



TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF OUTLINE PLANNING PERMISSION

Agent Name and Address

LICHFIELDS
MRS JUSTINE MATCHETT
ST NICHOLAS BUILDING
ST NICHOLAS STREET
NEWCASTLE UPON TYNE
NE1 1RF

Applicant Name and Address

SOUTH TEES DEVELOPMENT
CORPORATION
MR JOHN MCNICHOLAS
CAVENDISH HOUSE,
TEESDALE BUSINESS PARK
STOCKTON ON TEES
TS17 6QY

Reference No: R/2020/0357/OOM

The Council as the Local Planning Authority **HEREBY GRANT OUTLINE PLANNING PERMISSION** for the development proposed by you in your application valid on: 10 July 2020

Details: **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**

Location: **LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK**

Subject to the following condition(s):

1. In accordance with the phasing plan agreed through the discharge of condition 4, details of the:

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

(hereafter called "the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before that phase of the development shall take place. The development shall be carried out as approved, unless otherwise agreed in writing.

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004"

2. **Application for approval of reserved matters for the first phase of the development must be made no later than the expiration of three years beginning with the date of this permission, and the first phase of the development must be begun not later than the expiration of two years from the first approval of the reserved matters. The application for approval of the reserved matters for the subsequent phases of development shall be made to the Local Planning Authority before the expiration of 15 years from the date of this permission and each phase must be begun not later than the expiration of two years from the approval of the reserved matters for that phase of development.**

REASON: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

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

Proposed Parameters Plan (Dwg No SB-SD-10.03) received by the Local Planning Authority on 10/07/2020

Access Plan Smiths Dock Road (Dwg No. SB-SD-20.01) received by the Local Planning Authority on 10/07/2020

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

4. **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.**

REASON: To ensure that the development takes place in accordance with the principles, parameters and application submission"

5. **Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, a Construction Environmental Management Plan (CEMP) for the development shall be submitted to and approved in writing by the Local Planning Authority, or any other subsequent variation approved in writing. The CEMP will include measures relating to highways, ecology, materials and health and safety with particular reference to those matters below. The development shall thereafter take place in accordance with the approved details.**

- **Invasive Non-Native Species ('INNS') Management Plan**
- **Construction Traffic Management Plan ('CTMP')**
- **Construction Waste Management Plan ('CWMP')**
- **Materials Management Plan ('MMP')**

- **Health and Safety Plan for asbestos and watching brief where necessary**
- **Car Parking Management Plan and Servicing Management Plan**

REASON: To ensure the environmental effects of construction are appropriately managed.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required as the environmental impact of the development will occur on the commencement of development.

- 6. Upon the approval of the Reserved Matters in accordance with the phasing plan agreed through discharge of condition 4, and prior to the implementation of the approved scheme, the development shall be the subject of an updated Habitats Regulations Assessment. The HRA shall confirm, based on the approved detail of the development and its processes and the conclusions of the Environmental Impact Assessment that the development will not give rise to significant adverse impacts on the Teesmouth and Cleveland Coast SPA and Ramsar sites. Where significant impacts not previously identified are assessed to arise from the approved detailed scheme, the additional information shall set out those mitigation measures to be employed to minimise or eliminate such impacts.**

REASON: to update the Habitats Regulations Assessment based on the detailed schemes.

- 7. Prior to commencement of development, or in accordance with the phasing plan agreed through the discharge of condition 4, a survey and ecological assessment of eel and fish within the Lackenby and Cleveland Channels is to be submitted to and approved by the Local Planning Authority unless otherwise agreed in writing. The assessment shall include the following:**
- **Identify the impacts to fish and eel from the development and determine if they may be at risk of harm.**
 - **Identify any rare, declining, protected or otherwise important flora, fauna or habitats within the Lackenby Channel/The Slems.**
 - **Where relevant, assess the importance of the above features at a local, regional and national level, and identify the impacts of the detailed plans of the scheme on those features.**
 - **Demonstrate how the development will avoid adverse impacts.**
 - **Where necessary and feasible, propose mitigation for any adverse ecological impacts or compensation for loss.**

REASON: An ecological assessment is required to assess how the proposal will affect eel and fish and where necessary and feasible to identify the need for environmental protection.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required as the impact of the development will occur on the commencement of development.

