

H2Teesside Project

Environmental Statement

Volume III – Appendices

Appendix 23A: Planned Development and Development Allocations Within the Search Area

Document Reference: 6.4.37

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 - Regulation 5(2)(a)



December 2024

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23A.0 PLANNED DEVELOPMENT AND DEVELOPMENT ALLOCATIONS WITHIN THE SEARCH AREA

Table 23A-1: Planned Developments and Development Allocations within the Search Area.

Locations shown on Figure 23-2: Long List of Other Developments

To be viewed in conjunction with Table 23B-1: Assessment of Cumulative Effects Stages 1-2 (ES Volume III, EN070009/APP/6.4) and Figure 23-2 (ES Volume II, EN070009/APP/6.3).

ID	APPLICATION REFERENCE	PLANNING AUTHORITY	APPLICANT AND BRIEF DESCRIPTION OF DEVELOPMENT	LOCATION	SITE AREA (HA)	APPROX. DISTANCE TO MAIN SITE (KM)	APPROX. DISTANCE TO PROPOSED DEVELOPMENT SITE IF NOT WITHIN IT (KM)	TIMESCALE OF DEVELOPMENT (IF KNOWN)	STATUS	TIER
1	TR030002	The Inspectorate	York Potash Limited: The York Potash Harbour Facilities Order 2016. The installation of wharf / jetty facilities with two ship loaders capable of loading bulk dry material at a rate of 12 m tonnes per annum (dry weight). Associated dredging operations to create berth. Associated storage building with conveyor to wharf/jetty. Including a materials handling facility (if not located at Wilton) served by a pipeline (the subject of a separate application) and conveyor to storage building and jetty.	Land at Bran Sands, Teesside, on the South Bank of the River Tees.	92.44	0.85	0	Phase 1 to last 19 months and Phase 2 to last 17 months. Phase 1 has highest number of HGV movements (in month 7) and highest number of total car movements per day (in month 7 and 8).	Granted	1
2	EN010082	The Inspectorate	Sembcorp Utilities (UK) Limited: The Tees Combined Cycle Power Plant. A gas fired combined cycle gas turbine (CCGT) power station with a	Land at the Wilton International Site, Teesside	800	4.48	0.53	Two scenarios presented - both with construction beginning in 2019 and operation in 2022. Second	Granted	1

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			maximum generating capacity of up to 1,700 MWe (Tbc). The project will utilise existing Gas and National Grid connections.					option includes construction of a further 850 Mwe within ~five years of its commercial operation, finished in 2030.		
3	EN010103	The Inspectorate	BP: Net Zero Teesside. A full chain carbon capture, utilisation and storage ('CCUS') project, comprising a CO ₂ gathering network, including CO ₂ pipeline connections from industrial facilities on Teesside to transport the captured CO ₂ (including the connections under the tidal River Tees); a combined cycle gas turbine ('CCGT') electricity generating station with an abated capacity circa 850 gigawatts output (gross), cooling water, gas and electricity grid connections and CO ₂ capture; a CO ₂ gathering/booster station to receive the captured CO ₂ from the gathering network and CCGT generating station; and the onshore section of a CO ₂ transport pipeline for the onward transport of the captured CO ₂ to a suitable offshore geological storage site in the North Sea.	Land within the vicinity of the Former Redcar Steel Works Site (South Tees Development Corporation (STDC)), Redcar and Stockton-on-Tees, TS10 5QW	462	0.33	0.15	ES states that "the programme is currently anticipated to commence shortly after the Development Consent Order (DCO) is granted (projected to be in Q4 2022)", Table 5-1: Indicative Construction Programme, shows construction programme through to 2026.	Granted	1

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4	R/2021/1048/FFM	Redcar and Cleveland Borough Council	South Tees Development Corporation (STDC): Engineering operations associated with ground remediation and preparation of the site.	Former Redcar Steelworks (South Tees Development Corporation (STDC)), Land to west of Warrenby, Redcar	62.3	0.40	0.20	Application cover letter states: "The proposed remediation and site preparation works will enable the construction of the main facilities of the Net Zero Teesside project".	Granted	1
5	NZT offshore elements D/4271/2021	The Inspectorate	BP: Net Zero Teesside offshore elements to be consented by Store Permit and Pipeline Works Authorisation including CO ₂ Export Pipeline below MLWS and geological store and associated facilities. The Development will route carbon dioxide (CO ₂) which has been captured from onshore industrial clusters at Teesside and Humber, to an offshore geological storage site via two pipelines. The offshore site, the Endurance Store is located approximately 63 kilometres (km) from the nearest coastline in the Southern North Sea (SNS) in water depths of approximately 65 metres (m).	Unknown	Unknown	0.32	0.13	ES states: "preparatory works and landfall construction will commence in 2025 with installation of the pipelines and subsea infrastructure (including manifolds) and drilling of the wells into the Endurance Store expected to commence in 2026. CO ₂ injection is anticipated from 2027".	Pending	1

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6	EN010051	The Inspectorate	Forewind Ltd.: (formerly Dogger Bank Teesside B) – Project previously known as Dogger Bank Teesside A&B. Dogger Bank Teesside A & B is the second stage of Forewind’s offshore wind energy development of the Dogger Bank Zone (Zone 3, Round 3). Dogger Bank Teesside A & B will comprise up to two wind farms, each with an installed capacity of up to 1.2GW, which are expected to 4ultct to the National Grid at the existing National Grid substation at Lackenby, near Eston. It follows that Dogger Bank Teesside A & B could have a total installed capacity of up to 2.4GW Dogger Bank Teesside A & B is located within The Dogger Bank Zone which comprises an area of 8660 square kilometres (km ²) located in the North Sea between 125 kilometres (km) and 290km off the UK North East coast.	Dogger Bank Zone (North Sea), with cabling coming ashore between Redcar and Marske-by-the-Sea (Wilton complex, Redcar & Cleveland).	Teesside A: 560km ² / 216 sq. miles Teesside B: 593km ² / 229 sq. miles	7.73	5.97	Project Description ES Chapter indicates, for both projects (Teesside Project A & Teesside Project B):- Earliest construction start onshore: At consent award (subject to discharge of DCO conditions) – Earliest construction start offshore: one and a half years after consent award – Latest construction start onshore and offshore: seven years after consent award – Onshore construction duration window: Up to three years- Offshore construction duration window: Up to six years- Maximum onshore construction gap between the two projects (from first onshore construction finish to second onshore construction start): Up to 5 years- Latest construction finish onshore: 10 years	Granted	1

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								after consent award – Latest construction finish offshore: 13 years after consent award.		
7	EN010139	The Inspectorate	JBM Solar: The project consists of a proposed solar farm with over 50MW capacity, Solar PV modules and associated mounting structures, inverters, transformers, switch gear and control equipment, a substation, energy storage equipment and underground on and off-site cabling.	Not provided – spread over multiple locations	488.81	15.05	12.86	It would take approximately 12-18 months to construct the Proposed Development all at once, or 18-24 months to undertake the construction of each Panel Area in phases following the DCO being made.	Examination	2
8	EN010150	The Inspectorate	Lighthouse Green Fuels Ltd: 'Waste-to-sustainable aviation fuel' facility with on-site generating station capacity of up to 150 MW	Land at Port Clarence, near Stockton-on-Tees, Teesside	205.7	4.56	0.20	The construction phase is likely to be approximately three years in duration lasting from Q4 2025 to Q3 2028. These works would commence promptly on the determination of the DCO and discharge of relevant pre-commencement Requirements.	Pending	2
9	EIA/2022/00037	MMO	South Tees Developments Limited: Screening Request for proposed extension of the South Bank site to	South Tees Development Corporation	0.2	2.94	0.51	Screening Request states: "The proposed reprofiling works involving the	EIA not required	3

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			include reprofiling works involving the construction of an outfall into the River Tees, and the creation of an area of intertidal habitat	(STDC) South Industrial Zone				construction of an outfall and intertidal habitat creation will be undertaken over a four-week period between January 2023 and April 2023 (inclusive)".		
10	EIA/2022/00008	MMO	Northumbrian Water Group: Demolition of a jetty and associated buildings at Bran Sands, on the southern bank of the estuarine River Tees near Redcar	Bran Sands, southern bank of River Tees near Redcar	4	0.93	0	Screening Request states: "The proposed demolition and removal works would be relatively short term in their duration (expected to take no more than 5 months to complete)"	EIA not required	3
11	EIA/2022/00004	MMO	Able UK Ltd: Able Seaton Port Approach Channel Widening	Able Seaton Port, Seaton Channel	Unknown	2.03	0.97	Screening Request states: "the work is expected to be completed in less than 3 weeks".	EIA not required	3
12	EIA/2020/00015	MMO	AV Dawson: Proposed quayside works and dredging at North Sea Supply Base and Dawson's Wharf	North Sea Supply Base and Dawson's Wharf	Unknown	7.54	1.54	Screening Request states: "it is predicted that capital dredging works could be complete in less than 10 days".	EIA not required	3
13	R/2015/0393/RSM	Redcar and Cleveland Borough Council	Bellway Homes Ltd: Residential development (188 dwellings) with associated vehicular and pedestrian	Stokesley Road, Guisborough	7.1	9.81	5.69	The development shall not be begun later than the expiration of 3 years from	Granted	1

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			accesses including landscaping (resubmission).					the date of this permission (Nov 2015). Planning statement states that this application forms a resubmission of a previously approved application under the Council's reference R/2013/0651/FFM. Previous app R/2013/0651/FFM states estimated five/six year build out period.		
14	R/2014/0455 /OOM	Redcar and Cleveland Borough Council	Redcar & Cleveland College and The William Turner Foundation Trust: Erection of 149 dwelling houses and associated parking, access and landscaping at the former Redcar & Cleveland College, Redcar Lane Campus (all matters reserved except access). Reserved matters application R/2015/0540/RMM has since been submitted.	Former Redcar and Cleveland College Site, Redcar Lane, Redcar	4.12	4.68	2.43	Condition 2 of decision notices states: "The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later."	Granted	1

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								Information available online suggests development is complete or almost complete.		
15	R/2016/0142/FFM	Redcar and Cleveland Borough Council	Bellway Homes NE: Detailed application for the development of 128 dwellings including associated access, infrastructure and open space	Land to the west of Swans Corner, Nunthorpe (south of A171, west of Guisborough Road).	7.71	9.53	5.75	Condition 1 of the decision notice states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i> Information available online shows construction is currently underway.	Granted	1
16	R/2019/0403/FFM	Redcar and Cleveland Borough Council	Beyond Housing: demolition of 19 dwelling houses; hybrid application for full planning permission for refurbishment of 289 dwelling houses and alterations to existing road infrastructure to allow for new parking and open spaces; outline application for future residential development for 32 dwelling houses, dwellings and land	Dwellings and land at Caernarvon Close, Somerset Road, Cheddar Close, Avondale Close, Monmouth Road, Aberdare Road, Bridgend Close, Grangetown	8.82	5.26	1.49	Condition 1 of the Decision Notice states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1

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17	R/2019/0150 /FFM	Redcar and Cleveland Borough Council	Priority Space: Erection of 17 industrial units ranging in size from 116 square m. up to 210 square m. with new vehicular access and associated parking.	Land next to Kirkleatham Business Park, Off Troisdorf Way, Kirkleatham	1.56	3.74	0.73	Condition 1 of the Decision Notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1
18	R/2019/0045 /FFM	Redcar and Cleveland Borough Council	SK Chilled Foods Ltd: Proposed storage and distribution warehouse, with associated vehicle access and manoeuvring area.	Land adjacent to SK Chilled Foods LTD, Nelson Street, South Bank	0.43	5.11	1.86	Condition 1 of the Decision Notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1
19	R/2017/0876 /FFM	Redcar and Cleveland Borough Council	Peak Resources Ltd: Construction and operation of a mineral processing and refining facility including ancillary development, car parking and landscaping.	Wilton International, Redcar	10	4.12	0.53	The refinery would need to be ready to receive the ore concentrate towards the end of 2019 / early 2020. It is anticipated that it would take between one and a half to two years to construct the facility, with construction commencing mid-2018. No end date given but the planning statement states that the Ngualla mine from which	Granted	1

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								the rare earth concentrate is being sourced, has an estimated 30 years' worth of supply <i>"therefore, the development proposals would provide a significant number of jobs and the operational jobs would be expected to last for a considerable amount of time"</i> .		
20	R/2016/0484 /FFM	Redcar and Cleveland Borough Council	CBRE: Proposed anaerobic biogas production facility and combined heat and power plant.	Former Croda Site, Wilton International, Redcar	1.92	2.75	0.14	Condition 1 of the decision notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted (2016)	1
21	R/2016/0201 /FFM	Redcar and Cleveland Borough Council	Gleeson Developments Ltd: Gleeson Developments Ltd, 51 residential units including new vehicular and pedestrian accesses and associated landscaping, land at Fabian Road, Eston.	Land at Fabian Road, Eston, TS6 9AR	1.38	5.87	2.12	Condition 1 of the Decision Notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1

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								Information available online suggests development is complete.		
22	R/2019/0767/OOM	Redcar and Cleveland Borough Council	Director of Regeneration & Neighbourhoods Hartlepool: Director of Regeneration & Neighbourhoods Hartlepool, outline application for the construction of an energy recovery facility (ERF) and associated development, Grangetown Prairie Land east of John Boyle Road and west of Tees Dock Road, Grangetown.	Grangetown Prairie, Land east of John Boyle Road and west of Tees Dock Road, Grangetown	10.9	4.05	1.27	ES states: "construction will start in 2022, with a start-date for the facility of 2025. The construction period is expected to extend to 36 months". Condition 2 of decision notice states: "The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later."	Granted	1
23	R/2016/0663/OOM	Redcar and Cleveland Borough Council	Homes and Communities Agency (HCA): Homes and Communities Agency (HCA), outline planning application for up to 550 residential	Land north of Kirkleatham Business Park and west of	23	3.37	0.98	Condition 2 of Decision Notice states: "The development hereby permitted shall be begun	Granted	1

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			<p>units with associated access, landscaping and open space, land north of Kirkleatham Business Park and west of Kirkleatham Lane, Redcar.</p> <p>Reserved matters application R/2019/0485/RMM has since been submitted.</p>	Kirkleatham Lane, Redcar				<p>either before the expiration of five years from the date of this permission, or not later than the expiration of two years from the final approval of the reserved matters for the first phase of development or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later. Development of all further phases of development shall be begun not later than the expiration of two years from the final approval of the reserved matters for the that phase of development or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, but in either</p>		

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								case no later than the expiration of 12 years beginning with the date of this permission.” Information available online shows construction commenced (2021).		
24	R/2016/0326 /OOM	Redcar and Cleveland Borough Council	Theakston Estates Ltd: Outline application for residential development including new vehicular and pedestrian accesses, infrastructure, open space and landscaping (all matters reserved except for access), land north of Woodcock Wood and west of Flatts Lane Normanby. Reserved matters application R/2019/0443/RMM has since been submitted.	Land north of Woodcok Wood and west of Flatts Lane, Normanby	22.8	8.23	4.45	Planning Statement states that the build period will be 8 years long. (Appeal) decision notice states: Cond. 2: “Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.” Cond. 3: “The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.”	Refused (appeal granted)	1

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								Information available online shows construction is currently underway.		
25	R/2018/0098/FF	Redcar and Cleveland Borough Council	Rydberg Development Company Ltd: Construction and operation of a 12 MWe peaking power generation plant, ancillary equipment, parking and access (amended design and layout), land bound by A66 and Tees Dock Road, Grangetown.	Land bounded by A66 and Tees Dock Road, Grangetown	0.39	3.93	0.16	The construction phase of the Development is planned to be undertaken over a period of four to six months. The Development will have operational life of 15 to 20 years after which it would be decommissioned. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (May 2018)	Granted	1
26	R/2017/0329/FF	Redcar and Cleveland Borough Council	Rydberg Development Company Ltd: Construction and operation of a 12 MWe peaking power generation plant, ancillary equipment, parking and access (amended design and layout), land bound by A66 and Tees Dock Road, Grangetown.	Land bounded by A66 and Tees Dock Road, Grangetown	0.31	4.19	0.42	The construction phase of the Development is planned to be undertaken over a period of four to six months. The Development will have operational life of 15 to 20 years after which it would be decommissioned. Decision	Granted	1

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								notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (May 2018)		
27	R/2016/0563/FF	Redcar and Cleveland Borough Council	Rydberg Development Company Ltd: Construction and operation of a 12MWe peaking power generation plant including ancillary equipment and new vehicular access off trunk Road, land bounded by Trunk Road and Tees Dock Road Grangetown.	Land bounded by Trunk Road and Tees Dock Road, Grangetown	0.72	3.93	0.16	The construction phase of the Development is planned to be undertaken over a period of four to six months. The Development will have operational life of 15 to 20 years after which it would be decommissioned. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission	Granted	1
28	R/2017/0564/FF	Redcar and Cleveland Borough Council	EDF Energy Renewables: Installation of an energy storage facility (up to 49.9 MW), new access track and associated ancillary equipment and components, land at Crow Lane adjacent to Old Hall Farm and	Land at Crow Lane, Adjacent to Old Hall Farm and (A1053) Greystones Road,	0.8	5.50	1.39	The construction period is anticipated to last no longer than one year. Once installed, there is minimal on-site activity required during the plant life-cycle.	Delegated	1

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			(A1053) Greystones Road Old Lackenby, Eston.	Old Lackenby, Eston				The facility will be remotely operated and access will typically only be required for monthly inspections and bi-annual servicing to take place. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (Nov 2017).		
29	R/2019/0183 /OOM	Redcar and Cleveland Borough Council	Mr R Roberts: Demolition of existing outbuildings to allow outline planning permission (with some matters reserved) for residential development (52 dwellings), land south of Spencerbeck Farm Normanby Road, Ormesby.	Land South of Spencerbeck Farm, Normanby Road, Ormesby	1.9	7.51	3.77	Condition 2 of the Decision Notice states: "The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later."	Granted	1

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30	R/2019/0031/FFM	Redcar and Cleveland Borough Council	Tourian Renewables Ltd: Construction and operation of a plastic conversion facility including office and welfare buildings, workshops, weighbridges and associated infrastructure, former Croda Site Wilton International, Redcar	Former Croda Site, Wilton International, Redcar	1.1	3.66	0.25	Planning Statement states: "Subject to the granting of planning permission, construction activity for the first process line would last for approximately 9-12 months. There would also be several months commissioning period. After which the other three process lines would be constructed, each process line taking circa 12 months to construct, with several months commissioning." Decision Notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission (May 2019)"	Delegated	1
31	R/2017/0730/FFM	Redcar and Cleveland Borough Council	Tourian Renewables Ltd: Construction and operation of a plastic conversion facility including office and welfare buildings, workshops, weighbridges and associated infrastructure, former	Land at Wilton International	1.6	3.95	0.37	Planning Statement states: "Subject to the granting of planning permission, construction activity for the first process line would	Delegated	1

