

# Redcar and Cleveland Borough Council

## Planning (Development Management)

APPLICATION NUMBER: R/2022/0343/ESM  
LOCATION: LAND AT SOUTH BANK OFF TEES DOCK  
ROAD SOUTH BANK  
PROPOSAL: 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 FOLLOWING APPROVAL OF  
OUTLINE PLANNING PERMISSION  
R/2020/0357/OOM

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### APPLICATION SITE AND DESCRIPTION

Permission is sought for reserved matters approval for 74,110sqm floor space following approval of outline planning permission R/2020/0357/OOM. The proposed development is for a monopile manufacturing facility for the applicant SeAH.

The proposed development site forms part of the wider South Bank outline approval site which is 174ha of brownfield industrial land. The site had previously been occupied by iron and steel industries. The proposed development site comprises 36.42 hectares in total, of which the majority (30.59 hectares) lies within the area covered by the 2020 outline consent. A small area of land (5.83 hectares) required by SeAH lies outside of the area consented under R/2020/0357/OOM. A standalone detailed planning application (R/2022/0355/FFM) is therefore being considered in parallel with the reserved matters submission to cover the development proposed in this area.

The application has been accompanied by a suite of proposed plans including elevations, floor plans and landscaping details. The application has also been supported by an EIA compliance Statement.

### 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  
SD5 Renewable and Low Carbon Energy  
SD7 Flood and Water Management  
LS4 South Tees Spatial Strategy  
ED6 Promoting Economic Growth  
N2 Green Infrastructure  
N4 Biodiversity and Geological Conservation  
TA1 Transport and New Development

## **OTHER POLICY DOCUMENTS**

South Tees Area Supplementary Planning Document May 2018

South Tees Development Corporation Masterplan 2018

## **PLANNING HISTORY**

R/2020/0357/OOM 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 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  
Approved 03/12/2020

R/2021/0465/FFM Erection of 3,396sqm of b2/b8 floorspace including waste storage area, installation of sprinkler tank and associated plant, creation of hardstanding and landscaping works Approved 10/09/21

R/2021/0473/ESM Reserved matters application for 76,200 sqm floor space following approval of outline planning permission R/2020/0357/OOM  
Approved 10/09/21

R/2022/0355/FFM Erection of industrial facility (Use Class B2/B8), associated structures, hardstanding and landscaping works Approved 16/06/22

R/2022/0475/NM Non-material amendment of condition 3 of planning permission R/2020/0357/OOM to substitute approved parameter plan and increase maximum development height from 46m to 50m and reduce maximum floorspace from 418,000sqm to 397,623sqm Approved 14/06/22

## **RESULTS OF CONSULTATION AND PUBLICITY**

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

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

### **Northumbrian Water**

*I refer you to our previous response to the application (R/2021/1096/CD), dated 20th January 2022, and can confirm that at this stage we have no additional comments to make.*

### **National Highways**

*No objection*

### **Network Rail**

*No objection in principle*

### **Natural England**

*Water quality/nutrient neutrality advice*

*This proposal potentially affects European Sites vulnerable to nutrient impacts. Please refer to Natural England's overarching advice dated 16th March 2022 and sent to all relevant Local Planning Authorities.*

*When consulting Natural England on proposals with the potential to affect water quality resulting in nutrient impacts on European Sites please ensure that a Habitats Regulations Assessment is included which has been informed by the Nutrient Neutrality Methodology (provided within our overarching advice letter). Without this information Natural England will not be in a position to comment on the significance of the impacts. For large scale developments, Natural England may provide advice on a cost recovery basis through our [Discretionary advice service](#).*

*All queries in relation to the application of this methodology to specific applications or development of strategic solutions will be treated as pre-application advice and therefore subject to chargeable services.*

*Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.*

### **Environment Agency**

*NO OBJECTIONS to the above application as submitted. However, the comments and conditions set out in our letter dated 29 October 2022 (reference NA/2020/115072/01-L01) relating to the original outline application are still applicable and apply to this reserved matters application.*