- 8. Within 12 months of the grant of this planning permission, an Environment and Biodiversity Strategy shall be prepared and submitted to the local**

planning authority that confirms the feasibility of providing habitat mitigation and compensatory habitat equivalent to be 363.55 area based biodiversity units and 24 river units, (including habitats identified as of High Distinctiveness in Table 4.7 of the Supplementary Environmental Statement (September 2020) within the site and / or off-site, and the mechanisms for its provision and on-going management. That Strategy shall be approved by the local planning authority. Prior to the approval of reserved matters details of the layout of any phase of development, the Environment and Biodiversity Strategy shall be updated to include the following:

The details of any new and enhanced biodiversity to be created on site, within that phase of development;

- The details of viable compensatory habitat where on-site mitigation is demonstrated not to be feasible, relevant to that phase of development;
- The details of treatment of site boundaries and/or buffers around water bodies, relevant to that phase of development;
- The details of long-term maintenance regimes and management responsibilities, relevant to that phase of development.

The identified mitigation and, where demonstrated to be necessary and feasible, compensation shall be provided in accordance with the Strategy and any subsequent agreed amendments to it, and shall be implemented within 12 months of occupation.

REASON: To establish a framework for biodiversity.

9. Prior to commencement of development, or at such a time agreed in the phasing plan, a high level Water Framework Directive (WFD) assessment is to be submitted to, and approved in writing by, the local planning authority. This assessment shall include the entire site and consider the impacts of the full development proposal. The scheme shall be implemented in accordance with the approved details, unless otherwise agreed in writing.

REASON: To ensure that the development would not lead to deterioration or prevent the attainment of Good Ecological Status of any waterbody under the Water Framework Directive (WFD) objectives.

10. Prior to the approval of any phase of development that includes watercourses, the approved WFD assessment shall be updated. This shall be submitted to and approved by the Local Planning Authority prior to the relevant phase of development in accordance with the approved phasing plan. The scheme shall be implemented in accordance with the approved details and any mitigation measures recommended as part of the assessment will be adhered to throughout the lifetime of the development, unless otherwise agreed in writing.

REASON: To ensure that the development would not lead to deterioration or prevent the attainment of Good Ecological Status of any waterbody under the Water Framework Directive (WFD) objectives.

11. Prior to any works being undertaken to the Lackenby or Cleveland Channels within the site, details comprising engineering drawings including cross

sections of the works shall be submitted to and approved by the Local Planning Authority. The works shall thereafter be carried out in accordance with those details.

REASON: To ensure the development is carried out in accordance with approved details relating to works involving the watercourses."

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.

13. Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, a detailed scheme for the disposal of foul and surface water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

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 or foul drainage infrastructure.

14. Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, a written scheme of investigation (WSI) for archaeological work shall be submitted to and approved in writing by the local planning authority. The WSI shall make provision for:
- i Before site remediation or development commences, archaeological evaluation of relevant borehole and test pit data
 - ii During remediation archaeological monitoring of groundworks in selected areas of the site (to be agreed with the Council in accordance with parameters specified in the WSI)
 - iii An archaeological watching brief/prior and, or strip map and, or record (as appropriate) of areas agreed as archaeologically sensitive
 - iv Archaeological monitoring of deep excavations and piling in any areas indicated by the evaluation of borehole and test pit data to be of potential archaeological interest

- v The recording of the Riverside Pumping and Custom House to at Historic England Level 2/3, including photogrammetry and measured survey
- vi A general programme of works and monitoring arrangements, including reasonable notification to the local planning authority of commencement of works
- vii Details of staff involvement in carrying out the work (including specialists), and their qualifications and responsibilities
- viii The timetable for completing post-excavation assessment.

Provision for the analysis, archiving and publication of the results of the archaeological surveys and excavations shall be secured to the satisfaction of the local planning authority by the developer before any of the business units on development is brought into use, as necessary.

The development shall not without the prior written approval of the local planning authority be carried out otherwise than in accordance with the approved WSI.

REASON: to ensure that any archaeological interest is appropriately recorded.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required to ensure that no remains are disturbed or otherwise compromised by site excavation of other ground works.

15. Prior to the first occupation of any building of the completed development, or in accordance with the phasing plan agreed through discharge of condition 4, a Framework Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved Travel Plan, unless otherwise agreed in writing.

REASON: to ensure that the end users can make an informed choice as to the method of sustainable transport."

16. Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, further site investigation shall be carried out and reported to the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details and mitigation measures therein, unless otherwise agreed in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required because the risk form contamination will be present on the commencement of works.

17. In accordance with the phasing plan agreed through the discharge of condition 4, a Remediation Design Statement for each development plot shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter development will be implanted in accordance with the approved details, unless otherwise agreed in writing.

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.

18. In accordance with the phasing plan agreed through the discharge of condition 4, a further noise assessment on the impact of noise from construction works on nearby commercial operators shall be carried out and submitted to and approved by the Local Planning Authority. All mitigation measures included in paragraph F6.5 of Chapter F of the submitted Environmental Statement shall be adhered to during the construction of the development, or where relevant, those that are identified within the noise assessment.

