

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2022/0050/FFM
LOCATION: STEEL HOUSE TRUNK ROAD REDCAR TS10
5QW
PROPOSAL: ALTERATIONS TO EXISTING OFFICE
BUILDING, CAR PARKING AND LANDSCAPING

APPLICATION SITE AND DESCRIPTION

Permission is sought for alterations to existing office building, car parking and landscaping to Steel House, Trunk Road, Redcar.

The application relates to Steel House which sits within 10ha of mature landscaping including a lake to the west and mature trees mainly to the south and east. The building is currently vacant and has been for some time. The hexagonal form of the building creates vast open plan spaces internally. Both the external and internal features of the building require refurbishment in order to make the building fit for purpose and reuse.

The applicant within the covering letter supporting the application summarises the proposed works as follows:

The proposed works to Steel House are to alter the appearance of the existing office building and the car parking and surrounding landscaping.

The building will continue to function as an office; all facilities provided within the building will be ancillary to this main use. The building will provide office space as well as meeting rooms, a conference centre, café, gym and creche.

The contemporary material palette used is respectful to the industrial nature of the site and surroundings with decorative metalwork cladding. A fully glazed ground floor and ribbon windows will ensure the building receives more natural light.

The application has been accompanied by a site plan, existing and proposed elevation and floor plans and an overarching planting scheme. The application has also been supported by the following technical documents:

- Covering Letter
- Design and Access Statement
- Flood Risk Assessment

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICIES

National Planning Policy Framework (NPPF)

REDCAR & CLEVELAND LOCAL PLAN (2018)

SD1 Sustainable Development
SD2 Locational Policy
SD3 Development Limits
SD4 General Development Principles
SD7 Flood and Water Management
LS4 South Tees Spatial Strategy
ED6 Promoting Economic Growth

OTHER POLICY DOCUMENTS

The South Tees Area Supplementary Planning Document (2018)

PLANNING HISTORY

No relevant history relating to the application and the proposed development

RESULTS OF CONSULTATION AND PUBLICITY

The application has been advertised by means of a press notice, site notice and neighbour notification letters.

As a result of the consultation period no written responses have been received

Northern Gas Networks

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

Cleveland Police ALO

In relation to this application, I recommend applicant contact me in relation to any input, advice I can give in relation to designing out opportunities for crime and disorder to occur.

HSE

Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Redcar and Cleveland Borough Council (Development Engineers)

No comments received objecting the application

Redcar and Cleveland Borough Council (Local Lead Flood Authority)

The LLFA would offer no objection to the proposed alterations to Steel House and associated car parking changes. The applicant shall be made aware that there is increased risk of flooding at this location and surrounding area, however it is deemed that the proposed development would not increase flood risk.

Redcar and Cleveland Borough Council (Environmental Protection) (Contaminated Land)

A new swimming pool is shown on the Ground Floor plans, which will presumably require ground excavations in its construction.

The 1:25000 Ordnance Survey map from 1954 show this area to be partially occupied by a water course.

Subsequent mapping from after the construction of Steel House in the mid-1970s shows a level, developed site and redirected watercourse, suggesting the area has been filled with unknown material.

The whole site is also listed by the Environment Agency as an historic landfill (pre Control of Pollution Act 1974). As such this area was deposited before the requirement for a waste disposal licence and no formal records exist. However previous correspondence with the Environment Agency suggest an area of deposit for slags, clays sub-soils and top-soils primarily for landscaping purposes.

In order to minimise the environmental impact and to ensure that the site is fully characterised and suitable for the proposed end use I would recommend the inclusion of the full Standard Contaminated Land Condition onto any planning permission which may be granted.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Redcar and Cleveland Borough Council (Environmental Protection) (Nuisance)

I note the building construction was completed in the mid-1970s and therefore any internal alterations could potentially liberate asbestos materials being used at that time.

In order to minimise the environmental impact, I would recommend the inclusion of the following condition onto any planning permission which may be granted:

- *Prior to the development being brought into permitted end use, the developer must either submit evidence that the building was built post 2000 or carry out an intrusive asbestos survey in accordance with HSG264 and provide a mitigation plan to reduce risks to potential workers.*

REASON: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Redcar and Cleveland Borough Council (environmental Health) (Food)

No objections to the proposal but would offer the following comments for you to refer on to the applicant, should the application be approved:

1. *The food business operator (e.g., sole proprietor, partnership, limited company, charitable trust) must register with Redcar and Cleveland Environmental Health Service at least 28 days before opening. You can apply to register on online at <https://register.food.gov.uk/new/redcar-and-cleveland/registration-role>*
2. *The food premises (structure and facilities) must meet the legal hygiene requirements of annex II Retained Regulation (EC) No 852/2004). I appreciate that the kitchen plans do not at this stage provide full kitchen layout details, however it is strongly recommended that advice is sought from this office during the design stages to prevent any oversight which could have implications at a later date.*

CONSIDERATION OF PLANNING ISSUES

The main considerations in the assessment of the application are;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on neighbour amenity
- The impacts on highways safety
- The impacts on contamination and nuisance
- The impacts on drainage

The principle of development

The application site is located within the development limits identified within the Redcar and Cleveland Local Plan Policies Map. The refurbishment of an existing building is therefore considered to comply with Policy SD3 of the Local Plan.

