

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2022/0515/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 CONDITION 17 (REMEDIATION STRATEGY) 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 partial discharge of a condition 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 condition 17

17 In accordance with the phasing plan agreed through the discharge of condition 4, a Remediation Design Statement for each development plot shall be submitted to and approved in writing by the Local Planning Authority. Thereafter development will be implanted in accordance with the approved details, unless otherwise agreed in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**Remediation Design Strategy (Report No. L05858-CLK-XX-XX-RP-GT-0005)
received by the Local Planning Authority on 10/06/22**

CONSULTATION RESPONSES

Redcar and Cleveland Borough Council (Environmental Protection)

I note that a Remediation Design Statement in support of partial discharge of condition 17 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) –*



Figure1

However, the Clarkebond remediation design statement includes the coke ovens shown the proposed masterplan in Figure 2

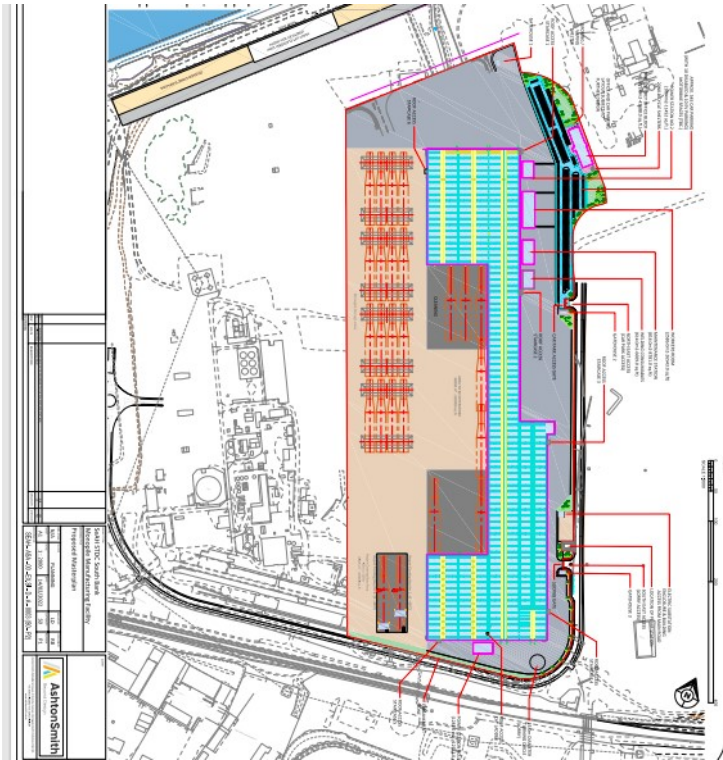


Figure 2

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

Section 6.0 of the document requires verification reporting therefore there will be a requirement for this to be submitted as part of the approved document.

The regulators LA and EA should also be informed in the event of any unexpected contamination.

The remediation design strategy is acceptable to partially discharge condition 17 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 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 provision of a Remediation Design Statement 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.

Given the current position in terms of available information supporting the application, no objection is raised to the proposed statement, however it is noted that Section 6.0 of the submitted document requires verification reporting. There will therefore be a requirement for this to be submitted as part of the approved document at a time when it is available. The applicant is to be made aware of these requirements on the decision notice.

The regulators in the form of the Local Authority and Environment Agency should also be informed in the event of any unexpected contamination that is encountered during the implementation of the approved scheme.

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 the condition can be partially discharged

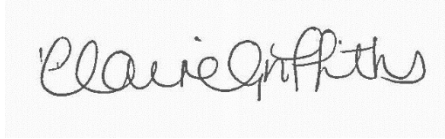
RECOMMENDATION

Taking into account the content of the report the recommendation is to **partially** discharge condition 17 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).

INFORMATIVE CONDITIONS

Informative Note: The applicant is advised that Section 6 of the Remediation Design Strategy (Report No. L05858-CLK-XX-XX-RP-GT-0005) requires reporting to be undertaken. The applicant should ensure that all requirements of this section of the report are adhered to.

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

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