



TERENCE
O'ROURKE

Adrian Miller
Redcar & Cleveland Borough Council
Redcar & Cleveland House
Kirkleatham Street
Redcar & Cleveland
TS10 1RT

Our reference: 227707

24 March 2023

Dear Adrian,

R/2019/0767/OOM: Grangetown Prairie land east of John Boyle Road and west of Tees Dock Road Grangetown

We are pleased to submit on behalf of our client Viridor Tees Valley Limited an application seeking the discharge of conditions 3, 12, 14 and 16 attached to planning permission ref. R/2019/0767/OOM.

This is an outline permission granted on 24 July 2020 and allows the following development:

“Outline application for the construction of an energy recovery facility (ERF) and associated development.”

All detailed matters regarding access, appearance, landscaping, layout and scale are reserved and a separate application has also been submitted by our client to seek approval for the reserved matters, pursuant to condition 1 of the outline permission. This application has not yet been decided.

It is anticipated that the reserved matters approval will be granted in advance of approval of the condition discharges sought in this application.

Condition 3: Habitat regulations assessment and air quality assessment

Condition 3 states that:

Upon the approval of the Reserved Matters, and prior to the implementation of the approved scheme, the development shall be the subject of an updated Habitats Regulations Assessment and additional supplementary air quality assessment. The HRA and additional air quality assessment shall confirm, based

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on the approved detail of the development and its processes, the conclusions of the Environmental Impact Assessment and Air Quality Assessment that the development will not give rise to significant adverse impacts on designated sites. Where significant impacts not previously identified are assessed to arise from the approved detailed scheme, the additional information shall set out those mitigation measures to be employed to minimise or eliminate such impacts.

REASON: Whilst the Local Planning Authority and Natural England are satisfied based on the information submitted with the outline application, that the development is unlikely to have significant impacts on local designated sites, this conclusion partly based on modelling of data and an outline planning application with limited information as to the final technical design of the development, the Local Planning Authority considers it appropriate to adopt the precautionary principle to confirm those conclusions once the detail of the scheme and its operational process are confirmed.

The following documents are provided to discharge this condition with regard to the details provided in the reserved matters application about the development and its processes;

- Shadow Habitats Regulations Assessment
- Air quality assessment reports (emissions modelling and dioxin pathway intake assessment)

The reports conclude that the proposed development will not have significant impacts on local designated sites, either alone or in combination with other plans or projects.

Condition 12: finished floor levels

Condition 12 states that:

Prior to the commencement of the development 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.

The following drawings are provided for agreement regarding finished floor levels with regard to the details provided in the reserved matters application.

- 20044-FRA-00-00-DR-A -20-0010 Rev P10 Proposed GA elevations north and east
- 20044-FRA-00-00-DR-A -20-0011 Rev P10 Proposed GA elevations south and west
- 20044-FRA-00-00-DR-A -20-0012 Rev P11 Section A
- 20044-FRA-00-00-DR-A -20-0013 Rev P8 Section B and C
- 20044-FRA-00-00-DR-A -20-0014 Rev P8 Section D and E.



The finished floor levels are based on the approved and implemented remediation plans for the site.

As stated on the drawings, the finished floor level is set at 10 metres above ordnance datum (AOD).

Condition 14: landscape scheme

Condition 14 states that:

No development, other than site preparation works, and construction of the works compound shall take place unless details have been submitted and approved of a landscaping scheme for the site. The scheme shall include size, type and species of plant and the proposed layout and surfacing of all landscaped areas. A programme of implementation and subsequent maintenance shall also be submitted, and the development completed in accordance with the approved details.

REASON: To ensure the satisfactory implementation of the approved scheme in the interests of the visual amenity of the locality and the appearance of the development.

The following drawings and programme for implementation and maintenance are provided for approval.

- Landscape masterplan TOR-TV-XX-ZZ-DR-L- P002 Rev F
- Tree planting and grass mixes TOR-TV-XX-ZZ-DR-L- P003 Rev F
- Shrub planting 1 of 5 TOR-TV-XX-ZZ-DR-L- P004 Rev F
- Shrub planting 2 of 5 TOR-TV-XX-ZZ-DR-L- P005 Rev F
- Shrub planting 3 of 5 TOR-TV-XX-ZZ-DR-L- P006 Rev E
- Shrub planting 4 of 5 TOR-TV-XX-ZZ-DR-L- P007 Rev E
- Shrub planting 5 of 5 TOR-TV-XX-ZZ-DR-L- P008 Rev E
- Landscape maintenance report 227707-TOR-LA-P- DOC01-3

Condition 16: access details

Condition 16 states that:

A detailed scheme for vehicular access and egress to the site during construction and once operational shall be submitted and approved by the Local Planning Authority. This scheme shall demonstrate how the majority of vehicles to / from the development shall access/egress via Eston Road. Thereafter the scheme shall be implemented prior to construction of the development in accordance with the approved details.

REASON: In order to confirm the access arrangements to the site for construction and operational traffic as set out in the Environmental Statement.

Permission reference R/2020/0270/FFM and associated non-material amendments (references R/2021/0296/NM approved in May 2021 and R/2021/1058/NM approved in January 2022) provide the approved details of a



scheme for a new roundabout at Eston Road. This includes the spur from the new roundabout that will provide access to the ERF site, including the access stub into the site. Both construction and operational traffic will access the site via this new roundabout. The roundabout and associated spurs and access stub into the ERF site have been constructed and are now in situ.

The internal site access arrangements for the ERF provide a connection to the roundabout via the constructed access stub.

How the internal site circulation connects to the external road is shown on the following drawings submitted with the reserved matters application for the ERF.

- 20044-FRA-00-00-DR-A -90-0003 Rev P13 (proposed site plan).
- 20044-FRA-00-00-DR-A -90-0023 Rev P11 (on site vehicle circulation)

These drawings are included here for discharge of condition 16.

The application fee will be paid separately via the planning portal.

Please contact my colleague Paul Rogers on 020 3664 6755 (paul.rogers@torltd.co.uk) if you have any queries or require any further clarification regarding the submission.

Yours sincerely,

Steve Molnar
Technical Director

cc Mandeep Jutley, Viridor