

# **LM Wind**

## **E.S. Compliance Statement**

South Tees Development Corporation

26 May 2021

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## 1.0 Introduction

### The Purpose of the Statement

- 1.1 This Statement has been prepared by Lichfields on behalf of South Tees Development Corporation ('the applicant').
- 1.2 Its purpose is to assist Redcar and Cleveland Borough Council ('RCBC') in its consideration of the accompanying reserved matters submission 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.
- 1.3 The application proposal has been developed, on the basis of detailed discussions with the intended occupier LM Wind, to provide a state of the art wind turbine blade manufacturing plant to serve the next generation of off-shore windfarms.

### The Accompanying Reserved Matters Application

- 1.4 The application submitted is as follows:
- Application for the approval of reserved matters, namely appearance, landscaping, layout and scale in respect of a class B2 manufacturing unit with ancillary offices, parking, servicing, and landscaping (pursuant to R/2020/0357/OOM).*
- 1.5 This reserved matters application for details of appearance, layout, scale and landscaping has been submitted via the Planning Portal (reference PP-09880731). The application submission comprises the following:
- Completed Planning Application Forms;
  - EIA Compliance Statement, prepared by Lichfields (this document);
  - Application Drawings prepared by Ryder Architecture – see Table 1.1.

Table 1.1 Application Drawings

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

## 2.0 Site Context

2.1 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).

2.2 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.”*

2.3 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.

2.4 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.

2.5 The outline application site is located approximately 2.5 miles north east of Middlesbrough town centre and 3 miles south west of Redcar town centre. It is situated immediately south east of the River Tees and it has a river frontage. It is located within the STDC area and it lies between land operated by PD Ports for its industry and commerce park. British Steel’s site is located to the south east of the development site, with the Lackenby and Grangetown Prairie sites located to the south.

2.6 The site is immediately bounded to the:

- North West by the River Tees;
- North East by the Lackenby Channel drainage cut and gas pipelines, forming part of the Sembcorp utilities corridor;
- South East by the Darlington to Saltburn Network Rail line and the infrastructure corridor associated with the wider area (further information on the infrastructure corridor is provided below); and
- South West by an existing line of raised vegetation and then by Smiths Dock Road.

2.7 The LM Wind development site comprises 19.78 hectares in total, of which the majority (16.81 hectares) lies within the area covered by the 2020 outline consent. The extent of the LM Wind site is shown hatched on Figure 2.1 below.

2.8 A small area of land (2.97 hectares shaded grey on Figure 2.1) required by LM Wind lies outside of the area consented under R/2020/0357/OOM. A standalone detailed planning application is therefore being submitted in parallel with the reserved matters submission to cover the development proposed in this area.

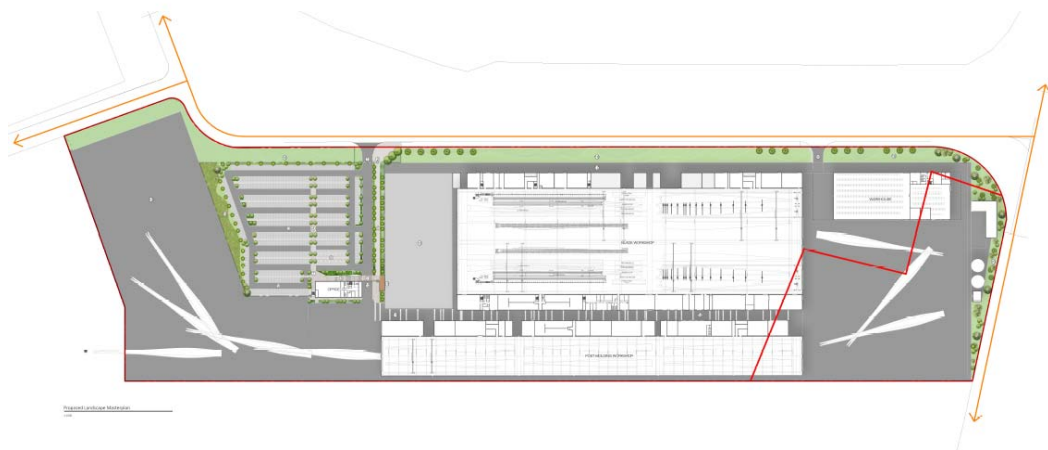
Figure 2.1 Relationship between outline site and LM Wind Development Site



Source: Ryder Architecture

2.9 The majority of this additional area will be occupied by hardstanding however three of the proposed buildings extend very slightly into this area. Figure 2.2 below demonstrates that the majority of the built development lies within the Reserved Matters application site.

Figure 2.2 Boundary between LM Wind Reserved Matters and Detailed Application Sites



Source: Ryder Architecture



- 2.10 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.

## 3.0 **Compliance with the Outline Consent**

### **Parameters of the Outline Planning Permission R/2020/0357/OOM**

#### **The Scheme**

3.1 This reserved matters submission relates to works within 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, comprising a state-of-the-art wind turbine blade manufacturing plant for LM Wind.

