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David Pedlow
Redcar & Cleveland Borough Council
Accounts Payable Department
Redcar & Cleveland House
Kirkleatham Street
Redcar & Cleveland
TS10 1RT

Date: 2 February 2022
Our ref: 63262/02/NW/JW00/
Your ref:

Dear David,

Planning Application: R/2021/0753/FFM

We are writing on behalf of our client South Tees Development Corporation 'Teesworks' to submit further drainage information to supplement an application that is currently being considered by the Council under Ref: 2021/0753/FFM.

The Site

The application site is located to the east of Smith's Dock Road, on the southern bank of the River Tees. The site is accessed via a fourth limb of the Dockside Road/Smith's Dock Road roundabout.

The site, approximately 1.3 hectares in size.

The Proposal

The application seeks full planning consent for the change of use of the site to B2/B8 use, the laying of a new surface across the site, and the erection of boundary fencing.

Council's Comments

The Council have commented on the insufficient information submitted to detail how surface water across the site would be disposed of and would therefore require a planning condition to be imposed which requires final detail of surface water management.

Lichfields' Response to the Council

Please find attached the following information to satisfy the Council's comments:

- South Bank Freeport Custom Zone Area Finished/Pre Fines Levels (ref: TSWK-STDC-SBK-ZZ-DR-C-0056)
- Image showing ground level pre-laying of fines
- Image showing fines material

- Flood Risk Assessment and Drainage Strategy Flood Risk Assessment and Drainage Strategy (ref: 41825-WOOD-XX-XX-RP-OW-0001_A_P01), prepared by Wood Environment & Infrastructure Solutions UK Limited, dated June 2019

The Wood report sets out the drainage strategy for the wider Teesworks site, which includes the application site.

With regard to the site, the 'Wood' report states that 'it is anticipated that placement of material resulting in an increase in ground levels of no more than 500mm will result in minor alteration of the existing drainage regimes. It is intended that these increases will be adequately managed through the provision of future surface water drainage as to not increase the risk to any downstream areas or interrupt and displace any existing surface water pathways.'

The supporting plan demonstrates that ground levels have been raised by no more than 500mm. As such, in line with the conclusions of the Wood report, the impact on existing drainage regimes would be minor.

Notwithstanding the conclusions of the 'Wood' report, it is important to note that the fines material that have been provided across the surface of the site is permeable; this is an improvement over the previous situation. The attached photographs demonstrate the surface material

Based on the submitted information, the increase in ground levels would be within the parameters set out in the Wood report and the permeable surface area across the site would also significantly increase. Taking this into account, it is considered that the proposed hardstanding would be acceptable from a drainage and flood risk perspective.

We trust that you have sufficient information to satisfy concerns over surface water management and there would no longer be a requirement for a condition that would require the submission (and approval) of further drainage information. If you require any further information or clarification, then please do not hesitate to contact me.

Yours sincerely,

Phil McCarthy
Associate Director