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			Croda Site Wilton International, Redcar					<p>last for approximately 9-12 months. There would also be several months commissioning period. After which the other three process lines would be constructed, each process line taking circa 12 months to construct, with several months commissioning. This will be confirmed prior to commencement of works on site along with further details on the construction methodology." (same as other Tourian Renewables Ltd permission above - R/2019/0031/FFM).</p> <p>Decision Notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission (Jan 2018)"</p>		

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32	R/2018/0587/FFM	Redcar and Cleveland Borough Council	ICL Tees Dock: Refurbishment of redundant 'coal rail pit' for handling polysulphate products, potash conveyor, Tees Dock Terminal, Teesport.	Potash Conveyor, Tees Dock Terminal	8.9	1.99	1.14	Condition 1 of the Decision Notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1
33	R/2017/0906/OOM	Redcar and Cleveland Borough Council	Sirius Minerals plc: Outline planning application for an overhead conveyor and associated storage facilities in connection with the York potash project, land between Wilton International and Bran Sands, Redcar.	Land between Wilton International and Bran Sands, Redcar	62.8	0.24	0.17	Condition 2 of the Decision Notice states: "The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later."	Granted	1
34	R/2018/0139/VC	Redcar and Cleveland Borough Council	Sirius Minerals plc: Sirius Minerals: Full planning application: Variation of condition 2 (approved plans) of planning permission R/2014/0626/FFM to allow for minor material amendments to the	Land at Wilton International Complex, Redcar	37.5	2.99	0	Condition 1 of the decision notice states that the development shall be commenced prior to the 14 August 2018.	Granted	1

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			approved layout and size of buildings; site mounding; on-site attenuation ponds, Swales and internal roads following the progression of more detailed design engineering					Note that this application is a variation of condition - the original application (R/2014/0626/FFM) was for the Materials Handling Facility ('MHF') element of the York Potash project – a granulation and storage facility (to receive and handle polyhalite). It was granted in September 2014 (Cond. 1: The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.) ES states "41 month" (~three and a half year) construction period		
35	R/2014/0627/FFM	Redcar and Cleveland Borough Council	York Potash Ltd: York Potash Ltd: Full planning application: The winning and working of polyhalite by underground methods including the construction of a minehead at Doves Nest Farm involving access, maintenance and ventilation shafts, the landforming of associated spoil, construction of buildings, access	Doves Nest Farm and Haxby Plantation, Sneatonthorpe; underneath 252 sq km of the North York Moors National Park; a corridor extending	Site area unknown Excavation area: 25,200	2.47	0.24	Planning Statement states assumption that construction works for the Project would commence in March 2015. The anticipated preparation / construction periods for Phase 1 are: Mine 58 months;	Granted	1

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			roads, car parking and helicopter landing site, attenuation ponds, landscaping, restoration and aftercare and associated works. In addition, the construction of an underground tunnel between doves nest farm and land at Wilton that links to the mine below, comprising 1 shaft at doves nest farm, 3 intermediate access shaft sites, each with associated landforming of associated spoil, construction of buildings, access roads and car parking, landscaping, restoration and aftercare, the construction of a tunnel portal at Wilton comprising buildings, landforming of spoil and associated works	underground from the edge of the National Park boundary to Wilton International Complex; at Ladycross Plantation near Egton, at Lockwood Beck Farm near Moorsholm and at Tocketts Lythe, near Guisborough.				MTS 39 months for Lady Cross Plantation and Lockwood Beck and 33 months for Tocketts Lythe; MHF 29 months for the initial works (work due to commence in early 2016 to align with the construction of the Mine and MTS); Harbour Facilities 19 months. The Mine shafts and MTS have been designed to allow full Phase 2 production capacity from the outset, therefore only minor additional construction/fitting works of approximately nine months will be required at the Mine to extend facilities to allow throughput to reach 13 Mtpa.		
36	R/2016/0502 /FFM	Redcar and Cleveland Borough Council	Procomm Site Services Ltd: Erection of workshop, Wilton International Wilton Redcar	Wilton International, Redcar	0.32	3.72	0.28	Condition 1 of decision notice states: "The development shall not be begun later than the	Granted	1

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								expiration of THREE YEARS from the date of this permission.”		
37	R/2015/0678 /OOM	Redcar and Cleveland Borough Council	Forewind Ltd.: Outline application (all matters reserved) for installation of two underground sections of high voltage electrical cables and fibre-optic cable associated with Dogger bank Teesside A & B offshore wind farms, land at Wilton International, Redcar.	Land at Wilton International, Redcar	4.43	4.46	0.48	ES states that it is expected that construction (for both projects together) will take 12 weeks. Planning Statement states: "...same time scales as the wider works authorised under the Made DCO. The Made Order limits activities as follows: - Dogger Bank Teesside A must be commenced on or before 25th August 2022. - Dogger Bank Teesside B must be commenced on or before 25th August 2022. - The shared works must be commenced on or before 25th August 2022.“ Decision Notice states: Cond. 2 “The development hereby permitted shall be begun not later than the expiration of six years from the final approval of the	Delegated	1

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								reserved matters or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later.”.		
38	R/2015/0466 /FF	Redcar and Cleveland Borough Council	Cofely UK: Energy Services, proposed energy centre to include steel framed building; chimney stack (45.3m high); cooling towers; plant and equipment to generate heat and power from natural gas and hydrogen and a water treatment plant, land at Huntsman Polyurethanes Wilton Site, Lazenby.	Land at Huntsman Polyurethanes, Wilton Site, Lazenby, TS10 5PL	0.35	2.54	0.18	The construction period is expected to be approximately ten months, with construction of the building taking approximately six months. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (June 2015).	Delegated	1
39	R/2014/0820 /FFM	Redcar and Cleveland Borough Council	Mr K Rutherford: Erection of 24 industrial units with associated infrastructure and perimeter fencing 2.0m in height, land at Tod Point Road, Redcar	Land at Tod Point Road, Redcar	0.43	1.57	0.44	Condition 1 of the Decision Notice states: “The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.”	Delegated	1

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40	R/2019/0427/FFM	Redcar and Cleveland Borough Council	STDC: Full planning application: Demolition of structures and engineering operations associated with ground preparation and temporary storage of soils and its final use in the remediation and preparation of land for regeneration and development	Land at former South Bank Works, Grangetown Prairie, British Steel and Warrenby Area	The total land acquired = 600 ha. 286 ha for this development.	2.17	0.03	Condition 1 of the Decision Notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Delegated	1
41	R/2014/0372/OOM	Redcar and Cleveland Borough Council	The Lady Hewley Charity Trust Company Ltd: Outline application for residential development (up to 1250 dwellings) (all matters reserved)	Land at Low Grange Farm, Southbank	32.2	5.12	1.61	The development shall be begun five years from the final approval of the reserved matters referred to in condition (1) or, in the case of approval on different dates, the final approval of the last such matter to be approved. Planning Statement states re: timescale: "It is envisaged that should outline planning permission be granted the subsequent reserved matters submissions will be phased and given the size of the site and as outlined above it would take a significant period of	Granted	1

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								<i>time before reserved matters approval is required for the later phases. For example, at a standard built out rate of 25 dwellings per year (as identified in the Redcar & Cleveland 2013 SHLAA), it would take 50 years for the site to be completed"</i>		
42	R/2020/0357/OOM	Redcar and Cleveland Borough Council	STDC: Outline planning application for demolition of existing structures on site and the development of up to 418,000 sqm (gross) of general industry (use class B2) and storage or distribution facilities (use class B8) with office accommodation (use class B1), HGV and car parking and associated infrastructure works all matters reserved other than access	Land at South Tees Development Corporation east of Smiths Dock Road and west of Tees Dock Road, South Bank	174	3.33	0.89	NTS states: "The proposed development will be brought forward in phases based on market demand. The first phase of the development will include the delivery of site preparation works and access arrangements for the site. For the purpose of assessment within this EIA it is assumed that these works will take between 12 and 18 months and that work will begin in early 2021 (subject to the determination of the planning application). It is	Granted	1

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								assumed that the site will deliver a proportion of the employment units and their associated infrastructure over a period of 5 to 8 years (based on market demand), with first occupation in 2023."		
43	R/2020/0270 /FFM	Redcar and Cleveland Borough Council	STDC: Full planning application: Engineering operations including widening of Eston Road, formation of new roundabout and internal access roads, works to enhance Holme Beck and associated hard and soft landscaping works	Land at and adjoining Eston Road including gateway junction of A66 to Middlesbrough Road East, Grangetown	6.26	4.48	1.19	Condition 1 states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Delegated	1
44	R/2020/0318 /FFM	Redcar and Cleveland Borough Council	STDC: Full planning application: Engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck	Land at Prairie Site, Grangetown	53.3	3.35	0.36	Condition 1 states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1

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45	R/2020/0465 /FFM	Redcar and Cleveland Borough Council	STDC: Full planning application: Demolition of existing buildings / structures and engineering operations associated with ground remediation and preparation of land for development	Land at Metals Recovery Site, South Bank, Redcar	22.3	2.74	0.90	Condition 1 states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Delegated	1
46	R/2020/0411 /FFM	Redcar and Cleveland Borough Council	Redcar Holdings Ltd: Full planning application: Construction of the Redcar Energy Centre (REC) consisting of a material recovery facility incorporating a bulk storage facility; an energy recovery facility; and an incinerator bottom ash recycling facility along with ancillary infrastructure and landscaping	Land at Redcar Bulk Terminal, Redcar, TS10 5QW	10.1	0.24	0.22	Planning statement states: "The indicative construction programme envisages approximately 32 months from start on site to end of commissioning. Assuming that planning permission is granted for the facility in winter 2019 the following development timescales are anticipated: Notice to Proceed to Contractor: 1st Quarter 2021. Clearance and Demolition: 2nd Quarter 2021. Commencement of Construction: 3rd Quarter 2021. Commissioning: 1st Quarter 2024."	Granted	1

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								Commercial Operation: 2nd Quarter 2024."		
47	14/1106/EIS	Stockton-on-Tees Borough Council	Port Clarence Energy Ltd: Full planning application: Proposed 45MWe renewable energy plant	Port Clarence Energy Limited, Huntsman Drive, Seal Sands, TS2 1TT	5.33	6.08	1.04	Planning Statement states: "Construction of the plant will take approximately 30 months with construction work expected to commence 6 months after the grant of planning permission. It is therefore anticipated / hoped that the development will be complete by June 2017 and operational almost immediately thereafter following test firing etc. The plant will have an expected operating lifespan of 25 years before decommissioning, typical of many renewable energy projects"	Granted	1
48	R/2006/0433 /OO	Redcar and Cleveland Borough Council	PD Teesport: Outline application for development of a container terminal	Land at Teesport, Grangetown	55	1.32	0.43	It is intended that Phase I will be operational by 2010 and Phase II will be completed by 2014.	Granted	1

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								Company website says £9.2million invested in 2020 to update steel export terminal warehouse. Condition 2 of the Decision Notice states: "The development hereby permitted must be begun either before the expiration of five years from the date of this permission, or before the expiration of three years from the date of the approval of the last of the reserved matters for the first phase of the development (as shown on drawing 9R0155/PA/1000 Revision 4), whichever is the later."		
49	21/1545/FUL	Stockton-on-Tees Borough Council	BOC Teesside: Application for the installation of a carbon dioxide capture plant plus ancillary and related equipment/ works.	B O C Teesside Hydrogen, North Tees Site, Seaton Carew Road, Port Clarence TS2 1TT	4.88	3.91	0.12	Condition 1 of decision notice states: "The development hereby permitted shall be begun before the expiration of	Granted	1

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								THREE years from the date of this permission.”		
50	R/2020/0684 /ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (PHASE 1)	Land at South Bank Wharf, Grangetown, Lackenby	8.83	3.04	0.53	Planning Statement states: “STDC is intending to commence phased construction of the facility during 2021 to enable the first section of the quay to be in operation by 2023 (an approximately three-year construction phase).” Condition 1 of the Decision Notice states: “The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.”	Granted	1
51	R/2020/0819 /ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for development of up to 139,353 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking, works to watercourse including realignment	Land bounded by Tees Dock Road to E, Bolckow Road Industrial Estate to SE, Eston Road and vacant land to W, Darlington & Saltburn railway line to NW	57.8	3.92	0.90	The planning statement states: “Based on the phasing schedule it can be assumed that construction period for the site is as follows: • Construction commences in 2021 with first floorspace delivered in	Granted	1

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			and associated infrastructure works. All matters reserved.					2022; and • Construction period totals 11 years with completion anticipated in 2032.”		
52	R/2020/0820/ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for development of up to 92,903sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking and associated infrastructure works. All matters reserved.	Land bounded by Teeswork Road Infrastructure to NW, E and S and Tees Dock Road to W Lackenby	35.8	3.45	0.20	The planning statement says states: “Based on the phasing schedule it can be assumed that construction period for the site is as follows: • Construction commences in 2028 with first floorspace delivered in 2029; and • Construction period totals 3 years with completion anticipated in 2031.”	Granted	1
53	R/2020/0821/ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for development of up to 464,515sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking and	Land bounded by edge of NWL Bran Sands Treatment Plant and former ICI landfull to SW; Redcar bulk terminal to NW line of vegetation	131.65	0.00	0.00	The planning statement states: “Based on the indicative phasing schedule it can be assumed that construction period for the site is as follows: • Construction commences	Granted	1

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			associated infrastructure works. All matters reserved.	tod point road to NE and existing internal roads to SE				in 2021 with first floorspace delivered in 2022; and • Construction period totals 12 years with completion anticipated in 2033.”		
54	R/2020/0822 /ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for the development of up to 185,806 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking, works to watercourses including realignment and associated infrastructure works. All matters reserved.	Land bounded by Darlington to Saltburn railway line to SE; private internal road and open industrial land to NW; section of hot metal transfer railway line open land and south gare road to N; boundary wall of marsh farm house and adjacent industrial unit and open land to NE	67.05	1.11	0.01	The planning statement states: “Based on the phasing schedule it can be assumed that construction period for the site is as follows: • Construction commences in 2021 with first floorspace delivered in 2022; and • Construction period totals 11 years with completion anticipated in 2033.”	Granted	1
55	R/2020/0823 /ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for the development of up to 15,794sqm (gross) of office	Land bounded by A1085 trunk road to SE and	24.4	1.58	0.15	Planning statement states: "Based on the indicative phasing schedule it can be	Pending	1

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			accommodation (Use Class E) and car parking and associated infrastructure works. All matters reserved.	roundabout providing access to local road network; private access track to E; internal roads to west and Darlington to Saltburn railway to NW, Redcar				assumed that construction period for the site is as follows: <ul style="list-style-type: none"> • Construction commences in 2026 with first floorspace delivered in 2027; and • Construction period totals 5 years with completion anticipated in 2031." 		
56	H3.1 Low Grange Farm Strategic Site	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 1,250 houses	Low Grange Farm	32	5.01	1.58	"It is anticipated that the site would be partially built within the plan period, with the balance of development taking place after 2032."	Adopted	3
57	H3.2 Swan's Corner	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 128 houses	Swan's Corner	7.7	9.58	5.80	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
58	H3.5 Longbank Farm	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 320 houses	Longbank Farm	21	8.52	4.75	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
59	H3.6 Spencerbeck Farm	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 61 houses	Spencerbeck Farm	2.4	7.52	3.78	To be delivered within the plan period (i.e. up to 2032).	Adopted	3

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60	H3.8 Normanby High Farm	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 150 houses	Normanby High Farm	10	6.60	2.94	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
61	H3.9 Land at Former Eston Park School	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 100 houses	Land at Former Eston Park School	3	5.81	2.07	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
62	H3.10 Corporation Road	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 86 houses	Corporation Road	2.4	3.27	1.78	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
63	H3.14 Land at Mickle Dales	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 100 houses	Mickle Dales	4.3	6.08	3.13	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
64	H3.15 West of Kirkleatham Lane	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 550 houses.	Kirkleatham Lane	23	3.59	0.88	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
65	MWP8 South Tees Eco-Park	Redcar and Cleveland Borough Council	Tees Valley Joint Minerals and Waste Development Plan Documents, A site of approximately 27 hectares is allocated for the development of the South Tees Eco-Park.	South Tees Eco-Park	27	0.38	0.11	Development is anticipated to be provided between 2016 and 2021	Adopted	3

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66	MWC9 Sewage Treatment	Redcar and Cleveland Borough Council	Tees Valley Joint Minerals and Waste Development Plan Documents, Development involving the extension or upgrade of existing sewage treatment facilities, including at the Bran Sands Regional Sludge Treatment Centre (Redcar and Cleveland) will be supported.	Bran Sands Regional Sludge Treatment Centre	Unknown	0.74	0.20	Unknown	Adopted	3
67	MWC8 General Locations for Waste Management Sites	Redcar and Cleveland Borough Council	Tees Valley Joint Minerals and Waste Development Plan Documents, Sustainable waste management will be delivered through a combination of large sites, which include clusters of waste management and processing facilities, and small sites for individual waste facilities.	Three general areas for sites identified: land located around Teesport, Smiths Dock Road and the eastern end of Dockside Road; land located around Graythorp and Haverton Hill Road areas; and land located around the Port Clarence, Cowpen Marsh and Seal Sands areas.	Unknown	3.79	0.75	Unknown	Adopted	3

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68	H/2021/0248	Hartlepool Borough Council	Strabag AG: Demolition of buildings and the erection of a concrete batching plant with ancillary infrastructure. Section 73 application H/2022/0331 has since been submitted.	Plot 2, Greenland Road, Hartlepool, TS24 0RQ	5.1	8.73	7.14	Section 73 Planning Statement states: "Presently, construction activities at the Site are ongoing...At the time of writing, the majority of top driven piling work has been completed and the remaining external works are anticipated to be completed in 2-3 weeks' time."	Granted	1
69	H/2022/0306	Hartlepool Borough Council	Mr J Wood: Demolition of Former Engineers Club & Registry Office (The Willows) and erection of 2, 3, 4 & 5 storey residential blocks with commercial units to ground floor providing 98no. residential units	Engineers Social Club, 28 Raby Road, Hartlepool, TS24 8AE	0.46	8.31	6.20	Condition 1 of decision notice states: "The development to which this permission relates shall be begun not later than three years from the date of this permission."	Granted	1
70	H/2022/0299	Hartlepool Borough Council	Robertson Homes: Full planning permission for the erection of 143no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping	Land west of Wynyard Village and south of A689, Wynyard, Billingham	11.23	15.40	6.85	Unknown	Granted	1
71	H/2022/0284	Hartlepool Borough Council	Seymour Skills Academy: Expansion of facilities at existing skills academy	Seymour Skills Academy, Brenda	4.46	7.30	4.79	Condition 1 of the Decision Notice states: "the	Granted	1