REASON: In the interest of neighbour amenity and protect and to ensure that the development can be carried out safely without unacceptable risks to workers, or commercial neighbours."

19. Parts of the site currently lie within COMAH inner consultation zones. Prior to the submission of reserved matters for each phase of development, discussions must be undertaken with the HSE to establish any COMAH restrictions which remain in place. Any building within the inner zone shall each have less than 100 occupants and less than three occupied storeys, unless otherwise agreed in writing by the Health and Safety Executive.

REASON: To ensure that the development can be carried out safely without unacceptable risks to workers.

20. During construction and operation, works at the site can take place 24 hours a day and 7 days a week.

REASON: To ensure the development is carried out in accordance with the terms of the Environmental Statement.

21. Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, a Piling Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures identified as part of the assessment shall be implemented throughout the construction phase of the development, unless agreed in writing.

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

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required so that the final details of piling are agreed in advance of this early part of development.

22. Prior to the occupation of development, and in accordance with the phasing plan agreed through the discharge of condition 4, a Lighting Strategy will be submitted to approved in writing by the Local Planning Authority. Thereafter development will be implanted in accordance with the approved details, unless otherwise agreed in writing.

REASON: To ensure the satisfactory implementation of the approved scheme in the interests of the visual amenity of the locality and the appearance of the development.

23. Post construction of the whole site, an Ecological Monitoring Report will be submitted to the Local Planning Authority at intervals to review ecology on site.

REASON: To monitor the impact of the development on the biodiversity interest on the site in accordance with national and local planning policy.

24. A Detailed Noise Assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of each building on site. Any measures and recommendations within the report will be complied with thereafter, unless otherwise agreed in writing.

REASON: In the interest of neighbour amenity and protect and to ensure that the development can be carried out safely without unacceptable risks to workers, or commercial neighbours.

25. A Gas Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of each building on site. Any protection measures or gas mitigation will be complied with thereafter, unless otherwise agreed in writing.

REASON: To ensure that risks from gas 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

26. An Operational Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of each building on site. The management measures shall be complied with thereafter, unless otherwise agreed in writing.

REASON: To ensure the development is carried out in accordance with approved details.

27. A Sustainability Statement and Energy Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of each building. The measures shall be complied with thereafter and where feasible, unless otherwise agreed in writing.

REASON: To ensure the development is carried out in a sustainable form.

28. Following agreement of reserved matters for each phase of the development (in line with the phasing plan) and prior to the construction of that phase of

development, a detailed construction traffic assessment and associated air quality assessment shall be submitted to and agreed in writing by the Local Planning Authority. Measures set out within the assessment shall be complied with thereafter, unless otherwise agreed in writing.

REASON: To ensure the construction activities associated with the development are appropriately managed.

29. Following agreement of the reserved matters for each phase of the development (in line with the phasing plan) and prior to the construction of that phase of the development, a detailed construction materials assessment shall be submitted to and approved in writing by the Local Planning Authority. Measures set out within the assessment shall be complied with thereafter, unless otherwise agreed in writing.

REASON: To ensure the suitable materials are used in the construction of the development and these are appropriately managed.

30. Following agreement of the reserved matters for each phase of the development (in line with the phasing plan) a greenhouse gas assessment shall be undertaken in respect of the operation of the proposed buildings. It shall be submitted to and approved in writing by the Local Planning Authority. Measures set out within the assessment shall be complied with thereafter, unless otherwise agreed in writing.

REASON: To ensure the environmental effects of construction are appropriately managed.

31. Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4 a Design Statement shall be submitted to and approved in writing by the Local Planning Authority to include information on how the buildings will be articulated, coloured and use of materials. The Design Statement shall also include details relating to the provision and implementation of boundary tree planting at viewpoint 5 (Smiths Dock Road / Dockside Road). The development shall be carried out in accordance with the approve details and shall be complied with thereafter, unless otherwise agreed in writing.

REASON: To ensure the development is supported by a suitably designed scheme for the sites setting and location.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required so that the final agreed details for the development are agreed in advance of any start of site to avoid the use of inappropriate materials.

32. Prior to the commencement of development or in accordance with the phasing plan agreed through the discharge of condition 4 final details shall be agreed of the finished floor levels of the development and the development completed in accordance with the approved details.

REASON: To confirm the finished floor level of the development in the light of any necessary groundworks to meet the requirement of other planning

conditions and confirm the overall height of the final scheme in the context of the information provided in the Environmental Statement.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required so that the final agreed levels for the site are not compromised by the start of groundworks.

