

# **Redcar and Cleveland Borough Council**

## **Planning (Development Management)**

APPLICATION NUMBER: R/2022/0242/FF  
LOCATION: DORMAN POINT TEESWORKS REDCAR  
PROPOSAL: ERECTION OF A LV SUBSTATION AND  
ASSOCIATED HARDSTANDING

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### **APPLICATION SITE AND DESCRIPTION**

Permission is sought for the erection of a LV substation and associated hardstanding on land at Dorman Point, Teesworks, Redcar.

The proposed substation is to be used as part of the upgrade of the electricity infrastructure across the wider Teesworks area. The site is within an area known as the 'Dorman Point' site which is currently being considered through the planning process for outline permission.

The application has been accompanied by a site plan, elevation and floor plans of the substation and a covering letter.

### **DEVELOPMENT PLAN**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

### **NATIONAL PLANNING POLICIES**

National Planning Policy Framework (NPPF)

### **REDCAR & CLEVELAND LOCAL PLAN (2018)**

SD1 Sustainable Development  
SD2 Locational Policy  
SD3 Development Limits  
SD4 General Development Principles  
LS4 South Tees Spatial Strategy

### **OTHER POLICY DOCUMENTS**

South Tees Area Supplementary Planning Document May 2018

### **PLANNING HISTORY**

None relevant to the current application

## **RESULTS OF CONSULTATION AND PUBLICITY**

The application has been advertised by means of a site notice.

As a result of the consultation period no written responses have been received.

### **Redcar and Cleveland Borough Council (Environmental Protection) (Contaminated Land)**

*No objection*

### **Redcar and Cleveland Borough Council (Highways)**

*The site is currently located away from public highways. This may change in the future as the Teesworks site is developed.*

*The sub-station should be located sufficiently far back from any proposed road and the hard-standing area should be sufficiently large and accessible to accommodate any vehicles that will be required for the servicing of the facility in order to avoid any future interference with traffic.*

## **CONSIDERATION OF PLANNING ISSUES**

The main considerations in the assessment of the application are;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on neighbour amenity
- The impacts on highways safety

### **The principle of development**

The application site is located within the development limits and within an industrial area. The principle of the proposal in this location is acceptable and the proposal would accord with the aims of policy SD3 of the Local Plan.

### **The impacts on the character and appearance of the area**

The works are located within an industrial landscape, and one that is proposed for development. The scale and design of the substation is acceptable and will not have an adverse impact on the character and appearance of the area.

The proposal is suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings. The application accords with part j of policy SD4 of the Redcar and Cleveland Local Plan.

### **The impacts on neighbour amenity**

There are no neighbours to the site that would be impacted upon by the provision of a substation in this area either with regard to noise disturbance or from the creation of a dominating form of development.

The proposal would not have a significant adverse impact on the amenity of occupiers of existing buildings and the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan.

### **The impacts on highways safety**

The works proposed do not impact on the parking provision or vehicular access to the site.

The application raises no issues in terms of highways safety and the application accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

### **Other matters**

The application raises no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

The application falls within the catchment for nitrate neutrality however the development falls outside of scope for requiring additional information / assessment.

### **CONCLUSION**

For the reasons outlined above the proposal is considered acceptable. The proposal would not have a significant adverse impact on neighbour amenity and the proposal raises no issues in terms of highways safety or crime prevention. The scale and design is acceptable and the proposal would respect the character of the site and surroundings. The proposal accords with policies SD3 and SD4 of the Redcar and Cleveland Local Plan.

### **RECOMMENDATION**

Taking into account the content of the report the recommendation is to:

GRANT PLANNING PERMISSION subject to the following conditions:

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. TSWK-STDC-DMP-ZZ-DR-CU-0016) received by the Local Planning Authority on 11/03/22

Floor Plan received by the Local Planning Authority on 11/03/22

Elevations received by the Local Planning Authority on 11/03/22

Specifications Plan (Dwg No. BE8388) received by the Local Planning Authority on 11/03/22


General Arrangements Plan (Dwg No. MPC222924/16218-C-001 Rev P6.0) received by the Local Planning Authority on 11/03/22

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

### STATEMENT OF COOPERATIVE WORKING

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.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	25 April 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	26/04/2022