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			including provision of modular class rooms, offices, welfare facilities, tele handling tower, temporary timber framed bungalows (for training purposes), alterations to internal roads layout and car parking, including works to existing ponds and other associated works	Road, Hartlepool, TS25 2BW				development to which this permission relates shall be begun not later than three years from the date of this permission."		
72	H/2022/028 1	Hartlepool Borough Council	C/O Lichfields: Erection of Northern Spine Road	Northern Spine Road, Wynyard Park Estate, Wynyard Woods, Wynyard, Billingham	0.39	13.31	4.85	Condition 2 of the Decision Notice states: "the development to which this permission relates shall be begun not later than three years from the date of this permission."	Granted	1
73	H/2022/026 3	Hartlepool Borough Council	Clearstone Energy: Proposed construction, operation and maintenance of a Battery Energy Storage System (BESS) facility with associated infrastructure and works including earthworks, highway access, landscaping and biodiversity enhancements.	Land at Worst Lane, Hartlepool	10	12.86	8.43	Planning Statement states: "The Proposed Development would operate for a temporary time period of 40 years. Following cessation of operation the BESS facility would be decommissioned and the Site returned to agricultural use" and that "Construction is	Granted	1

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								anticipated to take 12 months". Condition 1 of the Decision Notice states: "The development to which this permission relates shall be begun not later than three years from the date of this permission."		
74	H/2022/0255	Hartlepool Borough Council	Duchy Homes: Full Planning permission for the erection of 98no. dwellinghouses (Class C3) with associated infrastructure, access and landscaping.	Land north of Countryside Properties, Wynyard Park Estate, Wynyard Woods, Wynyard, Billingham, Hartlepool	3.6	13.31	4.77	Unknown	Pending	1
75	H/2022/0208	Hartlepool Borough Council	Beal Hire LTD: Outline planning permission with all matters reserved for B2 & B8 uses of the land.	Land to rear of Deepdale Solutions LTD, Queens Meadow Business Park, Venture Court, Hartlepool, TS25 5TE	0.35	6.51	2.39	Condition 1 of decision notice states: "Application for the approval of the reserved matters referred to below must be made not later than the expiration of three years beginning with the date of this permission and the development must be	Granted	1

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								begun not later than whichever is the later of the following dates: (a) the expiration of five years from the date of this permission; or (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.”		
76	H/2022/0181	Hartlepool Borough Council	Wynyard Park LTD: Outline planning application for the erection of up to 1200no. dwellings with associated parking, landscaping and infrastructure with all matters reserved except access.	Land north of A689, Wynyard Park Estate, Wynyard Woods, Wynyard, Hartlepool	61.4	13.12	4.58	NTS says “For the purpose of the EIA, a construction programme of up to 15 years has been assumed, with the first residential plots being delivered in 2024. The phasing of the development is currently unknown. Due to the dispersed nature of the Development Parcels it is possible that construction could start on each at the same time.”	Pending	1

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77	H/2022/0049	Hartlepool Borough Council	Sterling Polymers LTD: Part-retrospective planning application to seek to regularise planning permission H/2018/0208 (development of waste recycling facility including erection of steel portal framed building and cycle store and associated works including parking, hardstanding, weighbridges and refurbishment of existing office building (part-retrospective) and for the erection of 2no. additional buildings, renovation of an existing building, installation of concrete hard surfacing and formation of parking areas (including for cars and HGVs), installation of an electric substation (retrospective) and to allow for the recycling of plastic (in addition to the permitted paper recycling use).	Sterling Polymers LTD, Windermere Road, Hartlepool, TS25 1NX	6.13	6.68	4.34	Condition 1 of decision notice states: "The development to which this permission relates shall be begun not later than three years from the date of this permission."	Granted	1
78	H/2021/0572	Hartlepool Borough Council	Port Homes LTD: Erection of 76 dwellings, associated infrastructure and landscaping	Land to the south of Golden Meadows, Hartlepool	2.06	6.31	2.99	Condition 1 of decision notice states: "The development to which this permission relates shall be begun not later than three years from the date of this permission."	Granted	1

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79	H/2020/0175	Hartlepool Borough Council	CS UK Holdings III LTD: Solar farm and associated development	Land at Worset Lane, Hartlepool	62.9	12.21	8.32	Planning statement states: "The Proposals will generate renewable electricity to power approximately 16,500 homes annually over a 40-year period." Condition 1 of the Decision Notice states: "The development to which this permission relates shall be begun not later than five years from the date of this permission."	Granted	1
80	H/2020/0276	Hartlepool Borough Council	Miller Homes and Bellway Homes: Erection of 570 dwellings and provision of a new roundabout and associated infrastructure	Land to the south of A179 and west of Middle Warren known as Upper Warren, Hartlepool	28.4	11.42	8.69	Site construction is expected to start summer 2021. Condition 1 of the Decision Notice states: "The development to which this permission relates shall be begun not later than three years from the date of this permission."	Granted	1
81	H/2019/0365	Hartlepool Borough Council	Duchy Homes / Wynyard Park: Residential development of 67 dwellings.	Land at Wynyard Park North,	3.07	13.39	4.93	Condition 1 of decision notice states: "The development to which this	Granted	1

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			Section 73 application H/2020/0288 has since been submitted.	Wynyard, Hartlepool				permission relates shall be begun not later than three years from the date of this permission.”		
82	H/2020/0387	Hartlepool Borough Council	Cecil M Yuill LTD: Outline application with all matters reserved, except for access, for residential development comprising up to 475 dwellings, and including a local centre comprising retail (400sqm) and associated infrastructure.	Land at Quarry Farm, Elwick Road, Hartlepool, TS26 0LH	24.15	10.80	7.15	Unknown	Pending	1
83	H/2015/0162	Hartlepool Borough Council	Tunstall Homes Ltd: Residential development comprising 39 dwellings and provision of a car park (and drop-off point) to serve West Park Primary School. Three Section 73 applications have been submitted, H/2018/0227 , H/2019/0246 , and H/2021/0115 .	Land off Coniscliffe Road, 1-39 Mayfair Gardens	Unknown	9.97	6.38	Condition 1 of decision notice states: “The development to which this permission relates shall be begun not later than three years from the date of this permission”. Information available suggests construction is currently underway.	Granted	1
84	21/0345/FUL	Stockton-on-Tees Borough Council	Thornex Ltd: Erection of local centre comprising of commercial use and 20no residential apartments to include associated infrastructure works.	Land east of Hanzard Drive, South of Bloomfield Drive/ Applecross and	0.72	12.43	3.84	Condition 1 of decision notice states: “The development to which this permission relates shall begin no later than the expiration of three years	Granted	1

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				north of Glenarm Drive, Wynyard				beginning with the date of this decision.”		
85	H/2015/0528	Hartlepool Borough Council	Cecil M Yuill LTD: Outline planning permission for up to 220 residential dwellings with associated access, all other matters reserved. One reserved matters and two Section 73 applications have since been submitted, H/2019/0352 , H/2020/0104 , and H/2020/0378 .	Land at Quarry Farm Phase 2, Elwick Road, Hartlepool, TS26 0LH	11.3	10.80	7.15	Condition 1 of decision notice states: “Application for the approval of the reserved matters referred to below must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) the expiration of five years from the date of this permission; or (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.”	Granted	1

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86	H/2019/0346	Hartlepool Borough Council	Thirteen Homes: Residential development comprising 81 No. affordable bungalows with associated parking, landscaping and access	Land at Brierton Lane, Hartlepool	3.09	8.27	4.66	Decision notice states: "The development to which this permission relates shall be begun not later than three years from the date of this permission."	Granted	1
87	H/2019/0139	Hartlepool Borough Council	Gus Robinson Dev Ltd: Residential development comprising the erection of 36 no. residential dwellings and associated access, infrastructure and landscaping	Land at Station Road, Greatham, Hartlepool	0.9	6.55	2.02	Condition 1 of decision notice states "The development to which this permission relates shall be begun not later than three years from the date of this permission". Information available shows construction is currently underway.	Granted	1
88	H/2021/0282	Hartlepool Borough Council	Wynyard Park LTD: Outline planning application with all matters reserved except for access for the erection of 25no. residential plots (use class C3) with associated access (Amended site location plan and reduction in the number of proposed dwellings from 29no. to 25no).	Land north of Duchy Homes, Wynyard Park Estate, Wynyard, Hartlepool	4.96	13.29	4.86	Condition 3 of the decision notice states: "the development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved."	Granted	1

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89	H/2021/0315	Hartlepool Borough Council	Hartlepool Borough Council: Demolition of existing buildings (incl. former Market Hotel, Lynn Street Council depot and former Drug Rehabilitation Centre) and erection of 48no. dwellings with associated access, infrastructure, and hard and soft landscaping.	Land at Lynn Street, Whitby Street, Surtees Street, Hartlepool	1.18	7.86	6.01	Hartlepool Borough Council website says demolition started (Oct 2022)	Granted	1
90	H/2019/0473	Hartlepool Borough Council	Countryside Properties PLC: Residential development comprising erection of 186 dwellings and associated works including access and landscaping	Land at Wynyard Park	6.86	13.58	4.99	Condition 1 of permission states: "The development to which this permission relates shall be begun not later than three years from the date of this permission."	Granted	1
91	H/2014/0428	Hartlepool Borough Council	Tunstall Homes Ltd: Outline application with all matters reserved for residential development comprising up to 1,200 dwellings of up to two and a half storeys in height and including a new distributor road, local centre, primary school, amenity open space and structure planting. Section 73 application H/2021/0372 has since been submitted.	Land south of Elwick Road, High Tunstall, Hartlepool, TS26 0LQ	118	10.21	6.33	ES NTS states: "Construction work is expected to commence approximately 12 months after the grant of outline planning permission. Construction of the development will be phased over a 20-30 year period although it is anticipated/hoped that the development will be	Granted	1

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								complete within 20-25 years, i.e. by 2040."		
92	H/2021/0498	Hartlepool Borough Council	Keepmoat Homes: Demolition of all existing buildings and erection of 234no. new dwellings and associated infrastructure and landscaping	Land east of Brenda Road and south of Seaton Lane (former Ewart Parsons Site), Hartlepool	6.99	5.67	2.95	Company website says: "Work is due to start on site in March 2022" Condition 1 of the Decision Notice states "The development to which this permission relates shall be begun not later than three years from the date of this permission"	Granted	1
93	H/2019/0226	Hartlepool Borough Council	Barratt David Wilson Homes North East: Residential development comprising 243 houses including associated access, link road connection, infrastructure and open space	Land to the north of Hartlepool Road (A689), Wynyard Park, Wynyard, Billingham, Hartlepool,	11	12.83	4.29	Condition 2 of decision notice states: "the development to which this permission related shall be begun not later than three years from the date of this permission"	Granted	1
94	H/2019/0260	Hartlepool Borough Council	Port Homes: Residential development comprising 55 No. dwellings. Two Section 73 applications H/2020/0315 and H/2022/0048 have since been submitted.	Land at Seaton Lane, Hartlepool	1.49	6.20	3.06	Condition 1 of the Decision Notice states: "the development to which this permission relates shall be begun not later than three years from the date of this permission"	Granted	1

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95	H/2019/0275	Hartlepool Borough Council	Graythorp Energy Ltd: Energy recovery (energy from waste) facility and associated infrastructure.	Land to the south of Tofts Road West, Graythorp, Hartlepool	6.71	4.95	1.39	Planning Statement states: "On the basis that the planning application is approved, the overall construction period for the GEC would last circa 36 months. At present the facility is programmed to open in early 2024. The facility would have a design life of around 30 years although, in reality, many elements of the plant would last beyond this period. For the avoidance of doubt, planning permission is being sought for a permanent development and therefore as elements of the facility require repair, refurbishment or replacement this would be carried out."	Granted	1
96	Hartlepool Local Plan, Policy EMP3 General	Hartlepool Borough Council	8.2 hectares general employment uses, Tofts Farm West.	Tofts Farm West	Total site area 34.1 hectares; available	4.87	1.49	Unknown	Adopted	3

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	Employment Land				land 8.2 hectares					
97	Hartlepool Local Plan, Policy EMP4 Specialist Industries	Hartlepool Borough Council	44 hectares reserved for potential expansion of existing occupier, West of Seaton Channel. Please note, as this policy area includes a range of developments which have not yet submitted planning applications.	West of Seaton Channel	Total site area 76.7 hectares: area of undeveloped land 44.0 hectares	4.42	0.11	Unknown	Adopted	3
98	Hartlepool Local Plan, Policy EMP4 Specialist Industries	Hartlepool Borough Council	4.1 hectares available for development as a waste management and recycling facility, Graythorp Waste Management	Graythorp Waste Management	4.1	4.51	1.08	Unknown	Adopted	3
99	22/0570/MA J	Middlesbrough Council	Lidl Great Britain Limited: Erection of a new discount foodstore (Use Class E) with access, car parking, landscaping and other associated works.	Cleveland college of Art and Design, Green Lane, Middlesbrough, TS5 7RJ	0.86	10.15	4.26	Unknown	Refused – to be appealed	1
100	22/0524/MA J	Middlesbrough Council	Stonebridge Homes LTD: Erection of 45 dwellings along with open space and associated infrastructure (Demolition of existing buildings)	Land at Ford Riding Centre, Nunthorpe	4.46	11.44	7.68	Unknown	Granted	1

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101	22/0401/MAJ	Middlesbrough Council	C J Leonard & Sons: Construction of 10no. B2/B8 warehouse units with associated works	Former Coal Depot, Commercial Street	0.28	7.46	1.91	Unknown	Transferred to Middlesbrough Development Corporation	1
102	22/0217/MAJ	Middlesbrough Council	Aydin Holdings LTD: Demolition of existing buildings to enable the construction of 18no. industrial units (use classes E(g), B2 and B8) with associated 2.4m high perimeter fencing, hardstanding, new vehicular access and landscaping	1-3 Punch Street, Middlesbrough, TS1 5RY	0.6	8.98	2.07	Condition 1 of the Decision Notice states: "The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted."	Approved	1
103	22/0195/MAJ	Middlesbrough Council	Miller Homes Teesside, Avant Homes NE, Weightman Farming Enterprises and PMH Weightman: Hybrid planning application consisting of: Full planning permission for 432 no. dwellings (Use Class C3), Country Park, and associated landscaping, parking, access and boundary/drainage treatments. Outline planning permission with all	Land to the east of the A19	32.61	12.91	5.89	7.5 years	Pending	1

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			matters except access reserved for up to 168 no. dwellings (Use Class C3) and Central Hub including approximately 1000m ² visitor centre (Use Class E and F) and car parking							
104	22/0136/MAJ	Middlesbrough Council	JPL Developments LTD: Erection of 45no. industrial units	Land adjacent to Simcox Court, Riverside Park Road, Middlesbrough	1.32	8.88	1.23	Unknown	Refused	1
105	22/0451/FUL	Middlesbrough Council	Middlesbrough Development Company: Erection of 2no. apartment blocks providing 76no. dwellings (32no. 1 bed, 44no. 2 bed) with associated car parking, service amenities and landscaping	Former Jap Euro North East LTD scrapyard	0.65	7.24	1.81	Unknown	Transferred to Middlesbrough Development Corporation	1
106	22/0294/FUL	Middlesbrough Council	Sheet Anchor Evolve (London) Ltd: Erection of 1 unit (Class E) with a total floor space of up to 7101 square metres (including a mezzanine floor) and an adjoining garden centre. Reconfiguration of the car park including a new access, reconfiguration of footpath, new	Dalby House, Dalby Way, Middlesbrough, TS8 0XZ	1.04	11.82	8.04	Condition 1 of the Decision Notice states: "The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on	Approve with conditions	1

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			cycle parking and associated servicing (demolition of Dalby House)					which this permission is granted."		
107	21/1108/FUL	Middlesbrough Council	Muslim Federation for Cleveland: Erection of 4 storey mosque and cultural centre with integral car parking and associated landscaping	9 Park Road North, Middlesbrough, TS1 3LF	0.162	8.82	3.16	Unknown	Refused	
108	22/0052/FUL	Middlesbrough Council	Gleeson Developments Ltd: Erection of 2.5 storey engineering facility with associated landscaping	Land adjacent STEM Building, Middlesbrough College, Dock Street, Middlesbrough, TS2 1AD	0.48	7.35	2.10	Condition 1 of decision notice states: "the development to which this permission related must be begun not later than the expiration of three years beginning with the date on which this permission is granted."	Granted	1
109	20/0650/FUL	Middlesbrough Council	Mr Sobti: Erection of 4 storey building incorporating 32 flats (16no. one bed and 16no. two bed) with associated parking (Demolition of existing hotel)	250, Marton Road, Middlesbrough, TS4 2EZ	0.23	8.03	3.29	Unknown	Pending	1
110	20/0764/FUL	Middlesbrough Council	Middlesbrough Council: Erection of 7 storey office building incorporating lecture theatre, cafe, swimming pool, gym, bar/event space with associated landscaping, public realm, cycle store and car parking	Boho X, Lower Gosford Street, Middlesbrough	0.77	7.57	2.11	Condition 1 of decision notice states: "the development to which this permission relates must be begun not later than the expiration of three years	Granted	1

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								beginning with the date on which this permission is granted.”		
111	20/0658/FUL	Middlesbrough Council	Persimmon Homes Teesside: Erection of 69 no. residential dwellings with associated access, landscaping and infrastructure	Nunthorpe Grange, Nunthorpe, Middlesbrough	5.84	10.47	6.67	Unknown	Refused	1
112	20/0635/FUL	Middlesbrough Council	Mandale Homes North Yorkshire Ltd: Residential development comprising of 36no bungalows with associated landscaping and external works	Land at Beechwood, Middlesbrough	1.25	9.44	5.22	Constructed	Granted	1
113	20/0546/FUL	Middlesbrough Council	Thirteen Group: Erection of 296 dwellings with associated landscaping and parking	Land At Grove Hill, Middlesbrough	10.01	9.43	4.51	5 years	Granted	1
114	20/0496/FUL	Middlesbrough Council	Middlesbrough Development Company: Mixed use development comprising retail use at ground floor with 24 no. apartments above with associated ancillary areas, parking and landscaping	Cawood Drive/ Rievaulx Drive, Tollesby, Middlesbrough	0.31	10.55	5.06	Condition 1 of decision notice states: “the development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted”	Granted	1
115	20/0331/FUL	Middlesbrough Council	S. Lithgow & Sons Ltd: Demolition of the existing buildings and erection of	48 - 52 Albert Road,	0.05	7.83	2.50	Condition 1 of decision notice states: “the	Granted	1

