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# Tees CCPP Project



The Tees Combined Cycle Power Plant Project  
Land at the Wilton International Site, Teesside

## Application Guide

Regulation 5(2)(q)

**Applicant:** Sembcorp Utilities UK  
**Date:** November 2017

## DOCUMENT HISTORY

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## GLOSSARY

<b>Abbreviation</b>	<b>Description</b>
2009 EIA Regulations	The Infrastructure Planning (Environmental Impact Assessment) Regulations 2009
2017 EIA Regulations	The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017
APFP Regulations	The Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulation 2009
Applicant	Sembcorp Utilities (UK) Limited
DCO	Development Consent Order
EIA	Environmental Impact Assessment
ES	Environmental Statement
MW	megawatts
NSIP	Nationally Significant Infrastructure Project
Order	Tees Combined Cycle Power Plant (Generating Station) Order
PA 2008	The Planning Act 2008
RCBC	Redcar and Cleveland Borough Council
SCU	Sembcorp Utilities (UK) Limited
SoS	Secretary of State

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# 1. INTRODUCTION

## OVERVIEW

- 1.1 This 'Application Guide' document (Document Ref: 1.2) has been prepared by on behalf of Sembcorp Utilities (UK) Limited ('SCU' or the 'Applicant'). It forms part of the application (the 'Application') for a Development Consent Order (a 'DCO'), that has been submitted to the Secretary of State (the 'SoS') for Business, Energy and Industrial Strategy, under Section 37 of 'The Planning Act 2008' (the 'PA 2008').
- 1.2 SCU is seeking a DCO for the construction, operation and maintenance of a new gas-fired electricity generating station with a nominal net electrical output capacity of up to 1,700 megawatts ('MW') at ISO conditions (the 'Project' or 'Proposed Development'), on the site of the former Teesside Power Station, which forms part of the Wilton International Site, Teesside.
- 1.3 A DCO is required for the Proposed Development as it falls within the definition and thresholds for a 'Nationally Significant Infrastructure Project' (a 'NSIP') under Sections 14 and 15(2) of the PA 2008.
- 1.4 The DCO, if made by the SoS, would be known as the 'Tees Combined Cycle Power Plant (Generating Station) Order' (the 'Order').

## SCU

- 1.5 SCU provides vital utilities and services to major international process industry customers on the Wilton International site on Teesside. Part of Sembcorp Industries, a Singapore-based group providing energy, water and marine services globally, SCU also owns some of the industrial development land on the near 810 hectares (2,000 acre) site which is marketed to energy intensive industries worldwide.
- 1.6 SCU owns the land required for the Proposed Development.

## THE PROJECT SITE

- 1.7 The Project Site (the 'Site') is on the south west side of the Wilton International Site, adjacent to the A1053.
- 1.8 The Site lies entirely within the administrative area of Redcar and Cleveland Borough Council (RCBC) which is a unitary authority.
- 1.9 Historically the Site accommodated a 1,875 MW Combined Cycle Gas Turbine power station (the former Teesside Power Station) with the ability to generate steam for utilisation within the wider Wilton International site. The Teesside Power Station ceased generation and was decommissioned and demolished between 2013 and 2015.
- 1.10 SCU has identified the Site, based on its historical land use and the availability of natural gas supply and electricity grid connections and utilities as a suitable location for the Project. In summary the benefits of the Site include:
  - brownfield land that has previously been used for power generation;
  - on-site gas connection, supplied from existing National Grid Gas Plc infrastructure;

- on-site electrical connection, utilising existing National Grid Electricity Transmission infrastructure;
  - existing internal access roads connecting to a robust public road network;
  - availability of a cooling water supply using an existing contracted supply (from the Wilton Site mains) and existing permitted discharge consent for effluent to the site drainage system
  - screening provided by an existing southern noise control wall, approximately 6 m in height; and
  - existing services, including drainage.
- 1.11 A more detailed description of the Site is provided at Chapter 4 'Overview of the Project's Environmental and Socio-Economic Setting' of the Environmental Statement ('ES') Volume I (Application Document Refs. 6.2.4).

