

Mr David Pedlow  
Planning Services  
Redcar and Cleveland Borough Council  
Redcar and Cleveland House  
Kirkleatham Street  
Redcar  
TS10 1RT

**Date:** 7 April 2022  
**Our ref:** NLP/JMA/20921918v1  
**Your ref:** PP-11180988

Dear David

## **Land at South Tees Development Corporation East of Smiths Dock Road and West of Tees Dock Road South Bank (R/2020/0357/OOM)**

We are pleased to submit, on behalf of our client, South Tees Development Corporation, "Teesworks", an application seeking to discharge details reserved by Conditions 21 and 25 attached to permission R/2020/0357/OOM.

Outline planning permission was granted on 3 December 2020 for the following development:

*"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 and 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."*

### **Condition 21**

This application seeks to discharge Condition no. 21 attached to this permission. Condition no. 21 states:

*"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. "*

In March 2022 Clarkebond (UK) Limited was commissioned on behalf of SeAH Wind Ltd, to undertake a Piling Risk Assessment for a circa 36ha plot of land on the Teesworks site, in order to meet the requirements of the above planning condition.

The site is intended for development as a wind turbine monopile manufacturing facility with associated ancillary buildings. Due to the nature of the development, it is envisaged that foundation loads will be significant. Given the prevailing ground conditions, which comprise made ground associated with the former

industrial land use and alluvial/estuarine soils overlying rock at depth, it is proposed that the main structure be founded upon piles.

The following document is submitted to allow for the matter to be considered:

- L05858-CLK-XX-XX-RP-GT-0002 Piling Risk Assessment

The Piling Risk Assessment concludes that the current very low risk to controlled waters posed by the site will not be altered by the process of piling. No remedial actions, or further mitigation measures, are considered necessary.

### **Condition 25**

This application seeks to discharge Condition no. 25 attached to this permission. Condition no. 25 states:

*“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 ”*

In March 2022 Clarkebond (UK) Limited was commissioned on behalf of SeAH Wind Ltd, to undertake a Grounds Gas Risk Assessment for the site of the proposed SeAH wind turbine monopile manufacturing facility.

The following document is submitted to allow for the matter to be considered:

- L05858-CLK-XX-XX-RP-GT-0003TN Ground Gas Technical Note

The Clarkebond note concludes that the site presents a very low ground gas risk to the proposed development. The following key observations are drawn:

- i The host geology is not conducive to gas generation nor to gas migration. The high groundwater level within the natural soils is noted and will further inhibit ground gas movement.
- ii The adjacent landfill is in reality a land raise. Gas monitoring around the landfill has not indicated it to be a source of significant ground gas
- iii Monitoring using best practice, including continuous ground gas monitoring by a monitoring specialist has been undertaken, with again no significant ground gas being identified.
- iv The proposed development comprises a large manufacturing facility with large open internal spaces. Processes within the facility such as spraying and application of protective coatings will require active air extraction and the building will be subject to managed ventilation.
- v The proposed development floor construction will comprise a cast in-situ concrete floor with a minimum thickness of 0.5m. Penetrations through the slab will be minimal, with services typically entering via plant rooms. The slab will be reinforced to minimise cracking.

Given the above factors Clarkebond consider that the site should be classified as presenting CS1 ground gas conditions and that therefore no remedial actions are required with respect to ground gases.

The application forms have been submitted online and the application fee of £116 has been paid directly via the Planning Portal (Ref PP-11180988).



## **Conclusion**

We trust that you have sufficient information to validate and progress the application towards determination at the earliest opportunity, and we will contact you shortly to discuss progress.

In the meantime, should you have any queries, or wish to discuss any of the above, please do not hesitate to contact me.

Yours sincerely



**Justine Matchett**  
Planning Director