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			a 5 storey building comprising of 2no mixed use A1/A2/A3 units on the ground floor and 48no student bedrooms (sui generis) with communal roof gardens and 2 car parking spaces	Middlesbrough, TS1 1QD				development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.”		
116	20/0289/FUL	Middlesbrough Council	Thirteen Group: Erection of 145 residential dwellings with associated access, parking, landscaping and amenity space	Land South Of Union Street, Middlesbrough	3.98	8.51	2.51	Company website states: “Work started back in March [2021]...first phase will start with the delivery of 145 homes, with phase two planned for 2022, adding a further 77 homes...first new homes available for rent in summer 2022”	Granted	1
117	20/0198/FUL	Middlesbrough Council	Brightideas: Residential development (C3) comprising 45no. apartments and 16no. town houses (total 61no. units) with associated parking and landscaping	Land At Lower East Street, Commercial Street And Durham Street, St Hilda's , Middlesbrough	0.66	7.40	1.96	Condition 1 of the Decision Notice states: “The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted”	Granted	1

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118	20/0034/FUL	Middlesbrough Council	H.H Properties Ltd: Erection of part 10-storey, part 3-storey building for student accommodation use (sui generis) comprising 95 no. beds, with ground floor bar (A4) use	The Springfield, 113 Borough Road, Middlesbrough, TS1 3AX	0.06	8.03	2.87	Information available online (2021) states that development under construction with completion being imminent	Granted	1
119	20/0004/FUL	Middlesbrough Council	Avant Homes (North East): Demolition of existing caretaker's property and erection of 139 dwellings with associated improvements to St David's Way including access widening and landscaping	Former St Davids School, Acklam, Middlesbrough, TS5 7EU	6.22	11.35	5.44	Condition 1 of the Decision Notice states: "The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted."	Approve with conditions	1
120	21/0737/EIA SCR	Middlesbrough Council	Middlesbrough Council: EIA Screening Opinion request in relation to proposed development on land at St Hilda's	Land at St Hilda's, Middlehaven, Middlesbrough	7.68	7.60	2.08	Unknown	Withdrawn	1
121	21/0594/EIA SCP	Middlesbrough Council	The Mary Street Estate Limited a British Land Company: Redevelopment of land to provide urban logistics and industrial development.	Teesside Park Phase 3, Aintree Oval	5.51	10.95	3.08	Unknown	Scoping Opinion Issued	2

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			Scoping Opinion also requested to Stockton-on-Tees Borough Council, reference 21/2124/SOR.							
122	17/0347/FUL	Middlesbrough Council	Gleeson Regeneration Ltd: Erection of 106no dwellings with associated works.	Land To The South Of College Road, Middlesbrough, TS3 9EN	2.94	6.95	3.62	Information available online suggests construction is currently underway. Planning Statement states: "Policy H31 of the (Middlesbrough Council) Housing Local Plan (2014) allocates sites for residential development with indicative phased release dates (the Council will not seek to restrict allocated sites coming forward in earlier phases); the application site is allocated under this policy with an estimated 100 dwellings to be completed in the years 2019-24" Decision Notice Cond. 1 states: "The development to which this permission relates must be begun not later than the expiration of	Granted	1

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								three years beginning with the date on which this permission is granted (Oct 2018)."		
123	Middlesbrough Housing Local Plan, Policy H31 Housing Allocation	Middlesbrough Council	130 dwellings, Roworth Road	Land At Roworth Road, Middlesbrough	Unknown	7.54	4.03	2019 to 2024	Adopted	3
124	Middlesbrough Housing Local Plan, Policy H31 Housing Allocation	Middlesbrough Council	180 dwellings, Land adjacent to MTLC	Adjacent to MTLC	Unknown	7.56	4.22	2013 to 2019	Adopted	3
125	Middlesbrough Housing Local Plan, Policy H31 Housing Allocation	Middlesbrough Council	83 dwellings, Beresford Crescent	Beresford Crescent, Middlesbrough	Unknown	6.80	3.50	2013 to 2019	Adopted	3
126	Middlesbrough Housing Local Plan, Policy H31	Middlesbrough Council	100 dwellings, Former Erimus Training Centre. Site also allocated in the Middlesbrough Publication New Local Plan	Former Erimus Training Centre, Middlesbrough	Unknown	6.95	3.62	2019 to 2024	Adopted	3

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	Housing Allocation									
127	22/0064/FUL	Stockton-on-Tees Borough Council	PX Limited: Provision of on shore gas compression facilities with ancillary infrastructure	Teesside Gas and Liquids Processing, Seal Sands, Middlesbrough, TS2 1UB	5.7	4.30	0.17	Condition 1 of decision notice states: "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
128	20/1894/DEM	Stockton-on-Tees Borough Council	INEOS Nitriles (UK) LTD: Application for the prior notification of demolition of Acrylonitrile AN6 plant, equipment and structures.	INEOS Nitriles (UK) Limited, Seal Sands, Stockton-on-Tees, Middlesborough, TS2 1UB	Unknown	2.47	0.16	Unknown	Granted	1
129	20/0670/FUL	Stockton-on-Tees Borough Council	Teesside Gas & Liquids Processing: Resubmission of planning approval 15/2720/FUL - Construction and operation of stores and workshop building including hard standing storage area.	Teesside Gas & Liquids Processing, Seal Sands Road, Seal Sands, Middlesbrough, TS2 1UB	0.14	4.15	0.11	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
130	22/0074/FUL	Stockton-on-Tees Borough Council	RSPB: Application for the installation of new and replacement of existing drop board sluice structures on	RSPB Salholme, Seaton Carew Road, Port Clarence,	69	5.41	0.15	Condition 1 of decision notice states: "the development hereby permitted shall be begun	Granted	1

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			existing ditches and associated infrastructure.	Middlesbrough, TS2 1TU				before the expiration of THREE years from the date of this permission."		
131	22/2386/SOR	Stockton-on-Tees Borough Council	Tees Valley Net Zero (Protium Green Solutions Limited): Scoping opinion for Green Hydrogen Production Facility and Wind Turbine	Land off Haverton Hill Road, Billingham, TS23 1PZ	7.3	7.93	0.69	Unknown	Scoping Opinion Issued	2
132	22/1420/SCO	Stockton-on-Tees Borough Council	On-Site Project Solutions: Screening opinion for proposed 100 metre wind turbine	Haverton Hill Industrial Estate, Haverton Hill Road, Billingham, TS23 1PZ	Unknown	7.63	0.93	Unknown	EIA required	3
133	22/1388/FUL	Stockton-on-Tees Borough Council	FUJIFILM Diosynth Biotechnologies UK Ltd: Engineering operations associated with ground preparation works, including foundation piling, for end-use development.	Former Billingham Synthonia Football Club	1.14	9.56	0.68	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
134	22/1085/FUL	Stockton-on-Tees Borough Council	Ford & Slater DAF: Erection of B2/B8 maintenance and storage building to include servicing and associated access, car parking and landscaping.	Land to the south of Haverton Hill Road	1.4	8.04	0.49	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1

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135	23/0090/EIS	Stockton-on-Tees Borough Council	Suez Recycling and Recovery UK Ltd: Carbon capture facility for existing Energy from Waste site	Suez Tees Valley Site, Haverton Hill Road, Billingham, TS23 1PY	4	8.37	0.23	ES states: "The construction phase is anticipated to take around 24 months."	Pending	1
136	22/0339/FUL	Stockton-on-Tees Borough Council	Navigator Terminals Seal Sands Ltd: Installation of 5no. pressurised liquified petroleum gas (LPG) and 1no. pressurised storage vessels with a new road tanker loading area and associated infrastructure.	Navigator Terminals Seal Sands Limited, Seal Sands, Middlesbrough, TS2 1UA	0.83	2.23	0.06	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
137	21/2896/FUL	Stockton-on-Tees Borough Council	Modo Bloc Lagonda Road Ltd: Erection of 22 light industrial/employment units. Revised application submitted, reference 22/0868/REV.	Land north of Caswells, Lagonda Road, Cowpen Lane Industrial Estate, Billingham, TS23 4LA	0.83	7.71	0.49	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
138	21/2553/FUL	Stockton-on-Tees Borough Council	Arrowcruit Holdings Ltd: Erection of 1no warehouse building and a two storey office building with ancillary trade counter. Installation of hardstanding and creations of parking areas. Creation of a new vehicle access, erection of new fence and associated external alterations	Whitehouse Innovation Park, Arrowbuild and Civil Engineering Limited, New Road, Billingham, TS23 1LE	3.51	9.22	0.11	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1

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139	21/1910/FUL	Stockton-on-Tees Borough Council	Marlow Foods Limited: Installation of a new gas fired steam boiler package, including hot well tank, water treatment unit, enclosure for instrumentation and a 15m high exhaust stack.	Marlow Foods Limited, Belasis Site, Belasis Avenue, Billingham, TS23 4HA	0.06	7.92	0.11	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
140	21/1311/FUL	Stockton-on-Tees Borough Council	D.R.Caswell Pension Fund: Erection of 6no industrial units with associated parking and access road.	Land north of Caswells, Lagonda Road, Cowpen Lane Industrial Estate, Billingham, TS23 4JA	1.25	7.88	0.68	Condition 1 of decision notice states: "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
141	21/1092/FUL	Stockton-on-Tees Borough Council	Magnum Investments: Erection of 25no. industrial units for B2/B8 use with associated parking	Land at Macklin Avenue, Cowpen Lane, Industrial Estate, Billingham, TS23 4BY	Unknown	8.14	0.66	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
142	21/0848/FUL	Stockton-on-Tees Borough Council	Clean Planet Energy: Erection of waste pyrolysis plant building (plastics to fuel facility) to include apparatus, hardstanding, access and associated works	Land West Of Exwold Technology Limited Haverton Hill Road	5	8.25	0.53	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of	Granted	1

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				Billingham TS23 1PZ				THREE years from the date of this permission."		
143	20/2687/FUL	Stockton-on-Tees Borough Council	Johnson Matthey: Application for permanent 21 metre high steel framed structure with cladding.	Exothermic Synthesis Unit, Johnson Matthey Catalysts, Belasis Avenue, Billingham, TS23 1LH	0.003	9.54	0.40	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
144	20/1890/FUL	Stockton-on-Tees Borough Council	Augean PLC: Erection of waste transfer building and associated hardstanding.	Port Clarence Landfill Site, Huntsman Drive, Seal Sands, Middlesbrough, TS2 1UE	0.17	5.16	0.23	Planning Statement states: "the waste transfer building and tarmac area will take approximately 8 weeks to construct." Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
145	20/1867/RET	Stockton-on-Tees Borough Council	North Tees Ltd.: Part retrospective application for the erection of portakabin offices, weigh bridge office, weigh bridge and associated access road and palisade fencing (to support the Phase 4 reclamation	Land west of Sabic (North Tees Site), Huntsman Drive, Seal Sands, TS2 1TT	1.2	4.23	0.07	Condition 1 of the Decision Notice states: "The development hereby permitted shall be begun before the expiration of	Granted	1

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			works and a potential future aggregate recycling facility)					Three years from the date of this permission."		
146	20/1054/FUL	Stockton-on-Tees Borough Council	Barraclough: Erection of 15 light industrial units (Use Class B1) with associated parking bays and sub-station	Land east of Unit 4, Daimler Drive, Lagonda Road, Cowpen Lane Industrial Estate, Billingham, TS23 4JD	0.57	7.79	0.57	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
147	20/0651/FUL	Stockton-on-Tees Borough Council	National Grid: Erection of an extension (approximately 28m x 80m) to the eastern side of the existing substation for the installation of the Power Flow equipment; Installation of new high security fencing around the new extension and provision of a new access road. (Note: Reconfiguration of overhead lines to connect the new electrical equipment will fall under S37 of the Electricity Act and does not form part of this application).	National Grid saltholme Substation, Land west of A1185, Cowpen Bewley, Billingham TS23 4JA	0.99	6.58	0.03	Planning Statement states: "Construction duration for the works requiring planning will take 3-4 months. It is critical that the construction works relating to this application are completed by September 2020 to meet planned outages." Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission"	Granted	1

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148	22/1387/FUL	Stockton-on-Tees Borough Council	Northumberland Estates: Erection of mixed-use development to include Use Classes E, B2, B8 and Sui Generis and the provision of associated access, car parking, servicing areas, landscaping, enclosures, drainage and infrastructure.	Land at the south-east corner of Wynyard Business Park, Wynyard	15.17	11.33	2.67	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission"	Approved subject to Section 106	1
149	21/2620/FUL	Stockton-on-Tees Borough Council	Wynyard Golf Club: Hybrid application seeking: full planning permission for the development of 66no residential units, a new Country Club and the conversion of an existing maintenance shed into local community and leisure facilities as well as access arrangements, reconfiguration of existing clubhouse car park, landscaping, reconfiguration of 16th, 17th and 18th holes of the golf course and associated works; and outline planning permission for the development of up to 60no residential dwellings in the south east of the site, with all matters reserved except for access.	Wynyard Golf Club, Wellington Drive, Wynyard, Billingham, TS22 5QL	40.8	12.81	4.13	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
150	13/0342/EIS	Stockton-on-Tees Borough Council	Cameron Hall Developments Ltd: Outline application for the construction of up to 500 houses,	Land at Wynyard Village	89.94	15.32	6.67	Planning statement states: "It is estimated that subject to the grant of	Granted	1

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			Primary School (inc Sport Facilities) and nursery, Retail Units (up to 500 sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved). Reserved matters application 21/1761/REM has since been submitted.					planning permission work could commence on this site shortly with first completions in 2016/17. The remaining housing would then be gradually built out at a rate of approx. 50 dpa over the next 10+ years in response to market demand” - Table in Planning Statement shows construction trajectory from 2014 to 2023.		
151	20/2481/EIS	Stockton-on-Tees Borough Council	Northumberland Estates Ltd and Taradina Number Two Ltd: Erection of a class B8 storage and distribution unit with ancillary offices, parking, servicing, landscaping and formation of new access roads plus associated ancillary works.	Land north of Wynyard Business Park, North Chapell Lane, Wynyard TS22 5TH	34.5	11.23	2.71	Planning statement states: “Construction of the development to practical completion stage is anticipated to take up to 15 months, including site preparation, enabling and construction works. External and internal fitout is scheduled to take a further 2 months. The total construction process is therefore expected to take 17 months, commencing in	Granted	1

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								early May 2021 and ending in mid-late September 2022.” Condition 1 of decision notice states: “the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission.”		
152	20/2483/FUL	Stockton-on-Tees Borough Council	Northumberland Estates Ltd and Taradina Number Two Ltd: Site levelling and re-grading works to create development plateau.	Land north of Wynyard Business Park, North Chapell Lane, Wynyard TS22 5TH	30.25	11.23	2.71	Condition 1 of decision notice states: “the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission.”	Granted	1
153	20/2107/FUL	Stockton-on-Tees Borough Council	Mets Services Limited: Erection of machinery storage shed, open air solid fuel storage area for logs and coal, and plant nursery (Sui Generis), laying of hardstanding and creation of parking area.	Sir Plants-A lot Garden Centre and Nursey, Sandy Lane, West Billingham, TS22 5NB	1.2	12.16	3.54	Condition 1 of decision notice states: “the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission.”	Granted	1

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154	16/1603/OUT	Stockton-on-Tees Borough Council	Homes and Communities Agency: Outline application with some matters reserved except for access for the erection of up to 150 residential dwellings and associated access. Reserved matters application 20/2804/REM has since been submitted.	Car Park, Navigation Way, Thornaby, TS17 6QA	4.17	11.76	2.90	Condition 1 of decision notice states: "The development hereby permitted shall be begun either before the expiration of THREE years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the latest."	Granted	1
155	20/2367/OUT	Stockton-on-Tees Borough Council	Sajid and Ahmed Baksh: Outline application with some matters reserved for the erection of a 66no. bed hotel and banqueting/conference building with associated means of access.	Hollybush Farm, Thornaby Road, Thornaby, TS17 0HP	1.8	14.77	7.01	as above	Pending	1
156	20/2147/FUL	Stockton-on-Tees Borough Council	Thirteen Housing Group: Erection of 37 no. residential dwellings with associated highways, landscaping and infrastructure. Demolition of 2 no. existing tower blocks and associated ancillary buildings	Anson House Westdale Road, Thornaby, TS17 9BJ	1.13	13.27	5.29	Company website says they are aiming to complete construction by summer 2024. Google maps imagery (July 2024) shows construction at site. Condition 1 of the Decision Notice states "The	Granted	1

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								development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."		
157	08/3644/EIS	Stockton-on-Tees Borough Council	Northshore Development Partnership Ltd: Outline planning application for residential (Class C3), employment (Class B1), health care facility (Class D1), leisure (Class A3, A4, A5, C1 and D2), ancillary retail and services (Class A1 and A2) and car dealership (sui generis) with car parking and associated landscaping and infrastructure improvements. Reserved matters applications 21/1589/REM and 21/0927/REM have since been submitted.	Land to the north of the River Tees to the south of A1046 and Church Road and east of the Square	23.1	12.19	2.98	Planning statement states: "the aim is to secure a planning permission which is robust, whilst also enabling a degree of flexibility to allow the scheme to evolve over time, given the proposed 15 year build out", Condition 2 of decision notice states: "Applications for reserved matters shall be made to the Local Planning Authority before the expiry of twelve years from the date of the permission and the development of the last phase shall be begun before the expiration of two years from the date of approval of the final reserved matter"	Granted	1

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158	20/2759/FUL	Stockton-on-Tees Borough Council	Gleave: Erection of class B8 industrial warehouse unit with ancillary office and associated parking, decked van storage, van staging areas and associated ancillary infrastructure, including the provision of a roundabout on Queen Elizabeth Way	Land south of Lockheed Close, Preston Farm Industrial Estate, Stockton-on-Tees, TS18 3SE	7.63	14.99	6.31	Unknown	Granted	1
159	20/1680/FUL	Stockton-on-Tees Borough Council	MBNL on behalf of Hutchinson 3G Limited: Installation of an 20m monopole supporting 6no. antennas with a wrap around equipment cabinet at the base of the column, installation of equipment cabinets and ancillary development thereto.	Communication Station T Mobile 27834, Dover Road, Stockton-on-Tees, TS19 0JS	0.01	12.90	3.35	Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
160	16/2445/FUL	Stockton-on-Tees Borough Council	GMI Investments Ltd: Hybrid planning application comprising 1) full planning application for A1 retail food store with car parking and associated ancillary development and 2) outline permission for circa 80 dwellings and associated access with all other matters reserved. Reserved matters application 20/0507/REM has since been submitted.	Former Site of Blakeston School, Junction Road, Norton, TS19 9LT	3.3	13.66	4.54	Planning statement states: "subject to planning permission being granted, construction will be completed in 2018." Condition 1 of decision notice states: "the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1

