1](#)

Your ref: PP-09880731

Dear David

South Bank: Reserved Matters Submission

On behalf of our client, South Tees Development Corporation (“The Applicant”), we are pleased to submit 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 .

This third phase 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.

Background

Outline planning permission was granted on 03 December 2020 (Reference: R/2020/0357/OOM) for the following on land:

“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.”

This application seeks approval of Reserved Matters details (appearance, landscaping, layout and scale) to implement works necessary to deliver the LM wind facility.

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”*. This application relates to Phase 3 and LM Wind will be the first end user.

In May 2021 STDC submitted a prior notification application (Ref R/2021/0397/PND) relating to the demolition of the former South Bank Coke Oven Battery Plant which occupies part of the southern section of the site. This will facilitate the early clearance of this part of the site ready to accommodate the LM Wind development.

Details of Reserved Matters

The Phase 3 works site area comprises approximately 19.78 ha and is demarcated on Ryder Plan Reference LMW-RYD-00-ZZ-DR-A-2904-S2-P1-South Bank Parameters Plan Site Overlay, extending slightly (2.97ha) beyond the boundary of the outline planning permission. A separate detailed planning application for development which lies outwith the outline red line is submitted in parallel.

The layout of the proposals is set out on landscape Plan prepared by Ryder reference LMW-RYD-00-XX-DR-L-2001-S2-P2-Proposed Landscape Masterplan.

Full details of the proposals can be found in the ES compliance statement and on the accompanying planning drawings.

The above works fall within the scope of the outline approval and separate applications will be submitted to discharge conditions associated with this phase of development as necessary.

Application Submission

The application has been submitted via Planning Portal (Reference PP-09541986) and comprises the following:

- Completed Planning Applications Form;
- This Covering Letter, prepared by Lichfields (this letter);
- EIA Compliance Statement, prepared by Lichfields;
- Application Drawings, prepared by Ryder Architecture – see table below

Plan Title	Reference
Existing Site Location Plan	LMW-RYD-00-ZZ-DR-A-2210-S2-P1-Location Plan
BWS, PWS & WRH Ground Floor GA Plan	LMW-RYD-00-00-DR-A-3000-S0-P1-BWS, PWS & WRH Ground Floor GA Plan
BWS, PWS & WRH Upper Floor GA Plan	LMW-RYD-00-M0-DR-A-3001-S2-P1-BWS, PWS & WRH Upper Floor GA Plan
BWS, PWS & WRH GA Roof Plan	LMW-RYD-00-R1-DR-A-3005-S0-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-2205-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
Administration Block - GA Plans, Sections and Elevation	LMW-RYD-00-ZZ-DR-A-3010-S2-P1-Administration Block - GA Plans, Sections and Elevations
Main Blade Workshop GA Elevations	LMW-RYD-00-ZZ-DR-A-3610-S2-P1-Main Blade Workshop GA Elevations



Post Moulding Workshop, Warehouse & Waste Area GA Elevations	LMW-RYD-00-ZZ-DR-A-3620-S2-P1-Post Moulding Workshop, Warehouse & Waste Area GA Elevations
GA Sections	LMW-RYD-00-ZZ-DR-A-3810-S2-P1-GA Sections

The requisite application fee of £156,167 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