3.2 The LM facility comprises a total gross internal area of 78,130 square metres (79,021 square metres GEA) and will be the first new occupier to be accommodated within the wider outline application site. Separate reserved matters submission for the remaining buildings will be brought forward in accordance with market demand.

3.3 Condition 1 of R/2020/0357/OOM requires the submission of the following reserved matters details:

- Appearance;
- Landscaping;
- Layout; and
- Scale

3.4 Each of the Reserved Matters is considered in detail below.

#### **Appearance**

3.5 In developing the proposals for the building design consideration has been given to the need to achieve a high quality development. The building form is driven by the size and scale required by the wind turbine blade manufacturer.

3.6 A composite cladding in light grey with a blue feature band has been used to deliver a truly impressive facility.

3.7 The reserved matters submission for the LM Wind site is considered to achieve the intentions of the Local Planning Authority to see a high quality development.

#### **Landscaping**

3.8 A simple yet effective soft landscape scheme is proposed for the site, with the use of maintained grass and native tree planting.

3.9 A simple palette of materials has been identified for the hard surfacing, including tarmac to carriageways, coloured tarmac to footpaths and areas of high quality paving.

#### **Layout**

3.10 The level of car and operational van parking is reflective of the use requirements of the building as well as the recommendations set by RCBC. Provision is made for 504 car parking spaces including 10 accessible spaces, plus cycle shelters accommodating 60 cycle spaces.

## **Scale**

- 3.11 The maximum amount of floorspace permitted by the outline consent is 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.
- 3.12 The buildings proposed to accommodate LM Wind have been designed in direct response to the end user's requirements. The proposal is for a total GIA of 78,130 square metres, significantly below the maximum permissible under the extant outline consent.
- 3.13 The approved parameters plan established minimum finished floor levels of 5.79 metres AOD. The reserved matters submission builds upon the design intention set out in the outline application and takes account of issues including flood risk, surrounding ground levels and the need to ensure a maximum slope of 3 metres every 100 metres (3%) during onshore transport of the Wind Turbine Generator components and will be in accordance with the minimum finished floor level parameter.
- 3.14 The approved parameters plan requires that buildings on the site shall not exceed a maximum building height of 40.21 metres AOD, and a maximum development height of 46 metres. The reserved matters submission proposes a building of 29.26 metres at its highest point and so complies with this requirement.
- 3.15 In these respects, the reserved matters submission is considered to be in accordance with the parameters of the outline permission.

## 4.0 **EIA Screening of Reserved Matters Submission**

- 4.1 We have given consideration to the relevance of this application to the Town & Country Planning (Environmental Impact Regulations) 2017 as amended by the Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018 ('the 2017 EIA Regulations (as amended)'). The application comprises a subsequent application for a scheme identified as falling within Paragraph 10 of Schedule 2 of the 2017 EIA Regulations (as amended) which relates to infrastructure projects on a site exceeding 5 hectares.
- 4.2 Application R/2020/0357/OOM was accompanied by the South Industrial Zone ES (July 2020) and the South Industrial Zone Supplementary Environmental Statement (September 2020) which were based on a parameter plan and details approved as part of the planning permission.
- 4.3 A Reserved Matters submission and submission to discharge planning conditions can be considered a subsequent application and, for robustness, we have reviewed whether the submission of the accompanying details would give rise to any new issues that were not raised at the time of the original application that could give rise to a need to consider whether supplementary environmental information would be required.
- 4.4 To the extent to which it is relevant to the process of EIA, the ES (July 2020) and SES (September 2020) include a summary of planning policy relevant to establish the context within which the proposed development has been brought forward. Since these documents were completed, there have been no changes to the approved local policy context. There have been no national policy changes that are material to the consideration of the environmental effects of the development and hence no planning policy update is required.
- 4.5 Regulation 9 makes it clear that where environmental information already before a determining authority is adequate to assess the environmental effects of the development, they shall take that information into consideration in any decision for subsequent consent; and where it is not adequate to assess the significant environmental effects of a development then this should be requested.
- 4.6 Against this context, we note that the details provided as part of the Reserved Matters submission are fully in accordance with the principles established by the approved parameter plans and other details. There have been no material changes in circumstance which would affect the findings of the South Industrial Zone ES (July 2020) or SES (September 2020). We therefore consider that R&CBC is able to rely on the findings of the previous ES and SES.
- 4.7 Notwithstanding this, and as the submission comprises a 'subsequent application', we note that regulation 9 of the 2017 Regulations requires the Council to review whether the current submission gives rise to a need for supplementary environmental information. Once this process has been undertaken, and in the context of the information provided with this application, we would appreciate formal written confirmation that the Council agrees with our view that an EIA is not required to assist in its consideration of the Reserved Matters submission.

## 5.0 **Conclusions**

- 5.1 The Reserved Matters submission is full accordance with the outline approval and provides sufficient information to be determined by R&CBC.
- 5.2 The layout, appearance, scale and landscaping of the proposed turbine manufacturing plant are appropriate in the context of the wider South Bank site and the future proposed phase of the development.





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