*Particular attention should be given to condition 8 of planning application R/2020/0357/OOM. This condition relates to provision of an Environment and Biodiversity Strategy*

## **HSE**

*Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.*

## **Cleveland Police ALO**

*I recommend applicant contact me for any advice, guidance I can offer in relation to designing out opportunities for crime and disorder to occur. This includes advising on Police preferred standards of Boundary Treatments, Appropriate Lighting, CCTV, Alarms, Physical Standards of Doors, Windows, Roller Shutters, Cycle Parking to name some.*

## **Redcar and Cleveland Borough Council (Local Lead Flood Authority)**

*No further comments, previous comments still apply (R/2020/0357/OOM)*

## **Redcar and Cleveland Borough Council (Business Growth)**

*We are fully supportive of these proposals put forward by SeAH Wind. This project will create over 1,500 jobs at the construction stage, and 750 skilled and semi-skilled permanent jobs once operational. There will also be many jobs created and safeguarded in the supply chain creating additional economic benefit for Redcar and Cleveland and the wider Tees Valley. This is key at a time where the area is still recovering from the loss of highly paid, skilled jobs at SSI .*

*The building of the world's largest monopiles manufacturing facility will see the investment in excess of £200m by an overseas company sending out a strong message that Redcar and Cleveland is a beacon for investment and will encourage further investment in the near future. It will also provide valuable business rates income that will contribute towards the delivery of local services.*

## **Redcar and Cleveland Borough Council (Natural Heritage Manager)**

*No objection*

## **Redcar and Cleveland Borough Council (PROW Officer)**

*No objection*

## **CONSIDERATION OF PLANNING ISSUES**

The main considerations in the assessment of the application are;

- Site context history and EIA compliance
- 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 drainage
- The impacts on contamination and nuisance
- The impacts on ecology

### **Site Context, History and EIA Compliance**

The applicant in support of the application has prepared an EIA Compliance Statement.

Within the statement there is a summary of the relevant planning history of the site and the context of the current application in relation to that planning history. The submitted statement sets out the following;

*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).*

*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.”*

The Phasing Plan was approved on 19 May 2021 with subsequent version 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.

*The SeAH development site comprises 36.42 hectares in total, of which the majority (30.59 hectares) lies within the area covered by the 2020 outline consent.*

*A small area of land (5.83 hectares) required by SeAH lies outside of the area consented under R/2020/0357/OOM. A standalone detailed planning application is therefore being submitted in parallel with the reserved matters submission to cover the development proposed in this area.*

The outline approval required the submission of the following Reserved Matters; Appearance, Landscaping, Layout and Scale, all of which are being sought through the current application. In establishing a design to address these Reserved Matters, the applicant was also required to adhere to the parameters plan that formed part of the outline approval. The parameters plan established minimum finished floor levels, maximum building heights and maximum development heights. It is noted that changes have been approved to the Parameters Plan through a recent application. The changes to the parameters plan permit a maximum development height of 50.0m, which the proposed development is considered to sit within.

The proposed development has therefore been designed to accord with these limits and therefore the development is considered to comply with the parameters established through the outline approval as revised by the recent amendment to those approved through the original outline.

As stated above the details provided within the application are fully in accordance with the principles established by the approved parameters plans and other details within the outline application. It is therefore considered that there have been no material changes in circumstance which would affect the conclusions of the South Industrial Zone ES (July 2020) or SES (September 2020) which were used in the assessment of the outline application. The Local Planning Authority therefore considers it appropriate that in assessing the Reserved Matters application, it is appropriate to rely on the findings of the previous ES and SES and not require any update to these original documents from the applicant.

### **The principle of development**

The site application site is located within the development limits identified within the Redcar and Cleveland Local Plan Policies Map. The development of the site for B2 and B8 uses was considered to comply with Policy SD3 of the Local Plan when considered through the outline application.

Policy LS4 of the Redcar and Cleveland Local Plan supports the delivery of significant economic growth and job opportunities in this area and its regeneration through implementing the South Tees Area SPD. The current application is for the first Reserved Matters developer following the outline approval and the proposed operations are considered to meet the aims of Policy LS4.

