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SeAH Monopile Facility EIA Compliance Statement

South Tees Development Corporation

April 2022

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1.0 Introduction

The Purpose of the Statement

- 1.1 This Statement has been prepared by Lichfields on behalf of South Tees Development Corporation ('the applicant').
- 1.2 Its purpose is to assist Redcar and Cleveland Borough Council ('RCBC') in its consideration of the accompanying reserved matters submission pursuant to Outline Planning Permission reference R/2020/0357/OOM (As Amended) and the approved Phasing Plan. In accordance with the terms of condition 4, it is anticipated that the phasing plan will be updated from time to time, the most recent version (Version 2) of the phasing plan was submitted in July 2021 and approved in writing by RCBC on 11 August 2021 under application Reference R/2021/0269/CD.
- 1.3 The application proposal has been developed, on the basis of detailed discussions with the intended occupier SeAH Wind Ltd ("SeAH"), to provide an offshore wind turbine monopile manufacturing plant to serve the next generation of offshore windfarms.
- 1.4 The scheme consists of a new Monopile Manufacturing Facility together with onsite headquarters offices, additional ancillary buildings, ground level staff and visitor carpark, associated service yards and roads and supporting ancillary storage areas.

The Accompanying Reserved Matters Application

- 1.5 The application submitted is as follows:
- "Application for the approval of reserved matters, namely appearance, landscaping, layout and scale in respect of a class B2 manufacturing unit with ancillary offices, parking, servicing, and landscaping (pursuant to R/2020/0357/OOM)."*
- 1.6 This reserved matters application for details of appearance, layout, scale and landscaping has been submitted via the Planning Portal (reference PP-11164380). The application submission comprises the following:
- Completed Planning Application Forms;
 - EIA Compliance Statement, prepared by Lichfields (this document);
 - Application Drawings and Design and Access Statement prepared by Ashton Smith.

2.0 Site Context

- 2.1 On 3 December 2020 outline planning application was granted at South Bank for the 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 (R/2020/0357/OOM).
- 2.2 Condition 4 of Planning Permission Reference R/2020/0357/OOM states:
- “No development shall commence until a phasing plan for the application site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing with the Local Planning Authority. The applicant reserves the right to amend the phasing plan.”*
- 2.3 The Phasing Plan (Version 1) was first approved on 19 May 2021; with Version 2 being approved in August 2021. Phase 3 of the approved Phasing Plan is listed as “*submission of reserved matters details for first end-user –details of appearance, landscaping, layout and scale of buildings and associated hard landscaping*”. This application relates to Phase 3 and SeAH will be the first end user.
- 2.4 The outline application site comprised 174ha of brownfield industrial land largely free of active uses and built development. The site had previously been occupied by iron and steel industries and it had also been used for the storage of materials and freight rail infrastructure.
- 2.5 The outline application site is located approximately 2.5 miles north east of Middlesbrough town centre and 3 miles south west of Redcar town centre. It is situated immediately south east of the River Tees and it has a river frontage. It is located within the STDC area and it lies between land operated by PD Ports for its industry and commerce park. British Steel’s site is located to the south east of the development site, with the Lackenby and Grangetown Prairie sites located to the south.
- 2.6 The site is immediately bounded to the:
- North West by the River Tees;
 - North East by the Lackenby Channel drainage cut and gas pipelines, forming part of the Sembcorp utilities corridor;
 - South East by the Darlington to Saltburn Network Rail line and the infrastructure corridor associated with the wider area (further information on the infrastructure corridor is provided below); and
 - South West by an existing line of raised vegetation and then by Smiths Dock Road.
- 2.7 The SeAH development site comprises 36.42 hectares in total, of which the majority (30.59 ha) lies within the area covered by the 2020 outline consent. The extent of the SeAH site is outlined in red on Figure 2.1 below.
- 2.8 A small area of land (5.83 hectares diagonally hatched red on Figure 2.1) required by SeAH lies outside of the area consented under R/2020/0357/OOM. A standalone detailed

3.0 **Compliance with the Outline Consent**

Parameters of the Outline Planning Permission R/2020/0357/OOM

- 3.1 This reserved matters submission relates to works within the third phase of development pursuant to Outline Planning Permission Reference R/2020/0357/OOM and the Lichfields Phasing Plan (Version 2) approved under application Reference R/2021/0269/CD, comprising an offshore wind turbine monopile manufacturing plant for SeAH.
- 3.2 The SeAH facility comprises a total gross internal area of 103,429 square metres (104,966 square metres GEA) and will be the first new occupier to be accommodated within the wider outline application site. Separate reserved matters submission for the remaining buildings will be brought forward in accordance with market demand.
- 3.3 Condition 1 of R/2020/0357/OOM requires the submission of the following reserved matters details:
- Appearance;
 - Landscaping;
 - Layout; and
 - Scale
- 3.4 Each of the Reserved Matters is considered in detail below.

Appearance

- 3.5 In developing the proposals for the building design consideration has been given to the need to achieve a high-quality development. The building form is driven by the size and scale required by the monopile manufacturer.
- 3.6 The proposed footprint of the manufacturing facility is rectangular, measuring 810m long x 207m wide. A composite cladding is proposed in shades of Anthracite, White, Goosewing Grey and Merlin Grey with feature doorways in SeAH corporate orange to deliver a truly impressive facility.
- 3.7 The elevational treatment of the office building has been sensitively created to offer a visually interesting and vibrant scheme, using modern materials, profiles, banding and colours. The entrance is partially covered by feature entrance façade treatment to offer protection from the elements, combined with an array of full height curtain walling and feature brise soleil, to provide a high-quality finish and look for visitors arriving to the site.
- 3.8 The reserved matters submission for the SeAH site is considered to achieve the intentions of the Local Planning Authority to see a high-quality development.

