



# TOWN AND COUNTRY PLANNING ACT 1990

## NOTICE OF PLANNING PERMISSION

Applicant / Agent Name And Address

LICHFIELDS  
 SAINT NICHOLAS BUILDING, LICHFIELDS  
 SAINT NICHOLAS STREET  
 NEWCASTLE UPON TYNE  
 NE1 1RF

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**Reference No: R/2022/0050/FFM**

The Council as the Local Planning Authority **HEREBY GRANT PLANNING PERMISSION** for the development proposed by you in your application valid on: 28 February 2022

**Details:        ALTERATIONS TO EXISTING OFFICE BUILDING, CAR PARKING AND LANDSCAPING**

**Location:      STEEL HOUSE TRUNK ROAD REDCAR TS10 5QW**

**Applicant:    SOUTH TEES DEVELOPMENT CORPORATION**

Subject to the following condition(s):

1.    **The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.**

**REASON:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2.    **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**Location Plan (Dwg No. 5526- OOB- ZZ- 00- DR- L- 0000 Rev P01) received by the Local Planning Authority on 24/01/22**

**Proposed Site Plan (Dwg No. 20648-0300 Rev P-00) received by the Local Planning Authority on 24/01/22**

**Proposed Ground Floor Plan (Dwg No. 20648-0301 Rev P-00) received by the Local Planning Authority on 24/01/22**

**Proposed First Floor Plans (Dwg No. 20648-0302 Rev P-00) received by the Local Planning Authority on 24/01/22**

**Proposed Second Floor Plan (Dwg No.20648-0303 Rev P-00) received by the Local Planning Authority on 24/01/22**

**Proposed Third Floor Plan (Dwg No. 20648-0304 Rev P-00) received by the Local Planning Authority on 24/01/22**

**Proposed Fourth Floor Plan (Dwg No. 20648-0305 Rev P-00) received by the Local Planning Authority on 24/01/22**

**Proposed Fifth Floor Plan (Dwg No. 20648-0306 Rev P-00) received by the Local Planning Authority on 24/01/22**

**Proposed Roof Plan (Dwg No. 20648-0309 Rev P-00) received by the Local Planning Authority on 28/02/22**

**Proposed Elevations 1 of 2 (Dwg No. 20648-0307 Rev P-00) received by the Local Planning Authority on 24/01/22**

**Proposed Elevations 2 of 2 (Dwg No. 20648-0308 Rev P-00) received by the Local Planning Authority on 24/01/22**

**Planting Strategy (Dwg No. 5526- OOB- ZZ- 00- DR- L- 0030 Rev P01) received by the Local Planning Authority on 24/01/22**

**REASON: To accord with the terms of the planning application.**

- 3. Prior to the installation of any external materials to be used in the carrying out of this permission, details (including samples) shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.**

**REASON: To ensure that the appearance of the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.**

- 4. Prior to the construction of the final surface treatment, for any hard surfaced areas, details of the materials to be used shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.**

**REASON: To ensure that the appearance of the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.**

- 5. Unless otherwise agreed by the Local Planning Authority in writing, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts (a) to (c) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied with in relation to that contamination.**

**(a) Site Characterisation**

**An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:**

**(i) a survey of the extent, scale and nature of contamination;**

**(ii) an assessment of the potential risks to:**

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

**(iii) an appraisal of remedial options, and proposal of the preferred option(s).**

**This must be conducted in accordance with Environment Agency's Land Contamination Risk Management Guidance**

#### **(b) Submission of Remediation Scheme**

**A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.**

#### **(c) Implementation of Approved Remediation Scheme**

**The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.**

**Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.**

#### **(d) Reporting of Unexpected Contamination**

**In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part (a) and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part (b), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification**

report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**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.

**REASON FOR PRE-COMMENCEMENT:** The information is required prior to any works commencing on site it relates to land contamination details which are often the first works on site and relate to site preparation.

6. Prior to the occupation of the building following completion of the refurbishment works hereby approved, a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include size, type and species and a programme of work. The development shall be completed in accordance with the approved details.

**REASON:** To ensure that the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

7. All planting, seeding or turfing comprised in the approved details of landscaping (as approved under condition 6) shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

**REASON:** To ensure the satisfactory implementation of the approved scheme in the interests of the visual amenities of the locality.

**STATEMENT OF CO-OPERATIVE WORKING:** The Local Planning Authority considers that the application as originally submitted is a satisfactory scheme and therefore no negotiations have been necessary.

**INFORMATIVE NOTE:** It is noted that the building construction was completed in the mid-1970s and therefore any internal alterations could potentially liberate asbestos materials being used at that time. The developer should ensure that appropriate measures are taken to deal with asbestos where necessary.



Signed:

**Andrew Carter**  
Assistant Director Economic Growth

Date: **22 June 2022**

**YOUR ATTENTION IS DRAWN TO INFORMATIVE NOTES BELOW:****INFORMATIVE NOTE:**

The conditions above should be read carefully and it is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

Please note that in order to discharge any conditions, a fee is payable in respect to this.

Failure on the part of the developer to fully meet the terms of any conditions which require the submission of details prior to the commencement of development may result in the development being considered unlawful and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal action in the form of a Breach of Condition notice.

**APPROVAL INFORMATIVE:**

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Consent under the current Building Regulations may also be required for the development before work can commence.

**CATS Pipeline**

In addition to the statutory consultees, applicants should also consider what other stakeholders should be consulted. For example, in the case of any development taking place that may affect High Pressure Gas Pipelines, operated by CATS North Sea Limited on behalf of the owners of the pipeline, please consult with CATS North Sea Limited at [CATSPipeline@woodplc.com](mailto:CATSPipeline@woodplc.com) 01642 546404 CATS Terminal, Seal Sands Road, Seal Sands, Teesside TS2 1UB.

**County of Cleveland Act, 1987 – Facilities for Fire Fighting**

Section 5 of this Act requires that, where building regulation plans for the erection or extension of a building are deposited with the Council, the Council must reject the plans if it is not satisfied:

- That there will be adequate means of access for the Fire Brigade
- That the building or extension will not make means of access for the Fire Brigade to any neighbouring building inadequate
- If the building could be used for commercial or industrial purposes, that there is provision for installation of fire hydrants or other provision for an adequate supply of water for firefighting purposes.

**Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within the timeframes stated below:

- **12 weeks** of the date of this notice for a householder application/minor commercial application;

- **six months** of the date of this notice for other planning applications
- **8 weeks** in the case of any advertisement

using a form which you can get from the Secretary of State at **Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, (Tel: 0303 444 5000)** or online at

<https://www.gov.uk/planning-inspectorate>. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have it granted without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Planning Inspectorate does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by them.

### **Purchase Notices**

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In the circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on reference of the application to them. These circumstances are set out in Section 114 and related provisions of the Town & Country Planning Act 1990.

### **The Highways Act 1980 (Sections 131, 133 and 171)**

Prior to commencing work on any development which entails interference with an adopted Highway a developer/contractor is required to obtain the consent of the Engineering (Highways Team). Such consent will not unreasonably be withheld but will be conditional upon obtaining a "Road Opening And Reinstatement" Consent and signing an "Undertaking To Pay For Works".

### **The Building Act 1984 (Section 80)**

Prior to commencing work on any development which entails the demolition of part, or all of a building a developer or contractor is required to obtain the consent of the Engineering Team. Consent will be conditional on the Local Authority receiving the appropriate forms. Forms can be obtained direct from the Engineering Team.