

Our Ref: 20/105
Your Ref: n/a
Email: gdavis@firstplan.co.uk
Date: 22 December 2023

Elaine Atkinson
Stockton on Tees Borough Council
Planning Development Services
Municipal Buildings
Church Road
Stockton on Tees
TS18 1LD

Dear Elaine

APPLICATION TO DISCHARGE CONDITION 17 (PARTIAL), 20 (PARTIAL), 21 (PARTIAL), 24 (PARTIAL) OF PLANNING PERMISSION 20/2481/EIS
LAND NORTH OF WYNYARD BUSINESS PARK, NORTH CHAPELL LANE, WYNYARD

On behalf of Amazon UK Services Ltd ('the applicant'), we are pleased to enclose an application to part discharge planning conditions 17, 20, 21 and 24 of application ref: 20/2481/EIS, which was granted planning permission by Stockton on Tees Borough Council on 11 June 2021.

This application comprises this cover letter, application form and the drawings listed under each section below. The requisite application fee of £145, plus £64 service charge, has been paid to Stockton on Tees Borough Council via the Planning Portal (ref: PP- 12652656).

Condition 17 – Lighting Phase 2 – Roundabout only

| Drawing Title | Drawing No. |
|--|-----------------------------|
| Proposed Road Lighting – Roundabout 1 of 2 | STO-ARC-SW-XX-DR-EL-0202-P0 |
| Proposed Road Lighting – Roundabout 2 of 2 | STO-ARC-SW-XX-DR-EL-0203-P0 |
| Proposed Road Lighting – Roundabout 1 of 2 | STO-ARC-SW-XX-DR-EL-1307-P0 |
| Proposed Road Lighting – Roundabout 2 of 2 | STO-ARC-SW-XX-DR-EL-1308-P0 |

Condition 17 states:

No external lighting shall be provided on Phase 2 of the development until details of the number, type, position, design, dimensions and lighting levels of the lighting has been submitted to and approved in writing by the Local Planning Authority. Thereafter the external lighting at the site shall be implemented in accordance with the external lighting details approved.

A condition discharge application in respect of lighting for the secondary access road within Phase 2 of the development was approved by the Council on 21 November 2021 (application ref: 21/2695/DCH). This condition discharge application now encloses the remaining information to fully discharge condition 17 and seeks approval for the lighting for the Glenarm Road/Hanzard Drive Roundabout within Phase 2 of the development.

Condition 20 – Drainage – Southern section of secondary access road and roundabout only

| Drawing Title | Drawing No. |
|--|-----------------------------|
| Roundabout Drainage Plan | STO-ARC-XX-XX-DR-CE-0530-01 |
| S38 Highway Drainage Details | STO-ARC-XX-XX-DR-CE-0509-07 |
| Basin Area Drainage Plan | STO-ARC-XX-XX-DR-CE-0531-01 |
| Secondary Access Road Basin Section | STO-ARC-SW-XX-DR-CE-0532-01 |
| Report: Drainage Statement – Phase 2 Roundabout and Secondary Road | STO-SRC-XX-050-RP-CE-0013 |

Condition 20 states:

The development hereby approved shall not be commenced on site except piling, until a scheme for the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- Detailed design of the surface water management system;
- A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- A management plan detailing how surface water runoff from the site will be managed during the construction phase.

A condition discharge application in respect of sustainable surface water drainage design details for Phase 1 of the development was approved on 08 September 2023 (application ref: 21/1657/DCH). A scheme for the northern section of the secondary access road was approved by the Council on 11 February 2022 (application ref: 21/2598/DCH). This condition discharge application now encloses the remaining information to fully discharge condition 20 and seeks approval for the sustainable surface water drainage design details for the southern section of the secondary access road and the new Glenarm Road/Hanzard Drive Roundabout.

Condition 21 – Drainage Management Plan – Phase 2 only

| Drawing Title | Drawing No. |
|--|-----------------------------|
| Maintenance and Adoption Plan | STO-ARC-XX-XX-DR-CE-0533-01 |
| Report: Drainage Management Plan – Phase 2 | STO-ARC-XX-50-RP-CE-011-01 |

Condition 21 states:

Prior to the building being occupied a Drainage Management Plan (including the SuDs features) shall be submitted to and approved in writing by the Local Planning Authority. The Drainage Management Plan shall include:

- a) confirmation of who will be responsible for the maintenance of the drainage system
- b) description of the system and how each element is expected to work
- c) management objectives for the site
- d) inspection and maintenance schedules and specification
- e) confirmation of maintenance access points, easements and outfalls
- f) health and safety guidance for maintainers of drainage and landscape, and also utility companies.

