

## **Redcar and Cleveland Borough Council**

### **Planning (Development Management)**

APPLICATION NUMBER: R/2022/0366/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 12 (DRAINAGE), 13 (FOUL AND SURFACE WATER) AND 32 (LEVELS) OF PLANNING PERMISSION R/2020/0357/OOM FOR 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

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### **APPLICATION SITE**

The application relates to the partial discharge of conditions relating to planning application R/2020/0357/OOM

The planning permission sought consent for 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 and was approved conditionally on 03/12/2020.

The discharge relates to the partial discharge of conditions 12, 13 and 32 in so far as it relates to Phase 3 of the outline application (Reserved Matters for first end user SeAH Monopile Manufacturing Facility).

### **CONDITION DETAILS**

The following information has been submitted for conditions 12, 13 and 32

12. Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, details shall be submitted to and approved in writing by the Local Planning Authority of the Surface Water Management and Maintenance Plan, unless otherwise agreed in writing Thereafter it shall be implemented in accordance with the approved details.

REASON: To ensure the development is supported by a suitably designed surface water disposal infrastructure scheme which is appropriately maintained and to minimise the risk flooding and contamination of the system during the construction process and in the locality minimise."

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required to ensure that excavations and groundworks do not compromise the installation of the approved surface water drainage infrastructure.

**Drainage Strategy Layout Plan (Dwg No. SEAH-CLK-ZZ-EX.ZZ-DR-C-1500 Rev P02) received by the Local Planning Authority on 19/04/22**

***Surface water and foul drainage strategy L05858-CLK-ZZ-EX.ZZ-TN-C- 0001 received by the Local Planning Authority on 19/04/22***

13. Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, a detailed scheme for the disposal of foul and surface water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required to ensure that excavations and groundworks do not compromise the installation of the approved surface water or foul drainage infrastructure.

**Drainage Strategy Layout Plan (Dwg No. SEAH-CLK-ZZ-EX.ZZ-DR-C-1500 Rev P02) received by the Local Planning Authority on 19/04/22**

***Surface water and foul drainage strategy L05858-CLK-ZZ-EX.ZZ-TN-C- 0001 received by the Local Planning Authority on 19/04/22***

32. Prior to the commencement of development or in accordance with the phasing plan agreed through the discharge of condition 4 final details shall be agreed of the finished floor levels of the development and the development completed in accordance with the approved details.

REASON: To confirm the finished floor level of the development in the light of any necessary groundworks to meet the requirement of other planning conditions and confirm the overall height of the final scheme in the context of the information provided in the Environmental Statement.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required so that the final agreed levels for the site are not compromised by the start of groundworks.

**Contours and Levels Overview (Dwg No. SEAH-CLK-ZZ-EX.ZZ-DR-C-1700 Rev P04) received by the Local Planning Authority on 19/04/22**

## **CONSULTATION RESPONSES**

### **Northumbrian Water**

*I can confirm that the drainage plans submitted are satisfactory to Northumbrian Water, as the details are in line with our pre-planning enquiry response and therefore condition 13 can be released.*

*It should be noted that the Lead Local Flood Authority, as statutory consultee on flood risk and drainage matters, should also be consulted regarding the discharge of any drainage conditions, as the requirements of the Lead Local Flood Authority may differ to those of Northumbrian Water.*

### **Redcar and Cleveland Borough Council (LLFA)**

*The LLFA would offer no objection to the partial discharge of condition 12 & 13 in relation to phase 3 works. The development for SeAH Monopile Manufacturing Facility shall be carried out in strict accordance with the submitted information. Surface water and foul water operation and maintenance manual 05858-CLK-ZZ-EX.ZZ-RP-C-0001 Drainage Strategy Layout SEAH-CLK-ZZ-EX.ZZ-DR-C-1500 Rev P02 Surface water and foul drainage strategy L05858-CLK-ZZ-EX.ZZ-TN-C- 0001*

## **PLANNING CONSIDERATIONS**

### Conditions 12 and 13

The drainage information has been reviewed by the Council as Local Lead Flood Authority and Northumbrian Water. The information submitted in so far as it relates to the proposed SeAH development is considered to be acceptable and therefore conditions 12 and 13 can be discharged.

The drainage conditions relate to a commercial/industrial development which would not attract a large number of visitors and therefore while the site is within the catchment for nutrient neutrality the development is outside of scope and no additional information is therefore required.

### Condition 32

The information submitted relates to the proposed finished floor levels of the SeAH development site. The outline permission through the parameters plan established a minimum finished floor level of 5.79 AOD. The submitted plans that seek to discharge the condition relating to finished floor levels seek a finished floor level of the main building at 10.0m AOD, with the remainder of the site ranging between 8.625m and 10.15m. The proposed levels are considered to be acceptable given the location of the site and the development proposed. It is therefore considered that condition 32 can be discharged.

## RECOMMENDATION

Taking into account the content of the report the recommendation is to **partially** discharge conditions 12, 13 and 32 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>	13 June 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
<i>Claire Griffiths</i>	14/06/2022