Policy ED6 allocates the land for specialist uses and states that proposals falling within Use Classes B1, B2, B8 and suitable employment related sui-generis uses will be supported. The proposed development is, therefore, supported by the Local Plan and there are no objections to the principle of development.

It is therefore considered that taking the above into consideration and the granting of outline planning permission on the site that the principle of the

proposed development on this site is on that has been previously established as one that is acceptable.

The proposed development is therefore considered to comply with national policy set out in the NPPF and policy SD3 LS4 and ED6 of the Redcar and Cleveland Local Plan.

### **The impacts on the character and appearance of the area**

The application site, as detailed earlier in the report, is situated within the wider Teesworks site. The location of the site and the prevailing built form is industrial with a number of buildings and structures of significant scale in the surrounding area, with on-going works relating to demolition and remediation to establish suitable build platforms across the wider Teesworks site also currently taking place.

The outline application was supported by a Landscape and Visual Impact Assessment that was based on the assumptions set out in the parameters plan, including floor area and maximum height of buildings. It is noted that changes have been approved to the Parameters Plan through a recent application. The changes to the parameters plan permit a maximum development height of 50.0m, which the proposed development is considered to sit within.

It was considered that the development of the wider site had the potential to have adverse impacts from selected viewpoints, however when these views were balanced against the fact they were long range which also took in the wider Teesside industrial landscape and the generation of jobs from the resulting development, the impacts were ones that on balance were considered to be acceptable. The proposed development is being built within the parameters of the outline application and is only currently a proportion of the overall consented floor space, therefore the change to the appearance of the site and the area are ones that fall within the considerations of the LVIA

It is acknowledged that the proposed buildings are of a significant scale with the largest and main facility building having a floor area within the application site c. 74,110sqm with heights of up to c. 40m. However it is acknowledged that the current application is only seeking a proportion of the overall building/development at the site. Notwithstanding the quantum of the proposed development, given the location of the site, the industrial/commercial nature of the surrounding area and the scale of existing buildings and structures, the proposed development relating to the buildings is not considered to have an adverse impact on the character and appearance of the local area.

The application also seeks consent for a large area of hardstanding to the north, west and south of the building. While this area of hardstanding is significant, it is necessary for the operational needs of the developer. Given the location of the development areas of hardstanding of this scale are not

uncommon and is therefore not considered to have an adverse impact on the character and appearance of the area.

The outline approval does contain a condition requiring the submission of a design statement that should include use of materials, articulation of buildings and provision of suitable planting/screening in relation to view from Smiths Dock Road / Dockside Road. The information to discharge this condition will be submitted through the discharge of conditions process along with other technical matters that also are required to be discharged.

The proposed development would respect the character of the site and the surroundings and the application accords with National Policy in the NPPF and policy SD4 (b)(i)(j) and (k) of the Redcar and Cleveland Local Plan.

### **The impacts on neighbour amenity**

The application site, as detailed earlier in the report, is situated within the wider Teesworks site. There are therefore currently limited neighbouring commercial occupiers that would be impacted upon by the scale and massing of the proposed building. The proposed development is to have a maximum height of 40m which sits below the approved parameters of the outline application that considered a maximum quantum of 50m to be acceptable.

The proposed buildings include various door and window openings, however the location of these is not considered to have any impact on neighbouring buildings with regard to amenity or privacy.

Given that the development has been designed in accordance with the parameters plan in terms of finished floor levels, maximum height and significantly below the consented total floor space for the whole site the development is not considered to be one that will have adverse impact on existing or any future neighbouring buildings.

The proposed amendments raise no issues in terms of neighbour amenity. The development would not have a significant adverse impact on the amenities of occupiers of existing or proposed buildings and the application accords with part b of policy SD4 of the Local Plan.

### **The impacts on highways safety**

Matters relating to both on and off site highways were considered in the assessment of the outline application. These matters were considered by both Highways England and the Council's highways engineers neither of which raised an objection or concerns that these matters could not be suitably dealt with by way of planning conditions. As a result, conditions were attached to the outline approval including a Construction Environmental Management Plan (condition 5) and a Travel Plan (condition 15).