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161	20/2639/FUL	Stockton-on-Tees Borough Council	Exemplar Health Care Service Ltd: Erection of a 30 bed care home with associated access and landscape. Demolition of existing bungalow.	375 Norton Road, Norton, TS20, 2PJ	0.73	11.92	2.39	Company website says construction started February 2022 and it is due to open early 2023. Information available online shows construction is complete.	Granted	1
162	19/2161/FUL	Stockton-on-Tees Borough Council	Lianhetech: Erection of new plant, new buildings and extensions to existing buildings. Works to include Warehouse D Extension, Boiler House Structure, Amenities & Workshop Building, Drum Storage Workshop Extension, Amenities extension, 2 no. Warehouse buildings, Contractors cabins, Gate House and Weighbridge, Receivers, Driers, Extension to existing Tank Farm, Tanker Offloading stations, Process and control buildings, Installation of new and replacement cooling towers and industrial apparatus, Pipe Bridge, Swale and the demolition of old plant and buildings.	Lianhetech Seal Sands, Seal Sands Road, Seal Sands, TS2 1UB	4.15	2.71	0.07	Decision notice Cond. 1 states: "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
163	15/2187/FUL	Stockton-on-Tees Borough Council	Air Products Renewable Energy Ltd: Proposed installation of a Gaseous Oxygen (GOX) Pipeline associated	Air Products PLC, Huntsman Drive, Seal Sands,	1.5	4.61	0.15	Planning Statement states: "Following determination of the application, a	Granted	1

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			with Tees Valley 2 (TV2) Renewable Energy Facility (REF).	Middlesbrough, TS2 1TT				construction period of three months is envisaged to complete the Scheme." Decision Notice Cond. 1 states: "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."		
164	15/2181/FUL	Stockton-on-Tees Borough Council	SABIC UK Petrochemicals Ltd: Erection of new plants for supply of steam and compressed air including 3 boilers, 3 compressors, a water purification plant, storage bunds for chemicals. New pipelines to provide potable water and instrument air to the new plant, as well as to export steam and compressed air to the tank farm distribution system.	North Tees Site Sabic UK Petrochemicals, Seaton Carew Road, Port Clarence, Stockton-on-Tees, TS2 1TT	2.22	3.96	0.10	Planning Statement states: <i>"The construction phase of this project is predicted to last approximately 9 months"</i> Environmental Report states that the life of the development will be 20 years. Decision Notice Cond. 1 states: <i>"The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1

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165	15/2799/FUL	Stockton-on-Tees Borough Council	Green North East Trading Bidco Ltd: Construct and operate an extension to the existing Materials Recovery Facility (MRF) building to process material produced by the existing MRF operation.	Impetus Waste Management, Huntsman Drive, Seal Sands, Stockton-on-Tees, TS2 1TT	0.1	4.22	0.13	Planning Statement/ ES states: "(Construction) Works are currently proposed from March to October 2016" Decision notice states: "the development shall not be begun later than the expiration of THREE YEARS from the date of this permission" (Jan 2016)	Granted	1
166	13/2892/EIS	Stockton-on-Tees Borough Council	O2N Energy (Billingham) LLP: Development of materials recycling facility and production of energy from waste, including demolition of the existing offices and erection of new buildings, tanks and silos with access taken from the existing access at New Road, Billingham. The main building will be portal frame, profiled steel clad with stacks at a maximum height of 80m and 28m. (Residual wastes will be processed through an advance thermal treatment process, gasification, to produce renewable heat and power).	GrowHow Stores C New Road, Billingham	8.14	9.36	0.29	Condition 1 of Decision notice states: "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission", S73 app submitted in 2020 and granted in 2021	Granted	1

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			Two Section 73 applications 16/0195/VARY and 20/2620/VARY have since been submitted.							
167	22/1145/SC O	Stockton-on-Tees Borough Council	Screening opinion for proposed hydrogen production plant, battery storage and hydrogen re-fuelling point.	Energy from Waste Plant, New Road, Billingham, TS23 1LE	2.7	9.36	0.29	Unknown	EIA required	3
168	Stockton-on-Tees Local Plan, Policy SD4 Economic Growth Strategy	Stockton-on-Tees Borough Council	Stockton-on-Tees Local Plan, Main growth location for hazardous installations including liquid and gas processing, bio-fuels and bio-refineries, chemical processing, resource recovery, and waste treatment, energy generation, carbon capture and storage and other activities, Seal Sands.	Seal Sands	144	2.44	0.42	Unknown	Adopted	3
169	DM/21/02336/FPA	Durham County Council	Lightsource Development Services: Construction of underground electricity cables, substation and associated infrastructure to connect Hulam Solar Farm (DM/19/03959/FPA) to the existing substation near Hart in Hartlepool.	Hulam Farm, Hutton Henry, Hartlepool, TS27 4SA	14.84	14.84	10.08	Planning Statement states: <i>"it is envisaged that the cable would be installed at the same time as the construction of the solar farm"</i> , solar farm planning permission ref (DM/19/03959/FPA) which has condition for commencement before three years from	Granted	1

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								permission in June 2020 Condition 1 of the Decision Notice states: <i>"The development hereby permitted shall be begun before the expiration of three years from the date of this permission."</i>		
170	DM/22/01679/FPA	Durham County Council	Decerna: Construction and operation of a Synchronous Condenser located within an agricultural style steel frame building with associated transformer and cooling systems and other ancillary equipment located within a fenced compound and associated landscaping.	Land at east Grange Farm, Sheraton, Hartlepool, TS27 4RA	1.1	14.05	9.01	Supporting statement says construction "is expected to take a total of 12-18 months" Condition 1 of decision notice states "the development hereby permitted shall be begun before the expiration of three years from the date of this permission"	Granted	1
171	22/01334/0 UT	Hambleton District Council	Saddington Taylor Ltd: Application for outline planning permission with some matters reserved (appearance, landscaping layout and scale) for the Construction of 35 Dwellings including Conversion of Existing Barn and 4 Self-build Plots together with Associated Highway Works, New	School Farm, 17 Station Road, Great Ayton, North Yorkshire, TS9 6HA	2.24	14.24	10.11	Unknown	Pending	1

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			Open Space, Play Area and Public Car Parking and Demolition of a Dwelling							
172	R/2020/0685 /ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (PHASE 2)	Land at South Bank Wharf, Grangetown, Lackenby	7.98	3.89	0.66	Planning Statement states: "STDC is intending to commence phased construction of the facility during 2021 to enable the first section of the quay to be in operation by 2023 (an approximately three-year construction phase)... Phase 2 may be constructed many years after completion of Phase 1, or may not be constructed at all if market conditions do not require it".	Granted	1
173	R/2022/0773 /ESM	Redcar and Cleveland Borough Council	Tees Valley Lithium Limited: Construction of a Lithium Hydroxide Monohydrate manufacturing plant and ancillary development	Plots 1A and 1B, Wilton International Site, near Redcar, Middlesbrough, Teesside, TS90 8WS	8.6	4.22	0.14	Planning application states: "It is anticipated that, subject to planning permission and permits, construction will commence in mid-2023, with Train 1 operational by Q4 2024 and further trains operational from Q4 2025"	Granted (2022)	1

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174	R/2014/0626/FFM	Redcar and Cleveland Borough Council	York Potash Ltd: Mineral (Polyhalite) granulation and storage facility involving the construction of buildings, conveyor systems, substations, water treatment plant, internal access roads, car parking, attenuation ponds, landscaping, restoration and aftercare, and construction of a tunnel portal including the landforming of spoil and associated works	Wilton International Complex, Redcar	37.5	2.99	0.00	Decision notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission"	Granted	1
175	R/2021/0608/PND	Redcar and Cleveland Borough Council	South Tees Development Corporation (STDC): Demolition works of former Redcar Steelworks buildings Prior notification for demolition of obsolete coke ovens & battery; HFO Tanks; Power Station & Gas Holder; Blast Furnace and Sinter Plant	Former Redcar Steel Works Site (Foundry), South Tees Development Corporation (STDC), Redcar	Unknown	0.00	0.00	Development site is the Main Site for the Proposed Development, therefore will be complete prior to construction of the Proposed Development	Prior Approval not required	3
176	R/2023/0390/SC	Redcar and Cleveland Borough Council	Ensus UK Ltd: Screening Opinion for proposed new process equipment and pipework housed within a supporting structure tying into existing process equipment	Ensus UK Ltd, Wilton Site, Middleway, Redcar, TS10 4RG	Unknown	4.43	0.31	Unknown	EIA not required	3

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177	R/2023/0404/OOM	Redcar and Cleveland Borough Council	CTW Northern Limited: Outline planning application (with all matters reserved) for a data centre complex (B8) incorporating main data centre buildings, communications & power buildings, office, storage tanks, back-up bio-fuel generators and associated ancillary infrastructure	Former Croda International Site, Land at Wilton International, Redcar	13.2	2.76	0.16	The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later.	Granted	1
178	R/2023/0291/ESM	Redcar and Cleveland Borough Council	Green Lithium Refining Limited: Outline application (all matters reserved) for the development of a 3 line low-carbon lithium refinery and associated dock-side reception, handling, storage, and manufacturing facilities for the production of high-quality, battery-grade lithium hydroxide monohydrate, to include the construction of up to three production lines with the production capacity of up to 75,000 tonnes per annum. The proposed development will include an office and warehouse	Land off Kinkerdale Road, Teesport, Grangetown, TS6 6UE	23.53	1.64	0.75	Planning Statement states: "It is anticipated that the construction phase of the development will begin Q1 of 2024 and finish in 2026 with processing operations commencing shortly after"	Granted	1

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			buildings, together with associated site infrastructure and utility supplies							
179	R/2021/0019/OOM	Redcar and Cleveland Borough Council	Homes England: Outline application for residential development with associated access, landscaping and open space consisting of; A) 279 residential units (class C3) or; B) 204 residential units (class C3) with 75 assisted living units (delivered as class C2 or C3)	Land west of Kirkleatham Lane, Redcar	11.3	3.37	0.98	Condition 2 of decision notice states: "The development of any phase of development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters for that phase or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved for that phase, whichever is later."	Granted	1
180	R/2023/0353/RMM	Redcar and Cleveland Borough Council	Countryside Partnerships and Homes England: Reserved Matters application (appearance, layout, scale and landscaping) following outline approval R/2021/0019/OOM for 204 residential units (Class C3)	Land west of Kirkleatham Lane, Redcar	Unknown	3.22	0.96	Unknown	Granted	1

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181	R/2023/0228/FFM	Redcar and Cleveland Borough Council	Hitachi Energy UK Ltd: Construction of temporary laydown area to support construction of Dogger Bank C converter station	Dogger Bank C Converter Station, Land north of Lazenby, off Pasture Lane, Wilton International	1.2	4.68	0.53	Planning, Design and Access Statement says: "The development would be for a temporary period of 24 months", Condition 1 of decision notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1
182	R/2023/0181/FFM	Redcar and Cleveland Borough Council	Taylor Wimpey and Earl of Ronaldshay: Erection of 114 residential dwellings; demolition of existing dwelling to form access	Land adjacent Silverdale Gardens, Cat Flatt Lane, Redcar	5.06	6.09	3.15	Unknown	Refused	1
183	R/2023/0143/FFM	Redcar and Cleveland Borough Council	South Grange Medical Services LTD: Development of new primary health care centre including pharmacy & associated car parking	Land east of community fire station, junction of Church Lane and South Loop Road, Eston	0.42	5.09	1.38	Condition 1 of decision notice states "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1
184	R/2023/0157/FFM	Redcar and Cleveland Borough Council	P Hughes Property LTD: Erection of 3no. Industrial buildings including ancillary office and laboratory space with associated car parking;	Land at Harcourt Road, South Bank, Middlesbrough	0.7	5.44	2.35	Condition 1 of decision notice states "The development shall not be begun later than the	Granted	1

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			landscaping and 2.4m high security galvanised perimeter fencing.					expiration of THREE YEARS from the date of this permission."		
185	R/2023/0002/FFM	Redcar and Cleveland Borough Council	EDF Energy Renewables LTD: Construction and operation of a solar photovoltaic ('PV') development with a capacity of up to 49.9 MW with associated infrastructure and landscaping	Land near Yearby Village, South of Redcar and A174, Yearby	72.7	4.99	1.68	<p>Planning, Design and Access Statement states: "The construction and installation of the Development will take approximately 6 months...The Development will have an operational period of up to 40 years...Decommissioning would be expected to take between 3-6 months"</p> <p>Condition 1 of decision notice states "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</p>	Granted	1
186	R/2022/0993/FF	Redcar and Cleveland Borough Council	Tillicoultry Quarries: Construction of substation building and switchgear house	Tillicoultry Quarries Coated Stone Plant, Smith's Dock	0.8	4.82	1.70	Condition 1 of decision notice states: "The development shall not be begun later than the	Granted	1

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				Road, South Bank, Teesside, Cleveland				expiration of THREE YEARS from the date of this permission."		
187	R/2022/0920 /F3M	Redcar and Cleveland Borough Council	RCBC: Demolition of existing buildings and the erection of building for leisure and cultural uses (including library), and creation of an indoor street and public event space with associated works including solar panels to roof, landscaping and highways works	Land between 37-43 High Street and the Esplanade, Redcar	0.24	3.62	2.46	Condition 1 of decision notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission"	Granted	1
188	R/2022/0816 /FFM	Redcar and Cleveland Borough Council	STDC: Formation of hardstanding, buildings, access roads from A1085 Trunk Road, associated facilities and landscaping works in association with the creation of a park and ride facility	Land to east former Steel House and north of A1085 Trunk Road, Redcar	14.16	1.61	0.12	Condition 1 of decision notice states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1
189	R/2022/0615 /FFM	Redcar and Cleveland Borough Council	Elgin Energy: Renewable energy generating station comprising ground-mounted photovoltaic solar arrays with primary substation and control building compound; point of connection masts; inverter stations; cabling; access gates; site access; internal tracks including ancillary	Land north of North Cote Farm and Park Farm, Dunsdale	73.8	8.85	4.89	Planning Statement states: "Construction is estimated to take approximately up to 16 weeks...the proposal will have an operating life of 40 years", decision notices states "The development shall not be begun later than the	Granted	1

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			infrastructure, landscaping and biodiversity enhancements					expiration of THREE YEARS from the date of this permission"		
190	DM/21/03348/FPA	Durham County Council	Durham County Council: Hybrid planning application for the development of NETPark phase 3a	Land to the north west of Discovery Offices, William Armstrong Way, NETPark, Sedgefield, TS21 3FH	15.6	21.30	12.95	Planning statement states: "5 year construction period" Condition 1 of the Decision Notice states: "The development hereby permitted shall be begun before the expiration of three years from the date of this permission"	Granted	1
191	DM/22/03757/FPA	Durham County Council	Fishburn Solar Limited: Formation of solar farm including installation of solar panels, security fencing, CCTV cameras, an internal access track, underground cabling, invertors, substations, grid connection, environmental enhancement measures and other ancillary development.	Land West Of Trimdon House Lodge Fishburn TS21 4BA	75.8	21.69	13.76	Planning Statement states: "The Proposed Development does not require regional transmission upgrades prior to connection and can therefore be connected in late 2023 or early 2024...on reaching the end of its operational life of 40 years..."	Approved subject to Section 106	1

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								Condition 1 of the Decision Notice states "The development hereby permitted shall be begun before the expiration of three years from the date of this permission"		
192	DM/22/02389/FPA	Durham County Council	Ramside Estates Ltd: Creation of a new Spa and Wellness facility with 35 new guest rooms	Hardwick Hall Hotel Sedgefield Stockton On Tees TS21 2EH	1.46	21.55	12.97	Unknown	Withdrawn	N/A
193	23/0425/RES	Middlesbrough Council	Mr P Hall: Erection of 55no residential dwellings, repositioning of sports pitches and changing facilities	ACKLAM IRON AND STEEL WORKS ATHLETIC CLUB, Park Road South, Middlesbrough, TS4 2RD	Unknown	8.63	3.84	Unknown	Pending	1
194	23/5014/MAJ	Middlesbrough Council	C J Leonard & Sons: Construction of 10no. B2/B8 warehouse units with associated works	Former Coal Depot, Commercial Street	0.28	7.46	1.91	Condition 1 of the Decision Notice states "The development hereby permitted shall be begun before the expiration of three years from the date of this permission"	Approve with conditions	1

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195	H/2022/0176	Hartlepool Borough Council	Gentoo Homes: Erection of 48no. dwellings (class C3) including access, landscape works and associated infrastructure	LAND AT NINE ACRES, HART, HARTLEPOOL	3.07	12.84	9.02	Unknown	Withdrawn	N/A
196	H/2022/0346	Hartlepool Borough Council	Methodist Housing Living Ltd: Erection of 59no. single storey B2/B8 use class units with associated external works.	UNIT 1, PARK VIEW INDUSTRIAL ESTATE, PARK VIEW ROAD WEST, HARTLEPOOL, TS25 1UD	1.47	6.41	3.34	Unknown	Granted	1
197	H/2022/0357	Hartlepool Borough Council	Gleeson Homes: Erection of 81no. dwellings with associated landscaping and infrastructure	LAND ON THE WEST SIDE OF CORONATION DRIVE, HARTLEPOOL	5.59	5.99	4.32	Unknown	Pending	1
198	H/2022/0382	Hartlepool Borough Council	Wynyard Homes: Erection of 51no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping (Amended Acoustic Bund and Noise Assessment received 27.07.23)	LAND WEST OF WYNYARD VILLAGE AND SOUTH OF THE A689, WYNYARD, BILLINGHAM, TS21 3JG	5.93	15.23	6.68	Unknown	Pending	1
199	H/2022/0423	Hartlepool Borough Council	Gridserve Sustainable Energy Ltd: Erection of a Solar Electric Forecourt with ancillary commercial uses, and associated electrical infrastructure, a	LAND AT WHELLY HILL FARM, WORSET LANE,	88.74	13.91	9.19	Unknown	Pending	1

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			solar photo voltaic (PV) farm. energy storage, new access, car parking, landscaping and associated works.	HARTLEPOOL, TS27 3BH						
200	H/2022/0432	Hartlepool Borough Council	Strabag AG: Erection of a concrete batching plant, gantry cranes, pre-storage shed, laboratory and ancillary infrastructure together with the demolition of a disused building.	PLOT 2, GREENLAND ROAD, HARTLEPOOL, TS24 0RQ	5.51	9.12	7.52	Unknown	Granted	1
201	H/2022/0459	Hartlepool Borough Council	Reliance Energy Limited: Proposed Construction, Operation and Maintenance of a Battery Energy Storage System (BESS) Facility and Associated Infrastructure	NORTH EAST CORNER, WHELLY HILL FARM, WORSET LANE, HART, HARTLEPOOL, TS27 3BH	1.68	13.22	8.65	<p>Planning, Design and Access Statement states: "The construction of the Proposed Development will take approximately 8-12 months...The plant would be expected to operate for up to 40 years"</p> <p>The Decision Notice states that construction of the development "shall be begun not later than three years from the date of this permission".</p>	Granted	1
202	H/2022/0470	Hartlepool Borough Council	TI ProjectCo 1 Limited: Installation and operation of a Grid Stability Facility consisting of Synchronous	LAND ADJACENT TO HARTMOOR SUBSTATION,	7.6	13.46	8.49	Planning Statement states: "The construction period for the development is	Pending	1

