

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2022/0526/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 28 (CONSTRUCTION TRAFFIC ASSESSMENT) 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 discharge of conditions relating to planning application R/2020/0357/OOM

The planning permission sought consent for outline planning permission 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 28

28 Following agreement of reserved matters for each phase of the development (in line with the phasing plan) and prior to the construction of that phase of development, a detailed construction traffic assessment and associated air quality assessment shall be submitted to and agreed in writing by the Local Planning Authority. Measures set out within the assessment shall be complied with thereafter, unless otherwise agreed in writing.

REASON: To ensure the construction activities associated with the development are appropriately managed.

Air Quality Impact Assessment (10 June 2022 – Ref 32435-RP-IE-001)

CONSULTATION RESPONSES

Redcar and Cleveland Borough Council (Environmental Protection)

I note that an Air Quality Assessment has been submitted in support of partial discharge of condition 28 of outline planning permission R/2020/0357/OOM. 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) –*

Figure 1 (see detailed response)

However, the Air Quality Assessment for the SEAH site includes the coke ovens shown the proposed masterplan in Figure 2

Figure 2 (see detailed response)

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 (see detailed response)

The Air Quality Assessment is acceptable to partially discharge condition 28 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 an Air Quality Impact Assessment relating to construction activities 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.

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 28 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>	19 July 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	19/07/2022