In considering the current application, Highways England have advised that they raised no objection to the Outline approval and have no further comment



to make on the Reserved Matters submission. No objection has been raised by the Council's development engineers to the proposed development.

The plans detail that the intention is for access to the proposed development be from the new access road to the development site provided from the Dockside Road/Smiths Dock Road roundabout at the western edge of the site. This application has been determined under application R/2021/0754/FFM. It is considered that its provision will result in the applicant, SeAH, not requiring the need to access via PD Ports private road network. As the applicant and PD Ports are aware, any future tenants of sites within Teesworks land that require access over PD Ports private road network will require PD Ports permission, however this is a matter that sits outside of planning controls.

The application taking the above into consideration is not considered to raise issues in relation to highways safety and accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

### **The impacts on drainage**

Matters relating to both foul and surface water drainage were considered in the assessment of the outline application. These matters were considered by both Northumbrian Water and by the Council as Lead Local Flood Authority, neither of which raised an objection or concerns that these matters could not be suitably addressed at the time of construction of individual developments. As a result conditions were attached to the outline approval relating to both surface water (condition 12) and foul water (condition 13). The information to discharge these conditions has been submitted through the discharge of conditions process and has been agreed with the relevant statutory consultees.

The outline application was also considered by The Environment Agency with regard to the Water Framework Directive (WFD). No objection was raised with regard to this matter, however, two conditions were requested relating to a high level WFD (condition 9) and detailed WFD (condition 10). The information to discharge these conditions will be submitted through the discharge of conditions process along with other technical matters that also are required to be discharged.

Based on the conclusions that were reached in determining the outline application and given the quantum of development proposed is below the total floor space consented across the wider site, it is considered that a technical solution to drainage matters can be designed.

The proposed development is therefore, subject to compliance with the details pursuant to the discharge of the conditions, not considered to have an adverse impact on drainage matters. The application therefore accords with Policy SD7 of the Redcar and Cleveland Local Plan.

## **The impacts on contamination and nuisance**

Matters relating to both contamination and the generation of nuisance were considered in the assessment of the outline application. These matters were considered by the Council's Environmental Protection Team who raised no objection or concerns that these matters could not be suitably at a time of construction of individual developments. As a result conditions were attached to the outline approval relating to both contamination (conditions 16, 17 and 25) and nuisance (conditions 5, 18, 22 and 24). It is acknowledged that condition 16 of the outline approval has been partially discharged a number of times to allow remediation to commence of various parts of the wider site in order to prepare suitable development platforms. In so far as condition 16 relates to this application, the remediation of the site was considered under application R/2021/0442/CD, with the application approved on 17/06/21.

The information to discharge the remaining conditions will be submitted through the discharge of conditions process along with other technical matters that also are required to be discharged. A number of these matters are currently under consideration, however the decisions have not been issued at this time.

Based on the conclusions that were reached in determining the outline application and given the quantum of development proposed is below the total floor space consented across the wider site, it is considered that a technical solution to the above matters can be designed and submitted to the Local Planning Authority to discharge the conditions.

The proposed development is therefore, subject to the discharge of the conditions, not considered to have an adverse impact with regard to contaminated land and nuisance. The application therefore accords with Policy SD7 of the Redcar and Cleveland Local Plan.

## **The impacts on ecology**

Matters relating to ecology were considered in the assessment of the outline application. Given the location of the application site and its proximity to designated sites including Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site and Teesmouth and Cleveland Coast Site of Special Scientific Interest (SSSI), the application included detailed ecological assessment as well as a Habitats Regulations Assessment. The submitted information was assessed by Natural England, The Environment Agency and the Council's Natural Heritage Manager who raised no objection or concerns that matters relating to ecology could not be suitably mitigated against by various planning conditions.