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			Compensators and associated Electrical Infrastructure, underground cabling, access tracks, drainage, temporary construction compounds, ancillary infrastructure and demolition of existing buildings.	HARTLEPOOL, TS27 3BL				expected to take approximately 24 months...The Development is expected to be an essential part of the electricity grid network for the foreseeable future and is therefore proposed as a permanent development"		
203	H/2023/0099	Hartlepool Borough Council	Persimmon Homes: EIA Screening Opinion in relation to proposed erection of 236no. residential units with associated infrastructure, landscaping and access	LAND EAST OF BRENDA ROAD, SEATON LANE, HARTLEPOOL	13.6	5.73	3.12	Unknown	EIA required	3
204	H/2023/0126	Hartlepool Borough Council	Hartgen LTD: EIA screening opinion in relation to proposed gas powered standby electricity generation facility	LAND EAST OF WORSET LANE, HARTLEPOOL	0.6	13.05	8.58	Unknown	EIA not required	3
205	H/2023/0128	Hartlepool Borough Council	Environment Agency: Scoping opinion in respect of Greatham North East Flood Alleviation Scheme	LAND AT GREATHAM FLOOD CELL, GREATHAM, HARTLEPOOL	Unknown	4.03	0.46	Scoping Report states: "It is currently hoped that construction will commence in late 2024"	Scoping Opinion Issued	2
206	H/2023/0181	Hartlepool Borough Council	Forsa Energy Gas Holding Ltd: Construction and operation of a gas powered standby electricity generator and related infrastructure	LAND TO THE EAST OF ELECTRICITY SUBSTATION,	0.47	13.08	8.61	Unknown	Pending	1

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				WORSET LANE, HARTLEPOOL						
207	22/01329/F UL	Darlington Borough Council	Lightrock Power Ltd: Proposed ground mounted solar farm consisting of the Installation of 49.9MW solar photovoltaic array/solar farm with associated infrastructure (additional health impact assessment and battery safety management plan received 20th January 2022, response to Northern Gas objection received 9th February 2023, Written Scheme of Investigation received 16th March 2023, Trial Trench Evaluation report received 28th June 2023 and amended Trial Trench Evaluation report received 20th July 2023)	Land To The South Of Long Pasture Farm Little Stainton Stockton- on-Tees TS21 1HW	104.5	22.67	13.13	Planning, Design and Access Statement states: "The construction phase of the Development is expected have a duration of approximately 6 months and planning permission is sought for an operational period of 40 years... Decommissioning would be expected to take between 4-6 months" Condition 1 of decision notice states: "The development hereby approved shall be commenced not later than 7 years from the date of this permission"	Granted	1
208	23/00733/SC O	Darlington Borough Council	Northumbrian Water Limited: Scoping Opinion request for a new 800mm diameter mains water pipeline for the Tees and Central Strategic Transfer Mains development	Proposed New NWL Water Main Ketton Lane Darlington	298	21.40	11.84	Scoping Report states: "To assist with the EIA process, an assumed assessment period will be established which will assess the likely affects during the	Scoping Opinion Issued	2

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			on land from Dynance Beck to Long Newton Service Reservoir					construction and restoration phase. This is based on a period of 31 months from September 2025 to March 2028 when it is anticipated that construction works will be complete."		
209	22/01182/F UL	Darlington Borough Council	Teesside International Airport Ltd: Proposed aviation village incorporating 5 no. aircraft hangars for aircraft maintenance, repair, overhaul (MRO) and painting operations, 1 no. fixed base operation (FBO) building for business aviation, car parking with vehicular access, apron areas for aircraft dismantling, manoeuvring and parking, associated landscaping, security fencing, drainage and external lighting works (Geophysical Report, Landscape Masterplan and Strategy and Landscape & Visual Impact Assessment received 23 November 2022; External Lighting Report received 5 December 2022; amended plans and supporting information received 16 and 19	Land At Teesside International Airport Teesside Airport Road Middleton St George Darlington	20	22.87	13.55	Unknown	Pending	1

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			December 2022; archaeology report received 20 December 2022; amended Landscape Plan; amended Ecology Report and additional Justification Note received 25 January 2023; 7 February 2023 and 16 February 2023))							
210	22/2579/FUL	Stockton-on-Tees Borough Council	Cameron Hall Developments Ltd: Erection of 135 residential dwellings with associated landscaping and ancillary works.	Land At Wynyard Village	15.2	15.63	6.94	Unknown	Pending	1
211	22/2072/FUL	Stockton-on-Tees Borough Council	Aldi Stores Ltd: Erection of discount foodstore (Class E), works to part of the existing car parking to include EV charging bays, new pedestrian access, substation and landscaping	Land North Of Portrack Lane Stockton On Tees	0.8	10.86	1.71	Planning and Retail Statement states: "Our design year is 2027, being five years from the year the application is made. This makes allowance for the time taken to seek planning permission, construct the store and establish a typical trading pattern"	Granted	1
212	22/1525/EIS	Stockton-on-Tees Borough Council	Teesside Green Energy Park Limited: Erection of an energy recovery facility and associated infrastructure for fuel receipt and storage, power generation, power export, process	Land At Seal Sands Billingham	3.7	2.74	0.30	Planning Statement states: "The current target date for site construction mobilisation is by the end of 2023. It is anticipated	Pending	1

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			emissions control, maintenance, offices and car parking together with associated operations.					that construction will take up to 28 months"		
213	23/0891/SC O	Stockton-on-Tees Borough Council	Marshalls Mono Limited: Screening opinion for the installation of soil and aggregates recycling and washing facility.	Land East Of Marshalls Mono Limited Durham Lane Eaglescliffe TS16 0PS	0.8	16.75	7.71	Unknown	EIA not required	3
214	23/0838/SC O	Stockton-on-Tees Borough Council	Screening opinion for the siting of 75MW (2hr) battery energy storage facility	Land On South Side Of Belasis Avenue Billingham TS23 1LQ	1.54	8.01	0.13	Unknown	EIA not required	3
215	23/0752/FUL	Stockton-on-Tees Borough Council	Meadow Farm Battery Limited: Proposed Battery Energy Storage System (BESS) with associated landscaping, access works, infrastructure and development (including cable to connect to the existing Norton sub-station to the east).	Land East Of The Carrs Angling Lakes Letch Lane Carlton TS21 1ED	2.12	16.60	7.36	Design, Accessibility and Planning Appraisal notes there will be a one year construction programme	Granted	1
216	23/0261/OUT	Stockton-on-Tees Borough Council	Cameron Hall Developments & Jomast Developments Ltd: Outline application with all matters reserved for the erection of up to 700 dwellings, community centre, care	Land At Wynyard Village Wynyard	129	12.12	3.42	Unknown	Pending	1

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			and medical facilities, open space, golf course improvements and associated works							
217	23/0208/REV	Stockton-on-Tees Borough Council	Mandale Homes: Revised application for the erection of 215no. dwelling houses with associated infrastructure.	Mount Leven Farm Leven Bank Road Yarm TS15 9JJ	12.6	17.61	9.92	Unknown	Pending	1
218	23/0046/OUT	Stockton-on-Tees Borough Council	Osborne House Group: Outline application for proposed development of up to 325,000 square feet (30,193 sq metres) of B2/B8 employment floorspace (maximum two storeys in height), with all matters reserved other than access.	Playing Field South Of Charlton Close Greenwood Road Billingham TS23 4BA	9.84	8.96	0.63	The Decision Notice states that the development "shall be begun before the expiration of three years from the date of this permission. Or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the latest"	Granted	1
219	23/1019/EIS	Stockton-on-Tees Borough Council	Greenergy International Ltd: Development of Greenergy Renewable Fuels and Circular Products Facility comprising a Sustainable Aviation Fuel Plant and Tyre Plant and associated infrastructure. A temporary construction laydown area, proposed	Land West Of Epax Pharma U K Limited North South Access Road Seal Sands TS2 1UB	51.6	3.43	0.18	Planning statement states: "total construction period of 42 months including a 6-month delay between the start of the construction of the SAF Plant before construction on the Tyres Plant"	Granted	1

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			services corridor, pipe bridge, ancillary buildings and car parking					The Decision Notice states that the development "shall be begun before the expiration of three years from the date of this permission."		
220	23/0997/FUL	Stockton-on-Tees Borough Council	Teesside Gas and Liquid Processing Limited: Application for the installation an additional 4-inch pipeline (primarily below ground) that will tie into a new 4-inch pipeline to the Navigator Terminal Pipeline System 75	Teesside Gas Processing Plant Seal Sands Road Seal Sands Middlesbrough TS2 1UB	0.49	4.30	0.17	Unknown	Granted	1
221	23/0866/OUT	Stockton-on-Tees Borough Council	Mandale Homes and Mr Javed Majid: Outline application with some matters reserved (Access) for the erection of an up to 68-bed care home (C2) with ancillary community facilities at ground floor level and associated infrastructure and landscaping	Mount Leven Farm Leven Bank Road Yarm TS15 9JJ	1	17.53	9.79	Unknown	Pending	1
222	R/2024/0271/ESM	Redcar and Cleveland Borough Council	Bp: HyGreen Hydrogen Project Construction of an electrolytic low carbon hydrogen production facility,	Land at the Foundry Site (Foundry Central), Teesworks, other	241.39	0	0	The Proposed Development construction programme is anticipated to commence in 2025 after	Pending	1

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			hydrogen export pipeline network, electricity and water connections, including water supply and effluent discharge, above ground installations, construction and laydown areas, and ancillary development (HyGreen Project)	land at Teesworks and land in the vicinity of and at Wilton International site and Lackenby				the planning application is granted (projected to be by Q2/Q3 2024), and total construction duration for all elements of the Proposed Development will be approximately 3 years including commissioning.		
223	R/2014/0304 /OOM	Redcar and Cleveland Borough Council	Gladedale Estates: Outline planning application for residential development (320 units) including vehicular and pedestrian accesses off Ormesby Bank and associated landscaping	Longbank Farm Farmbank Road Ormesby TS7 9EF	21.2	8.75	4.97	Condition 3 of appeal decision notice required a phasing plan to be submitted, this was submitted in 2016 (ref: R/2016/0353/CD) and shows 4 phases of development. Accompanying cover letter states: <i>"The timing between each phase will be approximately 2 years subject to market conditions, weather and other unknown factors at this stage"</i>	Refused (appeal granted)	1

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224	23/2020/SC O	Stockton-on-Tees Borough Council	Harmony ST Limited: Screening opinion for proposed battery energy Storage System (BESS)	Land North Of Powerleague, Westland Way, Preston Farm Industrial Estate, Stockton-on-Tees, TS18 3TG	1.39	14.06	5.05	Unknown	EIA not required	3
225	23/1945/FUL	Stockton-on-Tees Borough Council	Al Boum Photo Ltd: Siting of a battery storage facility, underground cable connection, ancillary equipment, fencing and associated landscaping and upgrade to existing access point	Land To The West Of Norton Substation, Letch Lane, Stockton-on-Tees, TS21 1EG	7.2	15.46	6.34	The Decision Notice states that the development "shall be begun before the expiration of three years from the date of this permission."	Granted	1
226	23/1898/SC O	Stockton-on-Tees Borough Council	Screening Opinion for 316 residential dwellings (Use Class C3) associated landscaping and infrastructure works	Land Off Welwyn Road Ingleby Barwick Stockton On Tees	Unknown	15.83	8.54	Unknown	EIA not required	3
227	23/1819/FUL	Stockton-on-Tees Borough Council	Scania (Great Britain) Limited: Erection of 1no industrial unit to accommodate use classes B2 and B8 with associated yard space, access and landscaping.	Land At Westland Way Stockton-On-Tees TS18 3TG	2.5	14.13	5.10	Unknown. Construction Management Plan states that: " <i>all timescales are still to be determined</i> " The Decision Notice states that the development "shall be begun before the expiration of three years	Granted	1

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								from the date of this permission."		
228	23/1782/OUT	Stockton-on-Tees Borough Council	North East Property Partnership Ltd: Outline application with all matters reserved for the erection of industrial units for light industrial, general industrial and storage and distribution uses with ancillary office floorspace	Land South Of 4 Fleck Way Teesside Industrial Estate Thornaby TS17 9JZ	5.5	14.28	7.00	Unknown	Pending	1
229	23/1756/FUL	Stockton-on-Tees Borough Council	North East Property Partnership Ltd: Application for Full Planning Permission, for the erection of industrial unit(s) for light industrial, general industrial and storage and distribution uses with ancillary office floorspace.	Land West Of 2 Perry Avenue Dukesway Teesside Industrial Estate Thornaby TS17 9LN	0.75	14.60	7.02	Unknown	Pending	1
230	23/1704/OUT	Stockton-on-Tees Borough Council	North East Property Partnership Ltd: Outline application with all matters reserved for the erection of industrial units for light industrial, general industrial and storage and distribution uses with ancillary office floorspace.	Land North Of 4 Fleck Way Teesside Industrial Estate Thornaby TS17 9JZ	3.37	14.07	6.68	Unknown	Pending	1
231	23/1634/FUL	Stockton-on-Tees Borough Council	SFEL SCOTT LTD: Siting of 75MW (2hr) Battery Energy Storage Facility with associated infrastructure, 2.4m	Land North Of Household Waste Recycling Centre	1.6	8.04	0.08	Planning statement states: "it can be constructed and start to operate within	Granted	1

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			palisade security fencing, security lighting and formation of a new vehicular access	Belasis Avenue Billingham TS23 1LQ				approximately 18 months...the proposed development would only be temporary and after 35 years the site could be returned to its existing form" The Decision Notice states that the development "shall be begun before the expiration of three years from the date of this permission."		
232	23/0582/MA J	Middlesbrough Council	Lionweld Kennedy Group: Construction of three-storey building for incidental office use	LIONWELD KENNEDY LTD, Marsh Road, Middlesbrough, TS1 5JS	3.4	8.72	1.76	Condition 1 of Decision Notice states "The development hereby permitted shall be begun before the expiration of three years from the date of this permission"	Approved with conditions	1
233	23/0527/MA J	Middlesbrough Council	T Manners & Sons Ltd: Erection of 24no. dwellings, provision of access, landscaping and ancillary works	Land at Strait Lane, Stainton, Middlesbrough	0.6	13.32	7.08	Unknown	Pending	1
234	DM/23/03267/FPA	Durham County Council	Robinsons of Wingate: Erection of 58 no. affordable dwellings	Land To The South West Of	3.32	18.79	12.68	Unknown	Pending	1

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				Springfield Cottage Gladstone Terrace Station Town TS28 5DA						
235	DM/23/03169/FPA	Durham County Council	Karbon Homes Limited and Durham Aged Mineworkers' Homes Association: Construction of 43 no. bungalows	Land West Of Petrol Filling Station Bank Top Terrace Trimdon Village TS29 6PW	2.1	21.20	13.65	Unknown	Pending	1
236	EN040001	The Inspectorate	Teesside Flexible Regas Port: The project is a liquefied natural gas (LNG) importation terminal comprising a marine jetty, marine loading arms with vapor and cryogenic lines to unload LNG cargoes, an onshore regasification plant and storage of LNG site, a high-pressure natural gas pipeline to deliver regasified LNG into the UK National Transmission System (NTS), and gas blending and nitrogen injection facilities to condition regasified LNG to meet NTS quality specifications.	Seal Sands, approximately 7km east of Billingham, in Stockton-on-Tees.	90.4	1.76	0	The construction phase for the Proposed Scheme is likely to be up to 12 months duration. Assuming consent is granted, the intention is to commence construction as quickly as possible following determination of the DCO and discharge of relevant pre-commencement requirements. It is envisaged that within the 12-month construction period both the terrestrial and marine construction works will take between 9	Application expected in Q3 2025	2

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								to 12 months each on parallel paths.		
237	REG 1 Coatham	Redcar and Cleveland Borough Council	Land at Coatham (8.7 ha) is allocated for a mixed use development comprising of leisure, tourism, visitor and retail uses.	Land around Majuba Road, Coatham	8.7	2.87	1.80	To be delivered within the plan period (i.e. up to 2032)	N/A	3
238	Reg 3 Skelton	Redcar and Cleveland Borough Council	Land at Skelton (52ha) is allocated for a mixed use development comprising commercial and residential uses	Land south of A174, Skelton	52	11.57	8.25	To be delivered within the plan period (i.e. up to 2032)	N/A	3
239	H3.16 Marske Road, Saltburn	Redcar and Cleveland Borough Council	Local plan 2018, approximately 116 dwellings	Land at Marske Road, Saltburn	5.8	9.31	6.25	To be delivered within the plan period (i.e. up to 2032)	N/A	3
240	H3.19 Cleveland Gate, Guisborough	Redcar and Cleveland Borough Council	Local plan 2018, approximately 137 dwellings	Land at Cleveland Gate, Guisborough	4.9	10.63	6.66	To be delivered within the plan period (i.e. up to 2032)	N/A	3
241	H3.20 Land at Galley Hill, Guisborough	Redcar and Cleveland Borough Council	Local plan 2018, approximately 50 dwellings and public open space	Land at Galley Hill, Guisborough	4.6	9.60	5.56	To be delivered within the plan period (i.e. up to 2032)	N/A	3
242	H3.4 Morton Carr Lane	Redcar and Cleveland Borough Council	Local plan 2018, approximately 30 dwellings	Land at Morton Carr Lane, Nunthorpe	4.3	10.25	6.46	To be delivered within the plan period (i.e. up to 2032)	N/A	3

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243	H3.28 Abbatior Site and Adjacent Land, Boosbeck	Redcar and Cleveland Borough Council	Local plan 2018, approximately 69 dwellings	Land at Boosbeck	4.3	12.25	8.40	To be delivered within the plan period (i.e. up to 2032)	N/A	3
244	H3.25 Former Rosecroft School, Loftus	Redcar and Cleveland Borough Council	Local plan 2018, approximately 100 dwellings	Land at the former Rosecroft School site, Loftus	3.1	16.93	13.62	To be delivered within the plan period (i.e. up to 2032)	N/A	3
245	H3.7 Normanby Hall	Redcar and Cleveland Borough Council	Local plan 2018, approximately 25 dwellings	Within the grounds of Normanby Hall	2.8	7.44	3.67	To be delivered within the plan period (i.e. up to 2032)	N/A	3
246	H3.27 Low Cragg Hall Farm, Carlin How	Redcar and Cleveland Borough Council	Local plan 2018, approximately 46 dwellings	Land at Low Cragg Hall Farm, Carlin How	2	15.01	11.87	To be delivered within the plan period (i.e. up to 2032)	N/A	3
247	H3.23 Kilton Lane, Brotton	Redcar and Cleveland Borough Council	Local plan 2018, approximately 270 dwellings	Land at Kilton Lane, Brotton	12	13.97	10.78	To be delivered within the plan period (i.e. up to 2032)	N/A	3
248	H3.21 Home Farm, Skelton	Redcar and Cleveland Borough Council	Local plan 2018, approximately 47 dwellings	Land at Home Farm, Skelton	1.6	11.18	7.68	To be delivered within the plan period (i.e. up to 2032)	N/A	3