Policy LS4 of the Redcar and Cleveland Local Plan supports the delivery of significant economic growth and job opportunities in this area and its regeneration through implementing the South Tees Area SPD. The current application is the refurbishment and bringing back into use of an empty building, thus creating jobs and investment opportunities. The development is therefore considered to meet the aims of Policy LS4

Policy ED6 allocates the land for specialist uses and states that proposals falling within Use Classes B1, B2, B8 and suitable employment related sui-generis uses will be supported. The proposed development is, therefore, supported by the Local Plan and there are no objections to the principle of development.

It is therefore considered that taking the above into consideration that the principle of the proposed development on this site is one that is acceptable.

The proposed development is therefore considered to comply with national policy set out in the NPPF and policies SD3 LS4 and ED6 of the Redcar and Cleveland Local Plan.

The impacts on the character and appearance of the area

The application site, as detailed earlier in the report, is situated within the wider Teesworks site. The location of the site and the prevailing built form is industrial with a number of buildings and structures of significant scale in the surrounding area, with on-going works relating to demolition and remediation to establish suitable build platforms across the wider Teesworks site also currently taking place. The application is for the refurbishment of an existing building and therefore the overall bulk and massing of the building already exists within the street scene and the wider landscape.

The submitted elevation plans do illustrate a palette of materials, however, while these are considered to be acceptable based on the illustrations supporting the application, it is considered that final agreement of these should be secured by way of a planning condition. Similarly a planting scheme has supported the application illustrating various areas of planting across the site. While this appears to be broadly acceptable in principle, it is considered that conditions requiring final details of hard surfaces and landscaping across the site is necessary. The above conditions have been agreed with the applicant in advance of the determination of the application.

The proposed development would respect the character of the site and the surroundings and the application accords with National Policy in the NPPF and policy SD4 (b)(i)(j) and (k) of the Redcar and Cleveland Local Plan.

The impacts on neighbour amenity

The application site, as detailed earlier in the report, is situated within the wider Teesworks site. The application seeks the refurbishment of an existing building on the southern edge of the Teesworks site. There are therefore currently limited neighbouring commercial occupiers that would be impacted upon by the re-use of the building and the proposed uses that are being introduced into the building.

The proposed building includes various door and window openings, as was the case with the building when in its previous use. It remains the consideration that the location of the proposed openings are not considered to have any impact on neighbouring buildings with regard to amenity or privacy.

Given the location of the building there are no residential properties that directly abut the application site, therefore there is not considered to be any adverse impact on residential amenity or privacy.

Given the design of the proposed development it is not considered to be one that will have adverse impact on existing or any future neighbouring buildings the application is therefore considered to accord with part b of policy SD4 of the Local Plan.

The impacts on highways safety

The application site is proposed to be accessed from the existing internal road network from within the Teesworks site, therefore no alterations are proposed to the local highway network, including the Trunk Road.

With regard to parking at the site, it is proposed that the development will utilise the existing car parks that encircle the main building to the north and east. Limited additional parking is also proposed to the south of the building. No objections have been raised with regard to the level of parking proposed to serve the refurbished building.

The application taking the above into consideration is not considered to raise issues in relation to highways safety and accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on contamination and nuisance

The application has been considered by the Council's environmental protection team with regard to contamination and nuisance.

Given the location of the site and potential historic contaminants at the site along with the proposed development to take place at the site, a condition has

been requested with regard to an assessment of the land for contamination. While the condition is largely considered to be acceptable, it is considered given the long-term use of the site and the lack of areas of land that would be disturbed in future from future occupants the need for long-term monitoring is not considered necessary. The applicant has agreed with the proposed condition.

No objections have been raised with regard to the generation of nuisance from the proposed development. The existing building is set within a largely commercial/industrial setting with the closest residential dwellings being to the south of the site across the dual-carriageway. It is therefore not considered necessary to control construction or operational hours of the development.

It is noted that a condition has been requested with regard to an asbestos survey due to the likely time the building was constructed. While these comments are noted, it is considered that treatment of asbestos falls under separate legislative controls and therefore a planning condition is not required. An informative condition is however recommended to alert the developer as to the potential for asbestos within the building and for suitable measures to be taken during construction operations.