Given the varied nature of the impacts various conditions were imposed on the outline approval. The conditions include; Construction Environmental Management Plan (Condition 5), Updated Habitats regulation Assessment (Condition 6), Fish Survey (Condition 7), Biodiversity Net Gain (Condition 8), Piling Methodology (Condition 21) Lighting Strategy (Condition 22) and Post

Construction Ecology Monitoring (Condition 23). While not all these conditions are pre-commencement conditions the information to discharge the conditions will be submitted at the relevant time through the discharge of conditions process along with other technical matters that also are required to be discharged.

The current application has been considered by Natural England and The Environment Agency, neither of which have raised an objection, subject to the submission and discharge of the conditions they recommended at the outline stage.

The application falls within the catchment for nitrate neutrality. Based on the guidance provided by Natural England, most industrial/commercial/non-residential developments can be screened out. This is because the guidance relating to nitrate neutrality is focussed on additional foul sewage that results from residential accommodation. Based on the guidance currently available relating to nitrate neutrality it is considered that the development falls outside the scope of works requiring additional information / assessment.

Based on the conclusions that were reached in determining the outline application and given the quantum of development proposed is below the total floor space consented across the wider site, it is considered that a technical solution to the above matters can be designed and submitted to the Local Planning Authority to discharge the conditions.

The proposed development is therefore, subject to the discharge of the conditions, not considered to have an adverse impact with regard to ecology. The application therefore accords with Policies SD4 (c) (e) (o) and N4 of the Redcar and Cleveland Local Plan.

### **Other matters**

No objection has been made by from the HSE, with a condition continuing to be on the outline approval that limits development within COMAH inner consultation zones. The applicant is aware of this and is seeking to address this in consultation with the HSE.

As has been detailed throughout the report there are a number of conditions that will be both required to be discharged and thereafter complied with. The applicant is aware of these requirements and will make the relevant submissions at the appropriate time.

The applicant has agreed the proposed condition that relates to the approved plans submitted in support of the application.

### **CONCLUSION**

Taking the content of the report into consideration, the Reserved Matters application is considered to be in accordance with the outline approval and the established parameters within set out within the outline application.

The proposed layout, appearance, scale and landscaping of the monopile plant are considered to be appropriate in the context of the wider South Bank site as well as the wider Teesworks site.

Technical matters relating to drainage, contamination/nuisance, highways and ecology have been considered by the relevant statutory consultees, none of which have raised any objection to the proposed development. There are a number of conditions relating to these technical matters that will be required to be discharged and complied with.

The proposed development is therefore considered to comply with national policy set out within the NPPF and policies SD1 (Sustainable Development) SD2 (Locational Policy) SD3 (Development Limits) SD4 (General Development Principles) SD5 (Renewable and Low Carbon Energy) SD7 (Flood and Water Management) LS4 (South Tees Spatial Strategy) ED6 (Promoting Economic Growth) N2 (Green Infrastructure) N4 (Biodiversity and Geological Conservation) HE2 (Heritage Assets) TA1 (Transport and New Development) of the Redcar and Cleveland Local Plan.

## **RECOMMENDATION**

Taking into account the content of the report the recommendation is to:

**GRANT APPROVAL OF RESERVED MATTERS** subject to the following condition:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Dwg No. SEAH-ASA-00-EX.SI-D-A-0005 (S0-P1) received by the Local Planning Authority on 14/04/22

Proposed Parameters Plan (Dwg No. SEAH-ASA-00-EX.SI-D-A-0002 (S0-P1) received by the Local Planning Authority on 11/04/22

Power Station No1 Floor Layout Plans (Dwg No. SEAH-ASA-00-P1.ZZ-D-A-0015 (S0-P1) received by the Local Planning Authority on 08/04/22

Power Station No1 Elevations and Perspective Views (Dwg No. SEAH-ASA-00-P1.ZZ-D-A-0016 (S0-P1) received by the Local Planning Authority on 08/04/22

Power Station No2 Floor Layout Plans (Dwg No. SEAH-ASA-00-P2.ZZ-D-A-0017 (S0-P1) received by the Local Planning Authority on 08/04/22

Power Station No2 Elevations and Perspective Views (Dwg No. SEAH-ASA-00-P2.ZZ-D-A-0018 (S0-P1) received by the Local Planning Authority on 08/04/22

