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**Date:** 10 March 2022

**Our ref:** 63262/01/AGR/20820190v1

**Your ref:** PP-11091145

Dear David

## **Submission of Full Planning Application: Proposed LV Substation, Dorman Point, Teesworks**

On behalf of our client, Teesworks, we are pleased to submit an application seeking full planning permission for a low voltage electricity substation at Dorman Point, Teesworks, Redcar. The description of development is as follows:

*“Erection of a LV substation and associated hardstanding.”*

The site lies within the Grangetown Prairie site for which planning permission (Ref R/2020/0318/FFM) was granted in 2020 for engineering operations associated with ground remediation to provide a development platform for the future redevelopment of the site.

### **Application Background**

Teesworks (formerly South Tees Development Corporation) was created in 2017 with the objective of delivering area-wide, transformational economic regeneration within its constitutional area, to augment the wider economic growth plans of the Tees Valley. Representing the largest single regeneration opportunity in the UK, Teesworks regeneration programme will be pivotal in transforming the Teesworks area into a national asset for new industry and enterprise, making a substantial contribution to the economic growth and prosperity of the region.

As part of this transformation, it is essential to ensure that the necessary utilities are in place. This application forms an essential part of the plan to upgrade the electricity infrastructure across the area.

### **Planning Considerations**

The Redcar and Cleveland Local Plan was adopted in 2018, along with the South Tees Area SPD which supports the economic and physical regeneration of the South Tees area and provides guidance on the interpretation of the local planning policy documents. The SPD was informed, and is supported, by a Masterplan which was originally prepared by STDC in 2017.

The Masterplan was last updated in November 2019 and sets out the vision for transforming the STDC area into a world-class example of modern, large-scale industrial business park providing a flexible development framework where land plots can be established in a variety of sizes to meet different occupier needs in the most efficient manner possible.

Policy LS4 of the Local Plan sets out the overall spatial strategy of the South Tees area. The proposals, whilst relating to essential infrastructure, will facilitate the aims of the spatial strategy as set out in Policy LS4 and would contribute towards the area meeting its economic, connectivity and environment aims. Specifically, part (k) of the policy states the need to *enhance the quality and range of services and facilities that serves the needs of those working as part of the South Tees Development Corporation* (now Teesworks). The LV substation will serve a range of needs on the surrounding application site to enable future economic growth and development.

## **The Proposed Development**

The proposed new LV substation will be composed of a Transformer with LV cab & RN2D as well as an IT/Comms data centre annex. These two functions will be divided by an internal partition with separate access externally. The structure will comprise of a Brick Effect GRP Unit and can be seen in more detail in the submitted drawings (ref. SO-18314). The substation will be positioned on top of a level concrete slab base.

The substation is proposed to serve the site's LV network, street lighting, office supplies, foul pumping stations, and training centre.

## **Summary**

The proposed development forms part of essential infrastructure for the electricity network at Teesworks. Based upon the above, it is concluded that the development accords with the relevant policies of the Redcar and Cleveland Local Plan and should be approved on this basis.

## **Application Submission**

To accompany this application, we submit the following documents:

- Completed application forms
- Site Location Plan (ref. TSWK-STDC-DMP-ZZ-DR-CU-0016)
- Existing Site Plan (ref. TSWK-STDC-DMP-ZZ-DR-CU-0016A)
- General Arrangement of Transformer with LV cab & RN2D (ref. BE8575 Rev 0)
- General Arrangement Plan (ref. MPC222924-16218-C-001 Rev P6)
- GRP Heavy Duty Kiosks General Arrangement (ref. SO-18314 Rev 3 Sheet 1 of 2)
- GRP Heavy Duty Kiosks General Arrangement (ref. SO-18314 Rev 3 Sheet 2 of 2)
- Cross Sections (ref. TSWK-STDC-DMP-ZZ-DR-CU-0017)

The requisite application fee (£234) has been paid via the planning portal (ref. PP-11091145).



We trust that you have all the necessary information to validate and determine this application. However, should you require any additional information or have any queries, please do not hesitate to contact me or my colleague Aimee Litchfield.



**Justine Matchett**  
Planning Director