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249	H3.12 Land adjacent Rye Hills School, Redcar	Redcar and Cleveland Borough Council	Local plan 2018, approximately 32 dwellings	Land adjacent Rye Hills School, Redcar	1.23	4.63	2.89	To be delivered within the plan period (i.e. up to 2032)	N/A	3
250	H3.11 St Hilda's Church, Redcar	Redcar and Cleveland Borough Council	Local plan 2018, approximately 25 dwellings	Land at and adjacent to St. Hilda's Church, Mersey Road, Redcar	0.9	3.51	1.65	To be delivered within the plan period (i.e. up to 2032)	N/A	3
251	H3.3 Gypsy Lane, Nunthorpe	Redcar and Cleveland Borough Council	Local Plan 2018, approximately 10 dwellings	Land at Gypsy Lane, Nunthorpe	0.79	9.78	6.03	To be delivered within the plan period (i.e. up to 2032)	N/A	3
252	H3.24 Newbury Road, Brotton	Redcar and Cleveland Borough Council	Local plan 2018, approximately 25 dwellings	Land at Newbury Road, Brotton	0.7	13.60	10.43	To be delivered within the plan period (i.e. up to 2032)	N/A	3
253	H3.18 Park Lane	Redcar and Cleveland Borough Council	Local plan 2018, approximately 40 dwellings	Land at Park Lane, Guisborough	0.5	9.91	5.92	To be delivered within the plan period (i.e. up to 2032)	N/A	3
254	H3.17 Wilton Lane	Redcar and Cleveland Borough Council	Local plan 2018, approximately 14 dwellings	Land at Wilton Lane, Guisborough	0.3	9.72	5.72	To be delivered within the plan period (i.e. up to 2032)	N/A	3

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255	H3.22 Stanghow Road, Skelton	Redcar and Cleveland Borough Council	Local plan 2018, approximately 10 dwellings	Land at Stanghow Road, Skelton	0.3	11.75	8.24	To be delivered within the plan period (i.e. up to 2032)	N/A	3
256	H3.26 Former Handale Primary School, Loftus	Redcar and Cleveland Borough Council	Local plan 2018, approximately 10 dwellings	Land at the former Handale Primary School, Loftus	0.28	16.64	13.39	To be delivered within the plan period (i.e. up to 2032)	N/A	3
257	H3.13 Grosmont Close	Redcar and Cleveland Borough Council	Local plan 2018, approximately 12 dwellings	Land at Grosmont Close, Redcar	0.15	4.32	1.65	To be delivered within the plan period (i.e. up to 2032)	N/A	3
258	R/2023/0600/HD	Redcar and Cleveland Borough Council	Hazardous substance consent for the storage and processing of 1200 tonnes of liquefied flammable gases (notably 1150 tonnes dimethyl ether (dme) and 50 tonnes propane).	Plot 6 Dorman Point Teesworks TS6 6TX	57.8	3.76	0.78	Unknown	Pending	1
259	R/2024/0098/ESM	Redcar and Cleveland Borough Council	Full planning application for port handling facility and overland conveyor, above and below ground infrastructure, internal access roads, car parking, landscaping and supporting utility infrastructure	Land between Wilton International and the River Tees	57.6	0.38	0.21	Unknown	Pending	1

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260	R/2023/0793/ESM	Redcar and Cleveland Borough Council	Hybrid application to include detailed planning permission for the erection of steel manufacturing facility (electric arc furnace) and outline permission for associated buildings, apparatus and infrastructure (all matters reserved)	British Steel Lackenby Works Redcar TS6 7RP	19.83	3.27	0.14	Condition 1 of decision states: "The development hereby permitted shall be begun before the expiration of three years from the date of this permission." 18 month build period	Granted	1
261	R/2022/0972/SC	Redcar and Cleveland Borough Council	Screening opinion for a data centre, communications building, office, storage tanks, back biofuel generators and associated ancillary infrastructure	Land at Wilton International	13	2.77	0.16	It is anticipated to take around 3 years to complete.	EIA not required	1
262	R/2023/0800/OOM	Redcar and Cleveland Borough Council	Outline application (all matters reserved) for transport hub comprising car and HGV parking areas; re-fuelling station; bus stops; security and amenities buildings; access roads, associated facilities and landscaping work	Land north of the A1053/A66 Tees Dock Road roundabout and south of Former Lackenby Works	7.3	3.94	0.18	Decision notice Cond. 2 states "The development hereby permitted shall be begun before the expiration of two years from the date of this permission."	Granted	1
263	R/2021/0967/CAM	Redcar and Cleveland Borough Council	Provision of internal access road and overflow car park (25 spaces); football goal storage area and installation of 2.4m high paladin fencing	Skelton United Football Club De Brus Site Marske Lane	5	10.67	7.19	Unknown	Granted	1

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				Skelton						
264	R/2023/0482/OOM	Redcar and Cleveland Borough Council	Outline planning permission, with all matters reserved, for development comprising commercial, business and service, drive through restaurant, hotel, public house and a petrol filling station and associated retail, with associated access, parking, servicing areas and landscaping	Land North Of A1053/ Trunk Road Roundabout And South Of Former Lackenby Steelworks	4.26	3.93	0.17	Unknown	Granted	1
265	R/2020/0442/OOM	Redcar and Cleveland Borough Council	Outline application (all matters reserved) for development of a roadside services scheme including a petrol filling station (class sui generis), a mix of retail units comprising convenience store (class a1), restaurant/cafe (class a3) and hot food takeaways (class a5), hotel (class c1) and associated vehicular access and car parking	Plot 11 Wilton International	4.18	4.42	0.41	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
266	R/2021/0143/OOM	Redcar and Cleveland Borough Council	Outline planning application (all matters reserved) for 25 residential dwellings	Vacant land either side of Upper Oxford Street South Bank	4.18	5.27	2.26	Decision notice Cond. 2 states "The development hereby permitted shall be begun before the expiration of two years from the date of this permission."	Granted	1

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267	R/2023/0646/ESM	Redcar and Cleveland Borough Council	Reserved matters application (access, appearance, layout, landscaping and scale) following outline approval R/2020/0819/ESM for construction of a sustainable aviation fuel facility along with access and landscaping	Land Off Tees Dock Road Dorman Point Teesworks	4.16	3.67	0.64	The Non Technical Summary states that construction was due to commence in 2021, with a construction period of 11 year and completion anticipated in 2032. A review of satellite imagery shows construction has started.	Granted	1
268	R/2023/0820/ESM	Redcar and Cleveland Borough Council	Hazardous waste to energy process plant	Wilton Waste Treatment Plant Boundary Road West Wilton International Middlesbrough	2.84	4.56	0.90	The Non-Technical Summary states that 'construction of the plan is anticipated to start in Q3 2024 and be completed and commissioned in approximately 20 months.'	Pending	1
269	R/2022/0799/OOM	Redcar and Cleveland Borough Council	Outline application (all matters reserved) for erection of 48 (no) industrial units	Land East of Lantsbery Drive, Liverton Mines, Loftus	1.54	16.57	13.21	Decision notice Cond. 2 states "The development hereby permitted shall be begun before the expiration of two years from the date of this permission."	Granted	1

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270	R/2021/0643/FF	Redcar and Cleveland Borough Council	Demolition of existing buildings, removal of ready-mix concrete plant and replacement with new coated stone plant with associated facilities and site works	Former Cemex concrete plant, Smith's Dock Road, South Bank, TS6 6UJ	0.8	4.82	1.70	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
271	R/2020/0223/FF	Redcar and Cleveland Borough Council	Erection of a soil and aggregates recycling and washing plant facility including welfare cabin and associated car parking and landscaping	Land off John Boyle Road Grangetown	0.8	4.29	1.35	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
272	R/2023/0689/FF	Redcar and Cleveland Borough Council	Installation of a new pipe structure consisting of an evaporator, vapour separator and other ancillary vessels and equipment atop a concrete base and associated works	Ensus Bioethanol Plant, Wilton Site, Lazenby, TS10 4RG	0.4	4.33	0.18	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
273	R/2024/0065/FF	Redcar and Cleveland Borough Council	Alterations to manufacturing facility including proposed extract chimneys 50m max height (3); smoking shelters (4); paint booth drum store; bins stores (6); portable gas store; scrap	Land at South Tees Development Corporation, East of Smiths Dock Road and	0.37	3.33	0.89	Unknown	Pending	1

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			iron store; liquid oxygen store; weighbridges (3); LPG store; external generators (2); water tank and infrastructure	West of Tees Dock Road, South Bank						
274	R/2024/0148/FF	Redcar and Cleveland Borough Council	Construction of a new animal feed production facility and associated works	Ensus UK Ltd, Middleway, Wilton Site, Redcar, TS10 4RG	0.32	4.33	0.18	The construction phase of the Proposed Development is anticipated to be undertaken between Q3 of 2024 and Q3 of 2025.	Granted	1
275	R/2020/0629/FF	Redcar and Cleveland Borough Council	Erection Of 5 Class E / B8 Units (Light Industry/Storage & Distribution) with Associated Parking and Servicing	Robinson Engineering Ltd, Lantsbery Drive, Liverton Mines, TS13 4QZ	0.22	16.38	13.00	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
276	R/2022/0644/OOM	Redcar and Cleveland Borough Council	Outline Application (All Matters Reserved) for Demolition of existing building and replace with residential development for 20 no 1&2 bed apartments and associated parking	Former Empire Theatre, Deepdale Road, Loftus, TS13 4RS	0.17	16.21	13.00	Decision notice Cond. 2 states "The development hereby permitted shall be begun before the expiration of two years from the date of this permission."	Granted	1

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277	R/2023/0201/FF	Redcar and Cleveland Borough Council	Construction of 6 light industrial units	Vacant land either side of Upper Oxford Street, South Bank	0.14	1.88	0.19	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Granted	1
278	R/2022/0965/CAM	Redcar and Cleveland Borough Council	Change of use and conversion of existing first and second floor offices into 15 self contained flats; installation of 5 rooflights in front elevation with dormer extension to rear and external alterations	Former Coop Building High Street Loftus Saltburn By The Sea TS13 4HW	0.1	16.93	13.69	Unknown	Granted	1
279	R/2022/0895/OOM	Redcar and Cleveland Borough Council	Outline application (some matters reserved) for residential development comprising 12 (no) dwellings and apartment block (16 apartments) (demolition of existing public house building)	The Smiths Dock Inn Skippers Lane Normanby Redcar And Cleveland	0.1	7.07	3.33	Unknown	Pending	1
280	R/2024/0565/FFM	Redcar and Cleveland Borough Council	Extension of the existing substation and the erection of 210m length of 2.5m high metal palisade security fence.	Tod Point Substation, Tod Point Road	1.1	1.25	0.044	Construction activities are expected to begin in 2025 and last 21 months	Pending	1

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281	R/2024/0321/FFM	Redcar and Cleveland Borough Council	Erection of industrial units for light industrial, general industrial and storage distribution uses (with associated office accommodation), associated access, landscaping, parking and service yards, and associated infrastructure works.	Location at South Tees Development Corporation East of Smiths Dock Road and west of Tees Dock Road South Bank	3.52	1.41	0.17	Unknown	Pending	1
282	R/2024/0292/FFM	Redcar and Cleveland Borough Council	Erection of Freeport and Transport Office including formation of car and HGV parking areas, security cabins, bus shelters, cycle sheds, landscaping and boundary treatments along with laying out of adjacent transport hub including bus stop and car parking area.	Land near roundabout at Smiths Docks Road and Dockside Road Teesport Grangetown area.	4.35	4.39	1.27	The Transport Assessment (dated 2020) states that construction is anticipated to take 8 years. The decision notice states that the development shall not be begun later than the expiration of three years from the date of permission.	Granted	1
283	R/2022/0290/FFM	Redcar and Cleveland Borough Council	Proposed Plastics Recycling Facility	WES BUILDING BIFFA POLYMERS WILTON SITE LAZENBY	0.8	3.46	0.41	Constructed and now operational	Granted	1
284	24/0251/MAJ	Middlesbrough Council	Residential development comprising of 587no dwellings, new vehicular access on Low Lane (B1380) and associated infrastructure.	Land at Low Lane, Stainton Vale Farm	42.7	13.75	6.89	4 phases of development, timescales unknown	Pending	1

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285	24/0226/MAJ	Middlesbrough Council	Erection of single storey community facility (F2(b) use class) comprising a multi-use hall and multi-purpose rooms, including community café; construction of access roads, associated car park, fencing and landscaping	Site of former Southlands Centre, Ormesby Road, Middlesbrough, TS3 OBH	5.94	8	4.58	Unknown	Pending	1
286	24/0214/MAJ	Middlesbrough Council	Proposed redevelopment of two sites to provide a total of 39no dwellings, including access roads, car parking, landscaping, relocation of electricity sub-station and stopping up public footway	Land off Cargo Fleet Lane, (Former Fleet House and Thorntree House sites)	1.13	7.16	3.86	It is envisaged that the bungalows will be built over a 2 year period	Pending	1
287	24/0190/MAJ	Middlesbrough Council	Construction of gospel hall with associated car parking and landscaping.	Land off Stokesley Road, Nunthorpe, Middlesbrough	1.8	10.99	7.22	Unknown	Pending	1
288	24/0056/MAJ	Middlesbrough Council	39 no. dwellings (including 11 no. additional dwellings and 28 replan)	Grey Towers, Nunthorpe, Middlesbrough, TS7 0PW	3.34	11.86	7.86	Unknown	Pending	1
289	24/0034/MAJ	Middlesbrough Council	Erection of 17no. Dwellings	Former St Thomas Church Site, Pallister Avenue, Middlesbrough, TS3 9BE	0.4	6.55	3.04	Unknown	Pending	1

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290	23/0631/MAJ	Middlesbrough Council	Erection of single storey Secondary School building (class F1) with associated works including landscaping, fencing and extension to parking area	Sandy Flatts Lane, Middlesbrough, TS5 7YN	1.1	11.38	6.35	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. Subject to planning permission, the construction phase intends to commence at The Discovery Special Academy from March 2024 with completion in September 2024.	Approve with conditions	1
291	23/0582/MAJ	Middlesbrough Council	Construction of three-storey building for incidental office use	LIONWELD KENNEDY LTD, Marsh Road, Middlesbrough, TS1 5JS	3.4	8.72	1.76	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
292	23/0544/MAJ	Middlesbrough Council	Erection of 18no bungalows with associated access and landscaping works	Land off Hemlington Lane	0.012	11.52	6.59	Unknown	Pending	1

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293	23/0527/MAJ	Middlesbrough Council	Erection of 22no. dwellings, provision of access, landscaping and ancillary works	Land at Strait Lane, Stainton, Middlesbrough	0.6	13.32	7.08	64 weeks	Pending	1
294	23/0452/MAJ	Middlesbrough Council	Erection of 18no. 2 bedroom semi detached bungalows	The Park End, Penistone Road, Middlesbrough, TS3 0EF	0.33	8.53	5.03	Unknown	Pending	1
295	23/0359/MAJ	Middlesbrough Council	Retrospective application for the construction of storage building	LIONWELD KENNEDY LTD, Marsh Road, Middlesbrough, TS1 5JS	3.43	8.72	1.76	Constructed as it is a retrospective planning application.	Approve with conditions	1
296	23/0229/MAJ	Middlesbrough Council	Erection of 5 storey building to accommodate a mixed use development to consist of a mosque, community centre including offices/gym and communal café with outdoor roof terrace, and 3no 4-5 bed student accommodation pods, to include 21no basement car park, new access arrangements and associated hard and soft landscaping (demolition of existing buildings)	30, Southfield Road, Middlesbrough, Middlesbrough, TS1 3EX	0.1	8.12	3.03	Unknown	Refused	1
297	23/5010/MAJ	Middlesbrough Council	Subdivision of the existing retail units into 5 retail units with the creation of two new shop fronts on Gilkes Street,	53, Linthorpe Road,	0.1	8.05	2.42	Unknown	Pending	1

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			internal service yard area and conversion of the upper floors into 34no 1 bed studio flats with roof terrace	Middlesbrough, TS1 5BS						
298	23/5014/MAJ	Middlesbrough Council	Construction of 9no. commercial units for B2/B8 purposes with associated works	Former Coal Depot, Commercial Street	0.27	7.46	1.91	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
299	23/5015/MAJ	Middlesbrough Council	Erection of 2no. apartment blocks providing 76no. dwellings (32no. 1 bed, 44no. 2 bed) with associated car parking, service amenities and landscaping	Former Jap Euro North East	0.65	7.24	1.81	the build-out of the development would take in the order of 18 months	Pending	1
300	23/0094/MAJ	Middlesbrough Council	Demolition of existing building and erection of three-storey building consisting of 17no. assisted living residential units (self-contained flats) with associated parking, cycle store and landscaping	242, Marton Road, Middlesbrough, TS4 2EZ	0.1	8.01	3.25	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
301	23/0214/MAJ	Middlesbrough Council	Erection of three-storey building with associated soft and hard landscaping	16, Southfield Road,	0.4	8.27	2.95	Unknown	Withdrawn	1

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			works and cycle store (demolition of existing Aurora Building)	Middlesbrough, TS1 3BX						
302	22/0693/MAJ	Middlesbrough Council	Conversion of the existing traditional farm house and buildings to form 7 dwellings, the demolition of agricultural buildings and the construction of 5 newbuild dwellings, along with associated works.	Nunthorpe Hall Farm, Hall Farm, Old Stokesley Road, Middlesbrough, Middlesbrough, TS7 0NP	0.86	11.92	8.07	Unknown	Approve with conditions	1
303	22/0638/MAJ	Middlesbrough Council	Demolition of existing office buildings, erection of 18no. industrial units with associated access improvement, parking and soft landscaping (Use class E(g), B2 & B8)	Hamilton House, Sotherby Road, Middlesbrough, TS3 8BT	0.2	6.72	2.92	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
304	22/0624/MAJ	Middlesbrough Council	Erection of four-storey residential development to provide student accommodation (sui generis) consisting of 75no. units with associated access, parking and landscaping	2, Site of former National Probation Service, Longlands Road, Middlesbrough, TS4 2JL	0.12	8.03	3.35	Unknown	Refused	1
305	22/0179/MAJ	Middlesbrough Council	Erection of four-storey educational building with associated landscaping and public realm works	Land at Barritt Street, Middlesbrough, TS1 3BX	0.6	8.27	2.95	The development to which this permission relates must be begun not later than the expiration of	Approve with conditions	1

