

Redcar and Cleveland Borough Council
 Development Management
 Redcar and Cleveland House
 Kirkleatham Street
 Redcar
 Yorkshire
 TS10 1RT



this is
Redcar & Cleveland

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

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; and
- South West by an existing line of raised vegetation and then by Smiths Dock Road.

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

McNicholas

Company Name

South Tees Development Corporation

Address

Address line 1

Teesside Airport Business Suite

Address line 2

Teesside International Airport

Address line 3

Town/City

Darlington

Country

Postcode

DL2 1NJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

Yes

No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

Yes

No

Not applicable

Name of person notified:

***** REDACTED *****

House name:

Teesside Airport Business Suite

Number:

Suffix:

Address line 1:

Teesside International Airport

Address Line 2:

Town/City:

Darlington

Postcode:

DL2 1NJ

Date notice served:

25/05/2022

Name of person notified:

***** REDACTED *****

House name:

Redcar and Cleveland House

Number:

Suffix:

Address line 1:

Kirkleatham Street

Address Line 2:

Town/City:

Redcar

Postcode:

TS10 1RT

Date notice served:

25/05/2022

Name of person notified:

***** REDACTED *****

House name:

Portland House

Number:

Suffix:

Address line 1:

Bickenhill Lane

Address Line 2:

Solihull

Town/City:

Birmingham

Postcode:

B37 7BQ

Date notice served:

25/05/2022

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

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.

Reference number

R/2020/0357/OOM

Date of decision

03/12/2020

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
- Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

To substitute the Parameter Plan approved under condition 2 to increase the Maximum Development Height (from 46m to 50 m) and reduce the Maximum Floorspace (from 418,000sqm to 397,623sqm). Full justification is provided in the covering letter.

Please state why you wish to make this amendment

When the outline application was submitted it was not known who would ultimately occupy the site. SeAH now wishes to develop a monopile manufacturing facility on the site. The amendment is required to meet the specific operational requirements of SeAH.

Are you intending to substitute amended plans or drawings?

- Yes
- No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Parameter Plan Drawing Ref SB-SD-10.03 received by the LPA on 10th July 2020

New plan/drawing numbers

Proposed Parameter Plan Drawing Ref SB-SD-10.03 Revision D

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

24/05/2022

Details of the pre-application advice received

Agreement reached on using a NMA to secure this change to the approved parameters.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Justine Matchett

Date

25/05/2022