Welding Consumables Shed Floor Layout Plan (Dwg No. SEAH-ASA-00-WC.ZZ-D-A-0023 (S0-P1) received by the Local Planning Authority on 08/04/22

Welding Consumables Shed Elevations and Perspective Views (Dwg No. SEAH-ASA-00-WC.ZZ-D-A-0024 (S0-P1) received by the Local Planning Authority on 08/04/22

Workers Room Ground Floor Plan (Dwg No. SEAH-ASA-00-WR.G3-D-A-0019 (S0-P1) received by the Local Planning Authority on 08/04/22

Workers Room First Floor Plan (Dwg No. SEAH-ASA-00-WR.F3-D-A-0020 (S0-P1) received by the Local Planning Authority on 08/04/22

Workers Room Roof Plan (Dwg No. SEAH-ASA-00-WR.R3-D-A-0021 (S0-P1) received by the Local Planning Authority on 08/04/22

Workers Room Elevations (Dwg No. SEAH-ASA-00-WR.ZZ-D-A-0022 (S0-P1) received by the Local Planning Authority on 08/04/22

Gatehouse Buildings Plans Elevations and Perspective View (Dwg No. SEAH-ASA-00-G1.ZZ-D-A-0027 (S0-P1) received by the Local Planning Authority on 08/04/22

Proposed Main Facility Building Floor Plan (Dwg No. SEAH-ASA-00-MF.GF-D-A-0007 (S0-P2) received by the Local Planning Authority on 08/04/22

Proposed Main Facility Building Elevations and Perspectives (Dwg No. SEAH-ASA-00-MF.ZZ-D-A-0008 (S0-P3) received by the Local Planning Authority on 11/04/22

Proposed Main Facility Building Sections (Dwg No. SEAH-ASA-00-MF.ZZ-D-A-0009 (S0-P2) received by the Local Planning Authority on 08/04/22

Main Office Ground Floor Plan (Dwg No. SEAH-ASA-00-MO.G0-D-A-0010 (S0-P1) received by the Local Planning Authority on 08/04/22

Main Office First Floor Plan (Dwg No. SEAH-ASA-00-MO.F0-D-A-0011 (S0-P1) received by the Local Planning Authority on 08/04/22

Main Office Second Floor Plan (Dwg No. SEAH-ASA-00-MO.S0-D-A-0012 (S0-P1) received by the Local Planning Authority on 08/04/22

Main Office Roof Plan Plant Deck (Dwg No. SEAH-ASA-00-MO.R0-D-A-0013 (S0-P1) received by the Local Planning Authority on 08/04/22

Main Office Elevations (Dwg No. SEAH-ASA-00-MO.ZZ-D-A-0014 (S0-P1) received by the Local Planning Authority on 08/04/22

Maintenance Station Floor Layout Plan (Dwg No. SEAH-ASA-00-MS.ZZ-D-A-0025 (S0-P1) received by the Local Planning Authority on 08/04/22

Maintenance Station Elevations and Perspective Views (Dwg No. SEAH-ASA-00-MS.ZZ-D-A-0026 (S0-P1) received by the Local Planning Authority on 08/04/22

Electricity Substation Building Plans and Elevations (Dwg No. SEAH-ASA-00-EX.SI-D-A-0029 (S0-P1) received by the Local Planning Authority on 14/04/22

Surface Finishes (Dwg No. SEAH-CLK-ZZ-EX.ZZ-DR-C-1900 Rev P03) received by the Local Planning Authority on 14/04/22

Proposed Landscape Plan (Dwg No. SEAH-ASA-00-EX.SI-D-A-0006 (S0-P2) received by the Local Planning Authority on 11/04/22

Proposed Site Fence and Gate Details (Dwg No. SEAH-ASA-00-EX.SI-D-A-0028 (S0-P2) received by the Local Planning Authority on 11/04/22

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.

## INFORMATIVES

Informative Note - The applicant is advised that there are a number of conditions on the Outline Approval (R/2020/0357/OOM) that are required to be discharged and complied with in the implementation of the application hereby approved.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	16 June 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	16/06/2022