

Dorman Point - Development Parameters

Development Parameter	Amount / Use
Use Class	B2 (General Industry) B8 (Storage or Distribution) E (Office)(maximum of 10% of overall floorspace)
Maximum Floorspace	139,353 m ² / 1499,972 sqf
Maximum Building Height	36m
Finished Floor Level	Minimum 8.00m AOD
Maximum Development Height	46.8m AOD
Access	Access is reserved and details will be submitted at the Reserved Matter stage of the planning process. An indicative location is shown on the Parameters Plan

Slag Heap

Teesside Works Cleveland

USE: B2 / B8 / E
FFL: MINIMUM 8.00m AOD
MAX DEVELOPMENT HEIGHT: 46.8m AOD

SITE ACCESS

SITE ACCESS

SITE ACCESS

POTENTIAL
SITE ACCESS

KEY

- Total Site Area: 57.8 ha / 142.83 acres
- Potential Development Area

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies to POD NEWCASTLE LTD before commencing work. If this drawing exceeds the quantities taken in any way, POD NEWCASTLE LTD is to be informed before the work is initiated. Ordnance Survey information is used on POD NEWCASTLE LTD drawings. POD NEWCASTLE LTD is not responsible for the accuracy of dimensions relating to any Ordnance Survey data, or beyond the boundary of the inserted topographic survey data. Work within The Construction (Design and Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced. COPYRIGHT © POD NEWCASTLE LTD. This drawing is Copyright and must not be reproduced in any format or media without written/verbal consent of POD NEWCASTLE LTD.

REV	BY	DATE	NOTE
A	LC	19/11/20	ACCESS ADDED, NOTES AMENDED
B	LC	20/11/20	ADDITIONAL ARROW ADDED

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PROJECT:
**SOUTH TEES, REDCAR
DORMAN POINT**

DRAWING TITLE:
PROPOSED PARAMETER PLAN

CLIENT: STDC			STATUS: PLANNING	
SCALE: 1:2500	SHEET SIZE: A1	DATE: 11:20	OWN BY: LC	CHECKED BY: MEC
PROJECT NO: 1401-TM		DRAWING NO: DP-SD-10.01		REVISION: B

0 100 200 300 400 500m