The proposed development is therefore, subject to the discharge of the conditions, not considered to have an adverse impact with regard to contaminated land and nuisance. The application therefore accords with Policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on drainage

The application has been considered by Northumbrian Water and the Council as Lead Local Flood Authority. In assessing the application neither consultee has raised an objection to the development. No conditions have been requested with regard to either foul or surface water, this is likely due to the development being for the refurbishment of an existing building with limited alterations to the hard and soft landscaping surrounding the building.

The proposed development is therefore not considered to have an adverse impact on drainage matters. The application therefore accords with Policy SD7 of the Redcar and Cleveland Local Plan.

Other matters

No objection has been made by from the HSE based on the information provided in support of the application.

The application raises no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

The application falls within the catchment for nitrate neutrality and outside of scope for requiring additional information / assessment.

CONCLUSION

Taking the content of the report into consideration, the application is considered to be acceptable.

The proposed layout, appearance, scale and landscaping of the development are considered to be appropriate in the context of the wider Teesworks site.

Technical matters relating to drainage, contamination/nuisance and highways have been considered by the relevant statutory consultees, none of which have raised any objection to the proposed development. There are a number of conditions relating to these technical matters that will be required to be discharged and complied with.

The proposed development is therefore considered to comply with national policy set out within the NPPF and policies SD1 (Sustainable Development) SD2 (Locational Policy) SD3 (Development Limits) SD4 (General Development Principles) SD7 (Flood and Water Management) LS4 (South Tees Spatial Strategy) ED6 (Promoting Economic Growth) of the Redcar and Cleveland Local Plan.

RECOMMENDATION

Taking into account the content of the report the recommendation is to:

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development shall not be begun later than the expiration of **THREE YEARS** from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Dwg No. 5526- OOB- ZZ- 00- DR- L- 0000 Rev P01) received by the Local Planning Authority on 24/01/22

Proposed Site Plan (Dwg No. 20648-0300 Rev P-00) received by the Local Planning Authority on 24/01/22

Proposed Ground Floor Plan (Dwg No. 20648-0301 Rev P-00) received by the Local Planning Authority on 24/01/22

Proposed First Floor Plans (Dwg No. 20648-0302 Rev P-00) received by the Local Planning Authority on 24/01/22

Proposed Second Floor Plan (Dwg No.20648-0303 Rev P-00) received by the Local Planning Authority on 24/01/22

Proposed Third Floor Plan (Dwg No. 20648-0304 Rev P-00) received by the Local Planning Authority on 24/01/22

Proposed Fourth Floor Plan (Dwg No. 20648-0305 Rev P-00) received by the Local Planning Authority on 24/01/22

Proposed Fifth Floor Plan (Dwg No. 20648-0306 Rev P-00) received by the Local Planning Authority on 24/01/22

Proposed Roof Plan (Dwg No. 20648-0309 Rev P-00) received by the Local Planning Authority on 28/02/22

Proposed Elevations 1 of 2 (Dwg No. 20648-0307 Rev P-00) received by the Local Planning Authority on 24/01/22

Proposed Elevations 2 of 2 (Dwg No. 20648-0308 Rev P-00) received by the Local Planning Authority on 24/01/22

Planting Strategy (Dwg No. 5526- OOB- ZZ- 00- DR- L- 0030 Rev P01) received by the Local Planning Authority on 24/01/22

REASON: To accord with the terms of the planning application.

3. Prior to the installation of any external materials to be used in the carrying out of this permission, details (including samples) shall have first been submitted to, and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

REASON: To ensure that the appearance of the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

4. Prior to the construction of the final surface treatment, for any hard surfaced areas, details of the materials to be used shall have first been submitted to, and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

REASON: To ensure that the appearance of the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

5. Unless otherwise agreed by the Local Planning Authority in writing, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts (a) to (c) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied with in relation to that contamination.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by

competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with Environment Agency's Land Contamination Risk Management Guidance

(b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part (a) and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part (b), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

REASON : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to land contamination details which are often the first works on site and relate to site preparation.

6. Prior to the occupation of the building following completion of the refurbishment works hereby approved, a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include size, type and species and a programme of work. The development shall be completed in accordance with the approved details.

REASON: To ensure that the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

7. All planting, seeding or turfing comprised in the approved details of landscaping (as approved under condition 6) shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: To ensure the satisfactory implementation of the approved scheme in the interests of the visual amenities of the locality.

STATEMENT OF COOPERATIVE WORKING

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted is a satisfactory scheme and therefore no negotiations have been necessary.

INFORMATIVES

Informative Note: It is noted that the building construction was completed in the mid-1970s and therefore any internal alterations could potentially liberate asbestos materials being used at that time. The developer should ensure that appropriate measures are taken to deal with asbestos where necessary.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	21 June 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
<i>Claire Griffiths</i>	22/06/2022