

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2022/0231/FF
LOCATION: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD GRANGETOWN
PROPOSAL: PROPOSED EXTENSION TO SURFACE WATER MANAGEMENT INFRASTRUCTURE

APPLICATION SITE AND DESCRIPTION

Permission is sought for the extension to surface water management infrastructure on land at South Tees Development Corporation East of Smiths Dock Road and west of Tees Dock Road Grangetown

The application relates to land at the South Bank site on the wider Teesworks site. The development seeks permission for an area of land to tie into the consent surface water management infrastructure that has been considered through the discharge of condition application R/2021/1096/CD and R/2022/0186/CD.

The application has been accompanied by detailed plans and a supporting covering letter.

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

PLANNING HISTORY

None relevant to the application site and the proposed development

RESULTS OF CONSULTATION AND PUBLICITY

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

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

Redcar and Cleveland Borough Council (Local Lead Flood Authority)

The LLFA have reviewed the information submitted and would offer no objection to the extension to water management infrastructure , as previously agreed. Development shall be carried out in accordance with the submission.

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 Flood Risk

The principle of development

The application site is located within the development limits and within a predominantly industrial/commercial area. The principle of the provision of additional surface water management infrastructure at the site is acceptable and the proposal accords with the aims of policy SD3 of the Redcar and Cleveland Local Plan.

The application site is allocated under Local Plan Policy ED 6 (Promoting Economic Growth) for employment uses and suitable employment related sui generis uses, with specific policy support for proposals which positively contribute towards growth and regeneration. The application is for the provision of additional surface water management infrastructure to allow for the preparation of the site to facilitate future development at the site permitted under approval of application R/2020/0357/OOM. It is therefore considered that the proposed development would contribute towards industrial development in the short to medium term and compliance with Policy ED6.

The development proposal is wholly in accordance with South Tees SPD and it will facilitate the delivery of significant investment in the economy of the borough, which meets the vision and policy objectives of the Local Plan.

The principle of the development is acceptable and the proposal accords with the aims of policies SD3 ED6 and LS4 of the Redcar and Cleveland Local Plan and the South Tees SPD.

The impacts on the character and appearance of the area

The application site is surrounded almost entirely by existing industrial land and various commercial uses including the River Tees to the north. The proposed works involve the provision of additional drainage infrastructure that is to tie into the wider network across the South Bank site and are being considered under separate applications/discharge of condition submissions. Given that the proposed works are to provide a development site suitable for future development it is considered to have limited impacts on the character and appearance of the area.

The proposal is suitable in relation to the proportions, size, scale and the application would respect the character of the site and its surroundings. The application accords with part j of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on neighbour amenity

The application site is surrounded almost entirely by existing industrial land and various commercial uses. Given the nature of the proposed development it is considered that there are limited receptors whose amenity might be affected by the proposed development.

The impact of any future development that will come forward on the wider site will be assessed and where necessary mitigated against when those applications are received and determined.

The development would not have a significant adverse impact on the amenity of occupiers of existing buildings and the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on highways safety

The application due to its nature and location raises no issues in terms of highway safety and the application accords with part p of policy SD4 and policy TA1 of the Redcar and Cleveland Local Plan.

The impacts on Flood Risk

The application has been considered by the LLFA due to the development aiding the management of surface water across the South Bank site. It is therefore considered that subject to the development being carried out in accordance with the submitted information the proposal is compliant with policy SD7 as there is no increase to flood risk.

The development would not have a significant adverse impact on flood risk and the proposal accords with policy SD7 of the Redcar and Cleveland Local Plan.

Other matters

The application relates to the provision of surface water drainage infrastructure linked to wider industrial development across the South Bank site at Teesworks. The proposed development for the drainage infrastructure would not in itself generate large numbers of workers at the site that in turn would generate nitrates and therefore while the site is within the catchment for nitrate neutrality the development is outside of scope and no additional information is therefore required.

CONCLUSION

The application proposes the extension to surface water management infrastructure to provide a suitable development platform within the South Tees Development site.

The works are considered to be of a scale and design that area suitable for the site and its surroundings. The site is within an area allocated for employment related development in the Local Plan and it is considered the works will help facilitate future developments at the STDC site.

The application raises no issues in terms of highway safety or impacts from traffic generation as a result from the works, while the application rises on issues in terms of flooding or the management of surface water across the wider Teesworks site.

The proposed development is therefore considered to comply with policies within the NPPF and policies SD1 SD3 SD4 SD7 LS4 ED6 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. 1401-STDC-SC-00.01REVB) received by the Local Planning Authority on 10/03/22
South Bank Holme Beck – Inner Tidal Channel General Arrangement (Dwg No. TW-SIZ-XX-JBAU-SB-00-DR-C-0004) received by the Local Planning Authority on 10/03/22


South Bank Holme Beck Key Plan (Dwg No. TW-SIZ-XX-JBAU-SB-00-DR-C-0001) received by the Local Planning Authority on 10/03/22
South Bank Long Section – Sheet 4 of 4 (Dwg No. TW-SIZ-XX-JBAU-SB-00-DR-C-0104) received by the Local Planning Authority on 10/03/22

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

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.

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