

## **Redcar and Cleveland Borough Council**

### **Planning (Development Management)**

APPLICATION NUMBER: R/2022/0186/CD  
LOCATION: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK  
PROPOSAL: DISCHARGE OF CONDITION 13 (FOUL & SURFACE WATER) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM 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

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### **APPLICATION SITE**

The application relates to the discharge of conditions relating to planning application R/2020/0357/OOM

The planning permission sought consent 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 13

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.

The application has been supported by a suite of plans as detailed within the Covering Letter dated 25/02/22

**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 no connections to the public sewerage network are proposed in the application documents and therefore condition 13 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)**

*The LLFA would offer no objection to the discharge of condition 13. The submitted information accords with Policy SD7 of the local plan. The development shall be carried out in strict accordance with the information that forms this application*

## **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 13 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 13 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