## THE PROJECT

- 1.12 The main components of the Project are summarised below:
- Work No.1A – up to two separate CCGT units, with each generating unit including a gas turbine, steam turbine and electricity generator, heat recovery steam generators; condensers; emission stacks; and main and auxiliary transformers;
  - Work No. 1B – cooling infrastructure including up to two banks of hybrid cooling towers; pumps; and sampling and dosing plant;
  - Work No. 2A – associated development including a permanent laydown area; vehicle parking area; internal roadways and footpaths; lighting; and signage; and
  - Work No. 2B – associated development including an area to be reserved for carbon capture, compression and storage, to be laid out as vehicle parking and used for open and covered storage and laydown during construction.
- 1.13 It is anticipated that subject to the DCO having been made by the SoS (and a final investment decision by SCU), construction work on the Project would commence in the second half of 2019. The construction of the Project could proceed under one of two scenarios, based on SCU's financial modelling, as follows.
- 'Scenario One': two CCGT 'trains' of up to 850 MW are built in a single phase of construction to give a total capacity of up to 1,700 MW.
  - 'Scenario Two': one CCGT train of up to 850 MW is built and commissioned. Within an estimated five years of its commercial operation the construction of a further CCGT train of up to 850 MW commences.
- 1.14 The above scenarios have been fully assessed within the ES.
- 1.15 A more detailed description of the Project is provided at Schedule 1 'Authorised Development' of the draft DCO (Application Document Ref. 2.1) and Chapter 5 'Project Description and Alternatives' of the Environmental Statement ('ES') Volume I (Application Document Ref. 6.2.5).

## **THE PURPOSE AND STRUCTURE OF THIS DOCUMENT**

- 1.16 The purpose of this Application Guide is to list the documents (the 'Application Documents') that make up the Application submitted to the SoS. In addition, it sets out how the Application Documents submitted comply with relevant legislative and policy requirements and guidance.
- 1.17 The Application Guide will be updated by SCU, as required, during the examination of the Application by the SoS and documents that have been superseded will be clearly identified as such.
- 1.18 The Application Documents are listed in Table 2.1 in Section 2 on the following page.

## 2 APPLICATION DOCUMENTS

- 2.1 The Application Documents have been grouped into appropriate categories and each has been given its own document reference ('Document Ref.').
- 2.2 In addition to listing the Application Documents submitted, Table 2.1 also identifies where these have been provided to comply with relevant legislative and policy requirements and guidance. The legislative requirements for DCO applications are principally contained in the PA 2008, 'The Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulation 2009' (the 'APFP Regulations') and 'The Infrastructure Planning (Environmental Impact Assessment) Regulations 2009 (the '2009 EIA Regulations' or 'EIA Regs').
- 2.3 'The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017' (the '2017 EIA Regulations' or 'EIA Regs') came into force on 16 May 2017, replacing the 2009 EIA Regulations. The 2009 EIA Regulations however continue to apply to certain projects, pursuant to the transitional arrangements set out in Regulation 37 of the 2017 EIA Regulations. That regulation provides that (amongst other circumstances) where a request has been made that the SoS adopts a scoping opinion, prior to the date of the commencement of the 2017 EIA Regulations, then the 2009 EIA Regulations "continue to apply to any application for an order granting development consent". *SCU submitted such a request to the SoS and it was received by the SoS on 21 February 2017, before 16 May 2017 (the commencement of the 2017 EIA Regulations), and therefore the 2009 EIA Regulations are those that apply to the Application.*
- 2.4 *The 2017 EIA Regulations amend the 'APFP Regulations so that (pursuant to Regulation 5(2)(a)) an ES must comply with the 2017 EIA Regulations. For the same reason as set out above - the transitional arrangements in Regulation 37 and the timing of the Applicant's scoping opinion request - this amendment to the APFP Regulations does not apply, and therefore the Applicant is required to submit an ES in the form required by the 2009 EIA Regulations.*
- 2.5 *However, in the Scoping Opinion the SoS did draw attention to the 2014 EIA Directive, stating:*
- 2.6 *"Under the terms of the 2014/52/EU Directive, Member States are required to bring into force the laws, regulations and administrative provisions necessary to comply with the Directive by 16 May 2017. Whilst transitional provisions will apply to such new regulations, the Applicant is advised to consider the effect of the implementation of the revised Directive in terms of the production and content of the ES."*
- 2.7 *In consideration of the SoS's Scoping Opinion, the Applicant has chosen to both comply with the 2009 EIA Regulations while also voluntarily addressing the additional elements introduced by the 2017 EIA Regulations.*
- 2.8 *Regulation 5 in the APFP Regulations lists the documents that all DCO applications must include. Regulation 5 includes a category (Reg. 5(2)(q)) described as "any other documents considered necessary to support the application". Similarly, Regulation 5 (Reg. 5(2)(o)) also allows applicants to submit other plans and drawings that are not statutorily required but which the Applicant considers are necessary to describe the proposal for which development consent is sought.*
- Regulation 6 sets out a number of documents that particular types of DCO application must include. Those 2.9 relating to generating stations are relevant to the Proposed Development and include electricity grid and gas connection statements.*
- 2.10 *The Project represents an Environmental Impact Assessment ('EIA') development and therefore the Application includes an Environmental Statement ('ES') that reports the findings of the EIA that has been undertaken.*



