

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2021/1096/CD
LOCATION: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK
PROPOSAL: PARTIAL DISCHARGE OF CONDITION 12 (SURFACE WATER TREATMENT AND MANAGEMENT PLAN) OF PLANNING PERMISSION R/2020/0357/OOM FOR AN OUTLINE PLANNING APPLICATION FOR 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

APPLICATION SITE

The application relates to the partial discharge of a condition relating to planning application R/2020/0357/OOM

The planning permission sought consent for outline planning application for 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 and was approved conditionally on 03/12/2020

CONDITION DETAILS

The following information has been submitted for condition 12

12 Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, details shall be submitted to and approved in writing by the Local Planning Authority of the Surface Water Management and Maintenance Plan, unless otherwise agreed in writing Thereafter it shall be implemented in accordance with the approved details.

REASON: To ensure the development is supported by a suitably designed surface water disposal infrastructure scheme which is appropriately maintained and to

minimise the risk flooding and contamination of the system during the construction process and in the locality minimise.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required to ensure that excavations and groundworks do not compromise the installation of the approved surface water drainage infrastructure.

The application has been supported by a suite of plans as detailed within the Covering Letter dated 22/12/22

Key Plan (C-0001-A1-C02)

General Arrangement High Tip West (C-0002-A1-C02)

General Arrangement High Tip North (C-0003-A1-C02)

General Arrangement Inner Tidal Channel (C-0004-A1-C02)

Long Section – Sheet 1 of 4 (C-0101-A1-C01)

Long Section – Sheet 2 of 4 (C-0102-A1-C01)

Long Section – Sheet 3 of 4 (C-0103-A1-C01)

Long Section – Sheet 4 of 4 (C-0104-A1-C01)

Cross Sections – Sheet 1 of 3 (C-0201-A1-C02)

Cross Sections – Sheet 2 of 3 (C-0202-A1-C02)

Cross Sections – Sheet 3 of 3 (C-0203-A1-C02)

Details – Sheet 1 of 4 (C-0301-A1-C01)

Details – Sheet 2 of 4 (C-0302-A1-C01)

Details – Sheet 3 of 4 (C-0303-A1-C01)

Details – Sheet 4 of 4 (C-0304-A1-C01)

CONSULTATION RESPONSES

Northumbrian Water

I can confirm that the drainage plans submitted are satisfactory to Northumbrian Water, as the details demonstrate no surface water flows discharging to the public sewerage network and therefore condition 12 can be released.

It should be noted that the Lead Local Flood Authority, as statutory consultee on flood risk and drainage matters, should also be consulted regarding the discharge of any drainage conditions, as the requirements of the Lead Local Flood Authority may differ to those of Northumbrian Water.

Redcar and Cleveland Borough Council (LLFA)

Initial Response – 11/01/22

The LLFA would offer no objection to the proposed partial discharge of condition 12 (surface water). On-going discussions with consultants throughout the design stage have been invaluable to the LLFA, as such the information submitted has been assessed at various stages up until the submission of this application. The development shall be carried out in accordance with the submitted details and drawings and would therefore request their inclusion on any discharge notice.

Final Response – 28/03/22

The LLFA would offer no objection to the discharge of condition, for the additional information submitted for consideration received 01/03/2022, "Drainage Network Asset Maintenance Plan". The document details sufficiently the maintenance regime and is deemed acceptable, it shall therefore be adhered to in perpetuity.

PLANNING CONSIDERATIONS

The submitted information has been considered by both Northumbrian Water and the LLFA. Neither of these consultees have raised any objection with the information submitted and have confirmed that they have no objection to the partial discharge of condition 12 in so far as it relates to the works details on the plans submitted.

The site to which the application relates falls within the catchment area for nitrate neutrality. It is acknowledged that the condition which is to be discharged relates to matters involving the disposal of both surface and foul water. Based on the guidance provided by Natural England, most industrial/commercial/non-residential developments can be screened out. This is because the guidance relating to nitrate neutrality is focussed on additional foul sewage that results from residential accommodation. It is acknowledged that unless a non-residential development is designed to bring significant numbers into the catchment from elsewhere they can be screened out. The development of the South Bank site for commercial/industrial purposes does have the potential to bring employees from both within and outside the catchment, however, it is also acknowledged that there will be residents of the catchment who travel elsewhere for work as well, therefore having the potential to cancel each other out.

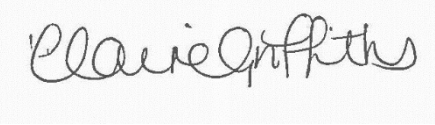
Based on the guidance currently available relating to nitrate neutrality it is considered that the discharge of this condition falls outside the scope of works requiring additional information / assessment.

Taking this into consideration, it is considered that the application is acceptable.

RECOMMENDATION

Taking into account the content of the report the recommendation is to *partially* discharge condition 12 of R/2020/0357/OOM in so far as it relates to the area of land illustrated on plan TW-SIZ-XX-JBAU-SB-00-DR-C-0001 Rev C02.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	24 May 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	24/05/2022