Landscaping

- 3.9 The landscape has been designed to create a vibrant infrastructure for the development by incorporating trees, hedgerows, and shrub planting including native species of local

provenance to respond to the location of the site and strengthen the ecological value of the proposals.

- 3.10 The intent is to undertake some localised tree planting as part of the landscape proposals, which will include planting semi mature and standard trees in varying species to enhance diversity of species on site and add to the visual amenity.
- 3.11 The landscape proposals will aim to achieve a number of design principles that include providing and maintaining a strong green framework around the site perimeter as a cohesive element that integrates with the proposed development within its setting, providing a quality and attractive environment for site users and the wider locality, and incorporating proposals that will benefit biodiversity in the long-term.
- 3.12 Ecology and biodiversity will also be considered by including in the planting palette a variety of native stock in the form of scrub mix shrubs, trees and wildlife beneficial species.

Layout

- 3.13 The level of car and operational van parking is reflective of the use requirements of the building as well as the recommendations set by RCBC. Provision is made for 545 car parking spaces including 10 accessible spaces, 10 spaces designated as electric vehicle charge parking bays plus 20 cycle spaces and 5 powered two-wheeler spaces.
- 3.14 The movement of car traffic is carefully configured to avoid critical crossover and interfaces with commercial vehicles. Separate access points for cars and commercial vehicles are provided.
- 3.15 The main yard area for the delivery and despatch of goods is predominantly located to the North of the unit and storage areas along the Western side.
- 3.16 The office main entrance is designed to afford direct access from the staff and visitor carpark, with level approach, and generous circulation spaces.

Scale

- 3.17 The maximum amount of floorspace permitted by the outline consent is 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.
- 3.18 The buildings proposed to accommodate SeAH have been designed in direct response to the end user's requirements. The proposal is for a total GIA of 103,429 square metres, significantly below the maximum permissible under the extant outline consent.
- 3.19 The approved parameters plan established minimum finished floor levels of 5.79 metres AOD. The reserved matters submission builds upon the design intention set out in the outline application and takes account of issues including flood risk, surrounding ground levels and the need to secure a specific gradient between the SeAH facility and the adjacent quay to facilitate onshore movement of the completed monopiles. To achieve the necessary gradient it is proposed to set the finished floor level at 10 metres -AOD which is in accordance with the minimum finished floor level parameter.

- 3.20 The approved parameters plan requires that buildings on the site shall not exceed a maximum building height of 40.21 metres AOD, and a maximum development height of 46 metres. The reserved matters submission proposes a building of 39.712 metres at its highest point. Taking into account the FFL of 10 metres AOD, this results in a maximum building height of 49.712 metres AOD which is above the height parameter approved through the outline application.
- 3.21 To address this discrepancy a separate planning application is being submitted to RCBC to vary the height parameters. This application proposes to increase the maximum building height to 50 metres AOD and the maximum development height to 50 metres AOD. The s73 application is accompanied by a Supplementary Environmental Statement.
- 3.22 In these respects, the reserved matters submission will be in complete accordance with the updated parameters of the outline permission.

4.0 **EIA Screening of Reserved Matters Submission**

- 4.1 We have given consideration to the relevance of this application to the Town & Country Planning (Environmental Impact Regulations) 2017 as amended by the Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018 ('the 2017 EIA Regulations (as amended)'). The application comprises a subsequent application for a scheme identified as falling within Paragraph 10 of Schedule 2 of the 2017 EIA Regulations (as amended) which relates to infrastructure projects on a site exceeding 5 hectares.
- 4.2 Application R/2020/0357/OOM was accompanied by the South Industrial Zone ES (July 2020) and the South Industrial Zone Supplementary Environmental Statement (September 2020) which were based on a parameter plan and details approved as part of the planning permission.
- 4.3 A Reserved Matters submission and submission to discharge planning conditions can be considered a subsequent application and, for robustness, we have reviewed whether the submission of the accompanying details would give rise to any new issues that were not raised at the time of the original application that could give rise to a need to consider whether supplementary environmental information would be required.
- 4.4 To the extent to which it is relevant to the process of EIA, the ES (July 2020) and SES (September 2020) include a summary of planning policy relevant to establish the context within which the proposed development has been brought forward. Since these documents were completed, there have been no changes to the approved local policy context. There have been no national policy changes that are material to the consideration of the environmental effects of the development and hence no planning policy update is required.
- 4.5 Regulation 9 makes it clear that where environmental information already before a determining authority is adequate to assess the environmental effects of the development, they shall take that information into consideration in any decision for subsequent consent; and where it is not adequate to assess the significant environmental effects of a development then this should be requested.
- 4.6 Against this context, we note that the details provided as part of the Reserved Matters submission are fully in accordance with the principles established by the approved parameter plans except on respect of the maximum development height parameter (which is being amended accordingly) and other details. There have been no material changes in circumstance which would affect the findings of the South Industrial Zone ES (July 2020) or SES (September 2020). We therefore consider that RCBC is able to rely on the findings of the previous ES and SES.
- 4.7 Notwithstanding this, and as the submission comprises a 'subsequent application', we note that regulation 9 of the 2017 Regulations requires the Council to review whether the current submission gives rise to a need for supplementary environmental information. Once this process has been undertaken, and in the context of the information provided with this application, we would appreciate formal written confirmation that the Council agrees with

our view that an EIA is not required to assist in its consideration of the Reserved Matters submission.

5.0 **Conclusions**

- 5.1 The Reserved Matters submission will fully align with the outline approval and provides sufficient information to be determined by RCBC.
- 5.2 The layout, appearance, scale and landscaping of the proposed monopile manufacturing facility are appropriate in the context of the wider South Bank site and the future proposed phase of the development.

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