**Table 2.1 – Application Documents**

Application Document Reference (Ref.)	Application Document Name	Statutory/Other Requirement/Comment	Current Revision Number
<b>Category 1.0</b>			
<b>Application Form and related documents</b>			
1.1	Application Cover Letter	APFP Reg. 5(2)(q)	n/a
1.2	Application Guide (this document)	APFP Reg. 5(2)(q)	1.0
1.3	Application Form	Section 37(3)(b) and APFP Reg. 5(1)	1.0
1.4	Notices for Statutory Publicity	APFP Reg. 5(2)(q), PINS Advice Note 6 and Application Form (Boxes 8(b) and 14(c))	1.0
<b>Category 2.0</b>			
<b>Draft Development Consent Order</b>			
2.1	Draft Development Consent Order (DCO)	APFP Reg. 5(2)(b) (the draft proposed order)	1.0
2.2	Explanatory Memorandum	APFP Reg. 5(2)(c)(an explanatory memorandum explaining the purpose and effect of provision in the draft order)	1.0
<b>Category 3.0</b>			
<b>Land Information</b>			
3.1	Schedule of Land Ownership and Interests	APFP Reg.5(2)(o)	1.0
<b>Category 4.0</b>			
<b>Plans, Drawings and Sections</b>			
4.1	Location Plan (Sheets 1-3)	APFP Reg.5(2)(o)	1.0
4.2	Land Plan	APFP Reg.5(2)(i) (land required for, or affected by, the proposed development; any land over which it is proposed to exercise powers of compulsory acquisition or any right to use land and in relation to which it is proposed to extinguish easements, servitudes and other private rights)	1.0
4.3	Works Plan	APFP Reg. 5(2)(j) (showing the proposed location or the proposed route and alignment of the development and works and the limits within which the development and works may be carried out and any limits of deviation provided for in the draft order)	1.0
4.4	Existing Access Plan	APFP Reg. 5(2)(o) (a plan identifying any new or altered means of access, stopping up of street or roads or any diversions, extinguishments or creation of rights of way or public rights of navigation)	1.0
4.5	Indicative Generating Station Plan (Sheets 1-3)	APFP Reg. 5(2)(o)	1.0
4.6	Indicative Electrical Connection Plan	APFP Reg. 5(2)(o)	1.0
4.7	Indicative Demineralised Water Connection Plan	APFP Reg. 5(2)(o)	1.0
4.8	Indicative Potable Water Connection Plan	APFP Reg. 5(2)(o)	1.0
4.9	Indicative Gas Connection Plan	APFP Reg. 5(2)(o)	1.0
4.10	Indicative Drainage Plan (Sheets 1-3)	APFP Reg. 5(2)(o)	1.0
4.11	Indicative Landscaping Plan	APFP Reg. 5(2)(o)	1.0