The drainage scheme including SUDS features shall be managed and maintained in accordance with the Drainage Management Plan as approved.

A condition discharge application in respect of the drainage management for Phase 1 of the development was approved by the Council on 08 December 2022 (application ref: 22/2265/DCH). This condition discharge application now encloses the remaining information to fully discharge condition 21 and seeks approval for the drainage management details of Phase 2 of the development.

Condition 24 – Secondary Access Route Design – Roundabout only

| Drawing Title | Drawing No. |
|--|------------------------------|
| Hazard Drive/Glenarm Road Roundabout General Arrangement | STO-ARC-XX-XX-DR-CE-5101 P07 |
| Hazard Drive/Glenarm Road Roundabout Plan and Profile Sheet 1 of 4 | STO-ARC-XX-XX-DR-CE-5102 P04 |
| Hazard Drive/Glenarm Road Roundabout Plan and Profile Sheet 2 of 4 | STO-ARC-XX-XX-DR-CE-5103 P04 |
| Hazard Drive/Glenarm Road Roundabout Plan and Profile Sheet 3 of 4 | STO-ARC-XX-XX-DR-CE-5104 P04 |
| Hazard Drive/Glenarm Road Roundabout Plan and Profile Sheet 4 of 4 | STO-ARC-XX-XX-DR-CE-5105 P04 |
| Hazard Drive/Glenarm Road Roundabout Cross Sections Sheet 1 of 8 | STO-ARC-XX-XX-DR-CE-5106 P04 |
| Hazard Drive/Glenarm Road Roundabout Cross Sections Sheet 2 of 8 | STO-ARC-XX-XX-DR-CE-5107 P03 |
| Hazard Drive/Glenarm Road Roundabout Cross Sections Sheet 3 of 8 | STO-ARC-XX-XX-DR-CE-5108 P03 |
| Hazard Drive/Glenarm Road Roundabout Cross Sections Sheet 4 of 8 | STO-ARC-XX-XX-DR-CE-5109 P04 |
| Hazard Drive/Glenarm Road Roundabout Cross Sections Sheet 5 of 8 | STO-ARC-XX-XX-DR-CE-5110 P04 |
| Hazard Drive/Glenarm Road Roundabout Cross Sections Sheet 6 of 8 | STO-ARC-XX-XX-DR-CE-5111 P04 |
| Hazard Drive/Glenarm Road Roundabout Cross Sections Sheet 7 of 8 | STO-ARC-XX-XX-DR-CE-5112 P03 |
| Hazard Drive/Glenarm Road Roundabout Cross Sections Sheet 8 of 8 | STO-ARC-XX-XX-DR-CE-5113 P04 |

Condition 24 states:

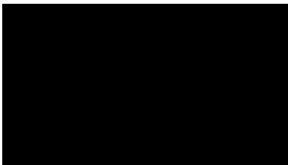
The detailed design of the secondary access route and the design of the Glenarm Road/Hanzard Avenue roundabout shall be submitted to and approved in writing by the local planning authority prior to the construction of the road commencing (excluding site clearance and enabling work). Thereafter construction of the road shall be carried out in accordance with the approved details.

A condition discharge application in respect of the design details for the proposed secondary access road was submitted to the Council for consideration in October 2021 (application ref: 21/2699/DCH) and approved on 01 December 2021. This condition discharge application now encloses the remaining information to fully discharge condition 24 and seeks approval for the road design details of the proposed new Glenarm Road/Hanzard Drive Roundabout.

Please note that we will also shortly be submitting a separate planning application for small areas of land around the secondary access road and the Glenarm Road/Hanzard Drive Roundabout. These areas of land are required to facilitate drainage and land works associated with the main scheme and have been designed to align with the information submitted under this application to discharge conditions.

We trust the above and enclosed documentation provides sufficient information to validate and determine the application. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely



GEMMA DAVIS
Senior Associate

Enc.