- 33. Prior to the commencement of construction of any buildings a Local Employment Scheme for the construction of that building shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved Scheme or any variations approved in writing by the Local Planning Authority. The submitted Local Employment Scheme should include the following:**

- 1 Details of how the initial staff/employment opportunities at the Development will be advertised and how liaison with the Council and other bodies will take place in relation to maximising the access of the local workforce to information about employment opportunities;**
- 2 Details of how sustainable training opportunities will be provided for those recruited to fulfil staff/employment requirements including the provision of apprenticeships;**
- 3 A procedure setting out criteria for employment, and for matching of candidates to the vacancies;**
- 4 Measures to be taken to offer and provide college and/or work placement opportunities at the Development to students within the locality;**
- 5 Details of the promotion of the Local Employment Scheme and liaison with tenants contractors engaged in the construction of the Development to ensure that they also apply the Local Employment Scheme so far as practicable having due regard to the need and availability for specialist skills and trades and the programme for constructing the development;**
- 6 A procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to the Council including details of the origins qualifications numbers and other details of candidates; and,**
- 7 A timetable for the implementation of the Local Employment Scheme."**

REASON: To ensure a suitable strategy for local employment opportunities is implemented.

- 34. Within 6 months of commencement of development, details of the Teesworks Local Employment Scheme shall be submitted to, and approved in writing by the local planning authority. Thereafter the principles of the TLES shall be implemented in full unless otherwise agreed in writing. The submitted Local Employment Scheme should include the following:**

- 1 Details of how training opportunities will be provided to the local community through the Teesworks Academy;**
- 2 Details of how the Teesworks Academy will engage with prospective and actual occupiers of the development;**
- 3 Details of how the Grangetown hub will be utilised to maximise training and employment opportunities for the local community. This will include details of how the operation of the Grangetown hub will be supported through South Tees Development Corporation or other funding mechanisms;**

- 4 A procedure for monitoring the Local Employment Scheme and reporting the results; and,
- 5 A timetable for the implementation of the Local Employment Scheme.

REASON: To ensure a suitable strategy for local employment opportunities is implemented.

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted did not meet with the local policies and guidance. Following discussions with the applicant / agent a satisfactory scheme has been negotiated.

Informative Note: Future construction contractors and occupiers of the site are advised that contact should, where feasible, be made with Redcar and Cleveland Borough Council to explore the opportunities of employment and training programmes in the local area.



Signed:

Andrew Carter
Assistant Director Economic Growth

Date: **3 December 2020**

YOUR ATTENTION IS DRAWN TO INFORMATIVE NOTES BELOW:

INFORMATIVE NOTE:

The conditions above should be read carefully and it is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

Please note that in order to discharge any conditions, a fee is payable in respect to this.

Failure on the part of the developer to fully meet the terms of any conditions which require the submission of details prior to the commencement of development may result in the development being considered unlawful and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal action in the form of a Breach of Condition notice.

APPROVAL INFORMATIVE:

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Consent under the current Building Regulations may also be required for the development before work can commence.

CATS Pipeline

In addition to the statutory consultees, applicants should also consider what other stakeholders should be consulted. For example, in the case of any development taking place that may affect High Pressure Gas Pipelines, operated by CATS North Sea Limited on behalf of the owners of the pipeline, please consult with CATS North Sea Limited at CATSpipeline@woodplc.com 01642 546404 CATS Terminal, Seal Sands Road, Seal Sands, Teesside TS2 1UB.

County of Cleveland Act, 1987 – Facilities for Fire Fighting

Section 5 of this Act requires that, where building regulation plans for the erection or extension of a building are deposited with the Council, the Council must reject the plans if it is not satisfied:

- That there will be adequate means of access for the Fire Brigade
- That the building or extension will not make means of access for the Fire Brigade to any neighbouring building inadequate
- If the building could be used for commercial or industrial purposes, that there is provision for installation of fire hydrants or other provision for an adequate supply of water for fire fighting purposes

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice (8 weeks in the case of any advertisement) using a form which you can get from the Secretary of State at **Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, (Tel: 0303 444 5000)** or online at <https://www.gov.uk/planning-inspectorate>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have it granted without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Planning Inspectorate does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In the circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on reference of the application to them. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

The Highways Act 1980 (Sections 131, 133 and 171)

Prior to commencing work on any development which entails interference with an adopted Highway a developer/contractor is required to obtain the consent of the Engineering (Highways Team). Such consent will not unreasonably be withheld but will be conditional upon obtaining a "Road Opening And Reinstatement" Consent and signing an "Undertaking To Pay For Works".

The Building Act 1984 (Section 80)

Prior to commencing work on any development which entails the demolition of part, or all of a building a developer or contractor is required to obtain the consent of the Engineering Team. Consent will be conditional on the Local Authority receiving the appropriate forms. Forms can be obtained direct from the Engineering Team.