Application Document Reference (Ref.)	Application Document Name	Statutory/Other Requirement/Comment	Current Revision Number
4.12	Nationally Designated Sites Within 15km	APFP Reg. 5(2)(a) and Reg. 5(2)(m) (a plan with accompanying information identifying any statutory or non-statutory sites or features of the historic environment, including scheduled monuments, World Heritage sites, listed buildings and other historic structures, archaeological sites and registered battlefields, together with an assessment of any effects on such sites, features or structures likely to be caused by the proposed development)	1.0
4.13	Listed Buildings and Scheduled Ancient Monuments within 2km	APFP Reg. 5(2)(a) and Reg. 5(2)(m) (a plan with accompanying information identifying any statutory or non-statutory sites or features of the historic environment, including scheduled monuments, World Heritage sites, listed buildings and other historic structures, archaeological sites and registered battlefields, together with an assessment of any effects on such sites, features or structures likely to be caused by the proposed development)	1.0
<b>Category 5.0</b>	<b>Reports and Statements</b>		
5.1	Consultation Report	Section 37(3)(c) (application to be accompanied by the consultation report)	1.0
5.2	Electricity Grid Connection Statement	APFP Reg. 5(2)(p) (any documents prescribed by Reg. 6) and Reg. 6(1)(a)(i) (a statement of who will be responsible for designing and building the connection to the electricity grid)	1.0
5.3	Gas Connection Statement	APFP Regs. 5(2)(p) (any documents prescribed by Reg. 6), Reg. 6(1)(a)(ii)	1.0
5.4	Other Consents and Licences	APFP Reg. 5(2)(q) and PINS Advice Note 6	1.0
5.5	Planning Statement	APFP Reg. 5(2)(q) and PINS Advice Note 6	1.0
5.6	Design and Access Statement	APFP Reg. 5(2)(q), Overarching National Policy Statement ('NPS') for Energy (EN-1) - 4.5 and PINS Advice Note 6	1.0
5.7	Combined Heat and Power Assessment	APFP Reg. 5(2)(q), EN-1 - 4.6 and EN-3 - 2.5.26-2.5.27	1.0
5.8	Capture and Storage ('CCS') & Carbon Capture Readiness ('CCR') Statement	APFP Reg. 5(2)(q) and NPS EN-1 - 4.7	1.0
5.9	Statutory Nuisance Statement	APFP Reg. 5(2)(f) (a statement whether the proposal engages one or more of the matters set out in section 79(1) (statutory nuisances and inspections thereafter) of the Environmental Protection Act 1990 (as amended) and if so how the applicant proposes to mitigate or limit them)	1.0
<b>Category 6.0</b>	<b>Environmental Impact Assessment Information</b>		
6.1	Environmental Statement Non-Technical Summary	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2	Environmental Statement – Volume 1 (Main Report)	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.1	Environmental Statement – Chapter 1 Introduction	APFP Reg. 5(2)(a) and EIA Regs.	1.0

