

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2022/0342/CD
LOCATION: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK
PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 21 (PILING RISK ASSESSMENT) AND 25 (GAS RISK ASSESSMENT) PHASE 3 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

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 conditions 21 and 25

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.

**Piling Risk Assessment (Doc Ref L05858-CLK-XX-XX-RP-GT-0002 April 2022)
Geo-environmental Assessment of the GE Plot, South Bank, Teesworks (Doc Ref 10035117-AUK-XX-XX-RP-ZZ-0395-03-GE Plot Rev 03)**

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.

**Ground Gas Risk Assessment (Doc Ref L05858-CLK-XX-XX-RP-GT-0003TN April 2022)
Geo-environmental Assessment of the GE Plot, South Bank, Teesworks (Doc Ref 10035117-AUK-XX-XX-RP-ZZ-0395-03-GE Plot Rev 03)**

CONSULTATION RESPONSES

Environment Agency

Condition 25 (Gas Risk Assessment) is definitely not a condition the EA requested in our response dated 29.10.2020 (Ref: NA/2020/115072/01-L01).

Condition 21 (Piling Risk Assessment) Again this is not a condition we requested.

Redcar and Cleveland Borough Council (Environmental Protection)

With reference to the above planning application, I would confirm that I have assessed the following environmental impacts which are relevant to the development and would comment as follows:

I note that a piling risk assessment has been submitted in support of discharge of partial discharge of condition 21 of outline planning permission R/2020/0357/OOM. Please note that this discharge condition solely relates to the red line boundary set out in proportion to the SEAH site for R/2022/0343/ESM (figure 1 below), and not as shown on Clarkebond drawing (figure 2 below).

Figure 3 below shows a black line boundary pertaining to the area that can be discharged, but does not include the southern portion showing part of the South Bank coke works.

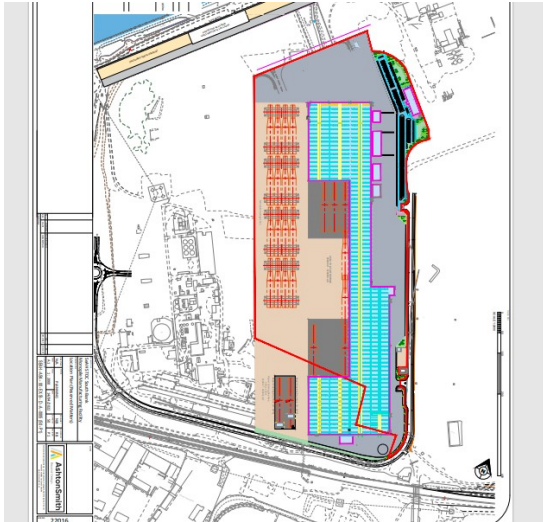


Figure 1



Figure 2

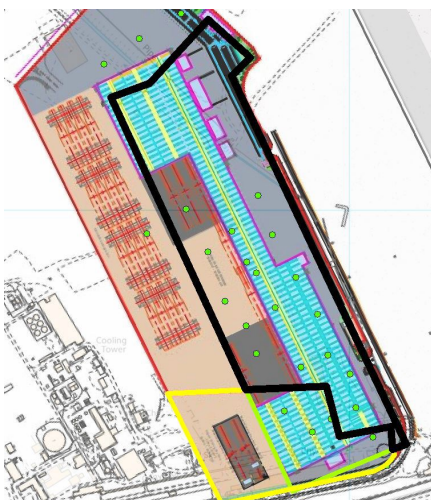


Figure 3

I note that a Ground Gas Risk Assessment Technical note in support of partial discharge of condition 25 has been submitted.

Chapter H Ground conditions and remediation for R/2020/0357/OOM Section H4.4 states:

It is important to note that four specific land parcels are enveloped by, but excluded from, the proposed development area which may be nonetheless potentially significant off-site sources of contamination. These areas are listed and shown in Figure 1 below

- 1 Former SSI High Tip - Iron and steel by-products landfill;
- 2 Highfield Environmental Facilities – Hazardous and non-hazardous waste landfill;
- 3 Hanson Concrete and Tarmac Teesside leasehold areas; and
- 4 South Bank Coke Ovens (SBCO)



Figure 1

However, the Clarkebond Ground Gas Risk Assessment Technical note includes the coke ovens shown the proposed masterplan in Figure 2

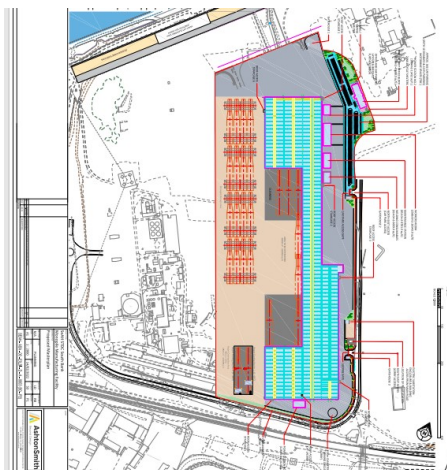


Figure 2

Figure 3 shows the area in relation to the area covered by the outline permission (R/2020/0357/OOM) (black line boundary) and it is only this area that can be discharged at this time.



Figure 3

The Ground Gas Risk Assessment Technical note is acceptable to partially discharge condition 25 however, this is only currently applicable to the area enclosed by the black boundary line as denoted in Figure 3.

PLANNING CONSIDERATIONS

In granting the original outline permission, a condition was attached to the approval relating to the phasing of the development. The condition relating to phasing was condition 4, which has been submitted for initial discharge based on the information currently held by the developer.

The information that has been submitted in support of this application relates to the Piling Risk Assessment and Gas Risk Assessment pursuant to the proposed SeAH development (Phase 3 of the outline approval R/2020/0357/OOM).

The submitted information has been considered by the Council's environmental protection team.

With regard to Condition 21 (Piling Risk Assessment) no objection has been raised to the submitted information from the EHO. They have advised that the discharge relates only to the area outlined in Figure 3 of their consultation response within the black line boundary. The application is therefore not considered to include the southern portion showing part of the South Bank coke works.

With regard to condition 25 (Gas Risk Assessment) no objection has been raised to the submitted information from the EHO. They have advised that the discharge relates only to the area outlined in Figure 3 of their consultation response within the black line boundary. The application is therefore not considered to include the southern portion showing part of the South Bank coke works.

Based on the information provided in so far as it relates to Phase 3 of the outline application (Reserved Matters for first end user SeAH Monopile Manufacturing Facility), it is considered that conditions 21 and 25 can be partially discharged

RECOMMENDATION

Taking into account the content of the report the recommendation is to **partially** discharge conditions 21 and 25 of application R/2020/0357/OOM in so far as it relates to Phase 3 of the outline application (Reserved Matters for first end user SeAH Monopile Manufacturing Facility).

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	30 June 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
<i>Claire Griffiths</i>	01/07/2022