<b>Application Document Reference (Ref.)</b>	<b>Application Document Name</b>	<b>Statutory/Other Requirement/Comment</b>	<b>Current Revision Number</b>
6.2.2	Environmental Statement – Chapter 2 Legislation, Policy and Guidance	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.3	Environmental Statement – Chapter 3 EIA Approach and Methodology	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.4	Environmental Statement – Chapter 4 Overview of Environmental and Socioeconomic Baseline	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.5	Environmental Statement – Chapter 5 Project Description and Alternatives	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.6	Environmental Statement – Chapter 6 Geology, Hydrogeology and Contamination	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.7	Environmental Statement – Chapter 7 Air Quality	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.8	Environmental Statement – Chapter 8 Noise and Vibration	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.9	Environmental Statement – Chapter 9 Ecology and Nature Conservation	APFP Reg. 5(2)(a), Reg. 5(2)(l)(i) & (ii) (an assessment of any effects on statutory or non-statutory nature conservation sites, nature conservation features, habitats or water bodies likely to be caused by the proposed development) and EIA Regs.	1.0
6.2.10	Environmental Statement – Chapter 10 Traffic and Transport	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.11	Environmental Statement – Chapter 11 Landscape and Visual Amenity	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.12	Environmental Statement – Chapter 12 Archaeology and Cultural Heritage	APFP Reg. 5(2)(a), Reg. 5(2)(m) (an assessment of any effects on any statutory or non-statutory sites or features of the historic environment, including scheduled monuments, World Heritage sites, listed buildings and other historic structures, archaeological sites and registered battlefields) and EIA Regs.	1.0
6.2.13	Environmental Statement – Chapter 13 Socio Economic Characteristics	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.14	Environmental Statement – Chapter 14 Health	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.15	Environmental Statement – Chapter 15 Major Accidents	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.16	Environmental Statement – Chapter 16 – Summary of Cumulative and Indirect Effects	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.2.17	Environmental Statement – Chapter 17 Mitigation Register	APFP Reg. 5(2)(a) and EIA Regs.	1.0

<b>Application Document Reference (Ref.)</b>	<b>Application Document Name</b>	<b>Statutory/Other Requirement/Comment</b>	<b>Current Revision Number</b>
6.2.18	Environmental Statement – Chapter 18 Conclusions	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3	Environmental Statement – Volume 2 (Annexes)	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.1 Annex A	Scoping Report	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.2 Annex B	Scoping Opinion	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.3 Annex C	Flood Risk Assessment	APFP Reg. 5(2)(a) and Reg. 5(2)(e) (any flood risk assessment) and EIA Regs.	1.0
6.3.4 Annex D1	Phase 1 Habitat Survey	APFP Reg. 5(2)(a), Reg. 5(2)(l)(i) & (ii) - habitats of protected species, important habitats or other diversity features) and EIA Regs.	1.0
6.3.5 Annex D2	Envirocheck	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.6 Annex D3	Site Condition Report	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.7 Annex D4	Framework Construction Site Waste Management Plan	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.8 Annex E1	Stack Height Assessment	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.9 Annex E2	Green House Gas Assessment	APFP Reg. 5(2)(a) and EIA Regs. NPS EN-1 (para 4.8.5), NPS EN-2 (PARA 2.3.13) and NPS EN-4 (para 2.2.2).	1.0
6.3.10 Annex F1	Noise Baseline	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.11 Annex F2	Noise Model Inputs and Results	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.12 Annex G1	Effects of Air Quality on Nationally and Locally Designated Sites	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.13 Annex G2	Preliminary Ecological Appraisal	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.14 Annex G3	Breeding Bird Survey	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.15 Annex H	Habitats Regulations Assessment	APFP Reg. 5(2)(a) and Reg. 5(2)(g) (any report identifying any European site to which regulation 48 of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) applies, or any Ramsar site, which may be affected by the proposed development, together with sufficient information that will enable the SoS to make an appropriate assessment of the implications for the site if required by regulation 48(1) and EIA Regs.	1.0
6.3.16 Annex I1	Transport Assessment	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.17 Annex I2	Draft Construction Traffic Management Plan	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.18 Annex J	Gazetteer of Non- Designated Heritage Assets	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.19 Annex K	Landscape and Visual Amenity	APFP Reg. 5(2)(a) and EIA Regs.	1.0
6.3.20 Annex L	Draft Construction Environmental Management Plan	APFP Reg. 5(2)(a) and EIA Regs.	1.0