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								three years beginning with the date on which this permission is granted.		
306	22/0180/MAJ	Middlesbrough Council	Erection of 5no. workshop units for E(g), B2 and B8 uses	PYEMETRIC REFRACTORIES, UNIT 3, LEADER BUILDINGS, Westerby Road, MIDDLESBROUGH , TS3 8TD	0.22	6.43	2.63	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
307	23/0572/FUL	Middlesbrough Council	Subdivision and extension to the existing B2/B8 warehouse and the introduction of roller shutter doors to form 4 units and construction of an adjoining building to provide an additional 5no. B2/B8 units including the creation of 22 parking spaces.	3, FAIRFIELDS, Brewsdale Road, Middlesbrough, TS3 6LR	0.2	6.92	2.57	The development hereby permitted shall begin not later than 3 years from the date of this decision.	Approve with conditions	1
308	23/0412/FUL	Middlesbrough Council	18, Land adjacent to 18 Low Lane, Land adjacent to 18 Low Lane, Middlesbrough	18, Land adjacent to 18 Low Lane, Land adjacent to 18 Low Lane, Middlesbrough	0.1	11.79	6.53	Unknown	Refused	1
309	23/0547/FUL	Middlesbrough Council	Erection of two storey office building and extension of service yard with associated engineering works	LIONWELD KENNEDY LTD, Marsh Road,	3.4	8.72	1.76	The development hereby permitted shall begin not later than 3 years from the date of this decision.	Approve with conditions	1

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				Middlesbrough, TS1 5JS						
310	23/5046/FUL	Middlesbrough Council	Land remediation and delivery of highway and drainage infrastructure, to include roads, pavements and soft landscaping to accommodate future development	Feversham, Cleveland, Durham and Commercial Street, Middlesbrough, TS2 1DZ	5.65	7.55	2.08	Unknown	Pending	1
311	23/0283/FUL	Middlesbrough Council	Erection of two storey office building and extension of service yard with associated engineering works	LIONWELD KENNEDY LTD, Marsh Road, Middlesbrough, TS1 5JS	3.4	8.72	1.76	The development hereby permitted shall begin not later than 3 years from the date of this decision.	Pending	1
312	23/0061/FUL	Middlesbrough Council	Erection of single storey community facility (F2(b) use class) comprising a multi-use hall and multi-purpose rooms, including community café and office spaces; creation of multi-use games area (MUGA) with associated fencing and floodlighting; construction of associated car park, access roads and landscaping	Southlands Leisure Centre, Southlands Centre, Ormesby Road, Middlesbrough, TS3 0HB	5.97	7.99	4.56	The development hereby permitted shall begin not later than 3 years from the date of this decision.	Approve with conditions	1
313	22/0364/FUL	Middlesbrough Council	Erection of 28no. use class E (g) B2 & B8 Industrial units with associated	Former Poulton Allstars Football Academy,	2	6.36	2.89	Unknown	Pending	1

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			landscaping works and improved access	Longlands Road, Middlesbrough, TS3 8DR						
314	22/0105/FUL	Middlesbrough Council	Erection of 11no. dwellings (church to be demolished)	4, Loxley Road, Middlesbrough, TS3 9HT	0.24	6.8	3.39	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
315	22/0090/FUL	Middlesbrough Council	Extension to rear of Tees Valley Hospital and associated works	TEES VALLEY HOSPITAL, Church Lane, MIDDLESBROUGH, TS5 7BH	0.9	10.75	4.89	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
316	21/1064/FUL	Middlesbrough Council	Erection of building to include 17no assisted living residential Units (self-contained flats) with associated parking, cycle store and landscaping (Demolition of existing building)	242, Marton Road, Middlesbrough, TS4 2EZ	0.12	8.02	3.25	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
317	21/0740/FUL	Middlesbrough Council	15 storey tower block comprising 131no. apartments and 4no	Former Cleveland Scientific	0.07	7.69	2.48	Unknown	Withdrawn	1

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			commercial units with associated cycle parking and refuse facilities	Institute, Corporation Road, Middlesbrough, TS1 2RQ						
318	21/0565/FUL	Middlesbrough Council	Erection of a warehouse (Use class B8) and office units (Use class E(g))	MB COURT, South Bank Road, MIDDLESBROUGH , TS3 8AN	0.75	6.47	2.59	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
319	21/0638/FUL	Middlesbrough Council	Erection of 3 storey building to accommodate 12no student flats to upper floors and 6no retail units at ground floor, with associated access and parking arrangements	379 Linthorpe Road Middlesbrough	0.03	9.18	3.32	Unknown	Withdrawn	1
320	21/0382/FUL	Middlesbrough Council	Erection of 14 self-contained residential units with associated vehicle access, car parking & landscaping	Land Adjacent Normanby Court, Linden Crescent, Middlesbrough, TS7 8JF	0.16	10.97	7.41	Unknown	Refused	1
321	21/0501/FUL	Middlesbrough Council	Erection of materials testing facility building with associated extended car parking area	TWI Ferrous Road Middlesbrough TS2 1DJ	1.7	8.96	1.64	The development to which this permission relates must be begun not later than the expiration of three years beginning with	Approve with conditions	1

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								the date on which this permission is granted.		
322	21/0452/FUL	Middlesbrough Council	Erection of digital media studio (E(g)(i)(ii) use), on-site recycling facility with gatehouse building, with associated accesses, car parking and service areas	Barker & Stonehouse Ltd Romaldkirk Road Middlesbrough TS2 1XA	1.7	8.46	1.27	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
323	21/0308/FUL	Middlesbrough Council	Erection of 23no. hybrid units for Use Classes E(g), B2 and B8 with associated car parking and landscaping	Land North Of Cannon Street Cannon Park Middlesbrough TS1 5HZ	0.7	9.12	1.97	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
324	21/0282/FUL	Middlesbrough Council	Sub division of ground floor (Class E) to 4 separate units for mixed use as (Class E) & Drinking establishment (Sui Generis) conversion of first and second floors to create student accommodation comprising eleven one bed flats and one studio (sui generis)	124 - 130 Linthorpe Road Middlesbrough TS1 2JR	0.03	8.23	2.6	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1

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325	20/0685/FUL	Middlesbrough Council	Erection of 6 retail units with associated parking	Land At Ironmasters Road Middlesbrough	0.53	8.9	1.74	Unknown	Refused	1
326	20/0782/FUL	Middlesbrough Council	Erection of storage and distribution building (B8) with new access road and associated parking	Baker Furniture Ltd Romaldkirk Road Middlesbrough TS2 1XA	1.35	8.46	1.27	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
327	20/0735/FUL	Middlesbrough Council	Residential development comprising 105 dwellings with associated works and access	Former Milford House, Portland House, Northfleet Avenue & Jupiter Court, Admirals Avenue Middlesbrough	3.26	6.72	3.1	It is envisaged that the house will be built over a 3 year period. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
328	20/0566/FUL	Middlesbrough Council	Erection of school building (Class F1) with associated outdoor-sports areas, parking and landscaping	THE BOTANIC CENTRE, Sandy Flatts Lane, Middlesbrough, TS5 7YN	1.94	11.32	6.35	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on	Approve with conditions	1

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								which this permission is granted. 12-month construction period.		
329	20/0348/FUL	Middlesbrough Council	Erection of three storey educational building (D1) with associated landscaping	Land At Lower East Street Middlesbrough	0.14	7.32	1.97	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
330	20/0192/FUL	Middlesbrough Council	Conversion of existing retail and residential units to form 12 no. student studio flats (sui generis) with associated alterations to front, three-storey rear extension and rear dormer window.	12 - 14, Borough Road, MIDDLESBROUGH, TS1 5DP	0.02	8.37	2.5	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
331	20/0153/FUL	Middlesbrough Council	Residential development comprising 36no. bungalows with associated vehicular access, roads and landscaping works	18, Westerham Grove, Middlesbrough, TS4 3EH	1.25	9.44	5.22	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on	Approve with conditions	1

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								which this permission is granted.		
332	20/0134/FUL	Middlesbrough Council	Estuary edge softening comprising of the creation of new intertidal areas with structures to retain silt and support new and existing habitats	Land West Of Riverside Road Middlesbrough	1	9.07	1.35	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
333	20/0024/FUL	Middlesbrough Council	Erection of three storey office building (B1a)	A Buckler Ltd Corner Of Lloyd/Washington Street Middlesbrough TS2 1DW	2.7	7.95	1.75	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
334	19/0531/FUL	Middlesbrough Council	Three storey extension to rear of existing STEM college building and associated hard landscaping	STEM Building Middlesbrough College Dock Street Middlesbrough	0.2	7.36	2.07	The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.	Approve with conditions	1
335	19/0458/FUL	Middlesbrough Council	Residential development comprising 102 dwellinghouses (60 no replan	Grey Towers Farm Stokesley Road Nunthorpe	27.8	11.29	7.53	The development to which this permission relates must be begun not later	Approve with conditions	1

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			and 42 no additional) with associated access and landscaping	Middlesbrough TS7 ONF				than the expiration of three years beginning with the date on which this permission is granted.		
336	24/0346/MAJ	Middlesbrough Council	Demolition of existing building and construction of replacement storage/warehouse building (B8) with new perimeter fencing to frontage	Northern Power Grid, Cargo Fleet Lane, Middlesbrough, TS3 8DG	0.35	6.75	2.78	Unknown	Pending	1
337	24/0371/FUL (24/031/EIAS CR)	Middlesbrough Council	Proposed construction of Access Road with associated SUDS Basins and Swales	North of the B1365 and is approximately central to the Cherry Hill Garden Centre and Arcadia Garden Centre north. The site is accessible from the east of Rye Hill Way and the south of the Mount Pleasant Way / Bonnygrove Way roundabout link	6.09	12.41	8.71	Unknown	Pending	1

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338	24/0314/EIA SCR	Middlesbrough Council	Request for screening opinion for residential and mixed use - up to 1000 homes, new public realm and green infrastructure and a Local Centre and new school.	Newham Hall, Stokesley Road, Middlesbrough, TS8 9EA	70	13.00	9.31	EIA Screening opinion, not formal planning application	EIA not Required	3
339	EC2.1	Middlesbrough Council	Riverside Park (Including TeesAMP)	Middlehaven, Middlesbrough, Tees Valley, England, TS2 1PS, United Kingdom	Unknown	8.20	1.24	Within Local Plan duration i.e. 2025-2041	N/A	3
340	EC2.2	Middlesbrough Council	East Middlesbrough Industrial Estate	South Bank Road, Berwick Hills, Middlesbrough, Tees Valley, England, TS3	Unknown	6.41	2.46	Within Local Plan duration i.e. 2025-2041	N/A	3
341	EC2.3	Middlesbrough Council	Lawson Industrial Estate	Carcut Road, Lawson Industrial Estate, Berwick Hills, Middlesbrough, Tees Valley, TS3 6QL	Unknown	6.69	2.55	Within Local Plan duration i.e. 2025-2041	N/A	3
342	EC2.4	Middlesbrough Council	Cannon Park	Marsh Street, Cannon Park, Ayresome, Middlesbrough,	Unknown	8.82	1.98	Within Local Plan duration i.e. 2025-2041	N/A	3

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				Tees Valley, England, TS1						
343	EC2.5	Middlesbrough Council	Cargo Fleet	Shepherdson Way, Middlehaven, Middlesbrough, Tees Valley, England, TS3	Unknown	7.08	2.28	Within Local Plan duration i.e. 2025-2041	N/A	3
344	EC2.6	Middlesbrough Council	Letitia Industrial Estate	Edith Street, Letitia Industrial Estate, Ayresome, Middlesbrough, Tees Valley, TS5	Unknown	9.55	2.12	Within Local Plan duration i.e. 2025-2041	N/A	3
345	EC2.7	Middlesbrough Council	Newport South Business Park	Parliament Road, Gresham, Ayresome, Middlesbrough, Tees Valley, England, TS1	Unknown	9.13	2.28	Within Local Plan duration i.e. 2025-2041	N/A	3
346	EC2.8	Middlesbrough Council	Whitestone Business Park	Borough Road, Middlehaven, Middlesbrough, Tees Valley, England, TS4	Unknown	7.66	2.83	Within Local Plan duration i.e. 2025-2041	N/A	3
347	EC2.9	Middlesbrough Council	Warelands Way	Warelands Way, Grove Hill,	Unknown	7.84	3.38	Within Local Plan duration i.e. 2025-2041	N/A	3

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				Middlesbrough, Tees Valley, England, TS4						
348	EC4	Middlesbrough Council	Middlehaven: allocated for a mixed-use development comprising education, commercial, leisure and residential.	Lower East Street, Middlehaven, Middlesbrough, Tees Valley, England, TS2	Unknown	7.41	1.98	Within Local Plan duration i.e. 2025-2041	N/A	3
349	EC5	Middlesbrough Council	University Campus: a. supporting the continued growth of the University including the redevelopment of sites within the Campus; b. ensuring that proposals are of a high quality and innovative design, commensurate with that of recent development undertaken on the Campus; c. seeking to rationalise parking within the Campus and delivering an acceptable parking solution to meet the needs of the University, and ensure there are no impacts arising on the amenity of the surrounding residential areas; d. the continued integration of the	Teesside University, Waterloo Road, Southfield, Middlehaven, Middlesbrough, TS1	Unknown	8.24	2.80	Within Local Plan duration i.e. 2025-2041	N/A	3

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			Campus with the surrounding area; e. improving connectivity with the Town Centre; f. enhancing the residential offer for students, both on and off Campus; and g. improving the environmental quality of the Campus, including through the refurbishment of existing buildings and enhancements to the public realm.							
350	HO4a	Middlesbrough Council	Stainsby 1,300 Net additional dwelling 2023/24 to 2040/41	A19, Middlesbrough, Tees Valley, England, TS17 9AA, United Kingdom	Unknown	12.73	5.65	Within Local Plan duration i.e. 2025-2041	N/A	3
351	HO4b	Middlesbrough Council	Newham Hall Farm: 780 Net additional dwelling 2023/24 to 2040/41 and 320 post 2041	Rye Hill Way, Coulby Newham, Middlesbrough, Tees Valley, England, TS8	Unknown	12.51	8.81	Within Local Plan duration i.e. 2025-2041	N/A	3
352	HO4c	Middlesbrough Council	Grove Hill: 296 Net additional dwelling 2023/24 to 2040/41	Keith Road, Grove Hill, Middlesbrough, Tees Valley,	Unknown	9.45	4.54	Within Local Plan duration i.e. 2025-2041	N/A	3

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				England, TS4 3TP, United						
353	HO4d	Middlesbrough Council	Nunthorpe Grange: 250 Net additional dwelling 2023/24 to 2040/41	Nunthorpe Gardens, Nunthorpe, Middlesbrough, Tees Valley, England, TS7	Unknown	10.83	7.05	Within Local Plan duration i.e. 2025-2041	N/A	3
354	HO4e	Middlesbrough Council	Former St David's School: 139 Net additional dwelling 2023/24 to 2040/41	Acklam Road, Brookfield, Acklam, Middlesbrough, Tees Valley, England, TS5	Unknown	11.41	5.47	Within Local Plan duration i.e. 2025-2041	N/A	3
355	HO4f	Middlesbrough Council	Hemlington Grange: 608 Net additional dwelling 2023/24 to 2040/41	Hemlington Grange Way, Hemlington Grange, Stainton and Thornton, Stainton, TS8	Unknown	12.94	8.44	Within Local Plan duration i.e. 2025-2041	N/A	3
356	HO4g	Middlesbrough Council	Hemlington North: 35 Net additional dwelling 2023/24 to 2040/41	Stainton Way, Hemlington, Middlesbrough, Tees Valley, England, TS8 9JT, United	Unknown	12.25	7.88	Within Local Plan duration i.e. 2025-2041	N/A	3

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357	HO4h	Middlesbrough Council	Hemlington Grange South: 130 Net additional dwelling 2023/24 to 2040/41	Ramblers Way, Hemlington Grange, Stainton and Thornton, Middlesbrough, TS8	Unknown	12.69	8.52	Within Local Plan duration i.e. 2025-2041	N/A	3
358	HO4i	Middlesbrough Council	Hemlington Grange West: 170 Net additional dwelling 2023/24 to 2040/41	Middlesbrough Municipal Golf Course, Pearwood Place, Coulby Newham, TS8	Unknown	12.99	8.19	Within Local Plan duration i.e. 2025-2041	N/A	3
359	HO4j	Middlesbrough Council	Ford Close Riding Centre: 45 Net additional dwelling 2023/24 to 2040/41	Brass Castle Lane, Marton, Middlesbrough, Tees Valley, England, TS8	Unknown	11.47	7.71	Within Local Plan duration i.e. 2025-2041	N/A	3
360	HO4k	Middlesbrough Council	Hemlington Lane: 18 Net additional dwelling 2023/24 to 2040/41	Ladgate Lane, Hemlington, Middlesbrough, Tees Valley, England, TS8	Unknown	11.54	6.64	Within Local Plan duration i.e. 2025-2041	N/A	3
361	HO4l	Middlesbrough Council	Land East of Driving Range: 77 Net additional dwelling 2023/24 to 2040/41	Middlesbrough Municipal Golf Course, Pearwood Place, Coulby Newham, TS8	Unknown	10.68	6.37	Within Local Plan duration i.e. 2025-2041	N/A	3

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362	HO4m	Middlesbrough Council	Coulby Farm Way: 17 Net additional dwelling 2023/24 to 2040/41	Coulby Farm Way, Lingfield Park, Coulby Newham, Middlesbrough, Tees Valley, TS8	Unknown	12.28	8.36	Within Local Plan duration i.e. 2025-2041	N/A	3
363	HO4n	Middlesbrough Council	Land West of Cavendish Road: 16 Net additional dwelling 2023/24 to 2040/41	Cavendish Road, Beechwood, Grove Hill, Middlesbrough, Tees Valley, England, TS4	Unknown	9.24	4.95	Within Local Plan duration i.e. 2025-2041	N/A	3
364	HO4o	Middlesbrough Council	Land North of Low Lane: 700 Net additional dwelling 2023/24 to 2040/41	The Parkway, Stainton and Thornton, Middlesbrough, Tees Valley, England, TS5	Unknown	13.71	6.94	Within Local Plan duration i.e. 2025-2041	N/A	3
365	HO4p	Middlesbrough Council	Holme Farm: 430 Net additional dwelling 2023/24 to 2040/41	Stainton Way, Stainton and Thornton, Middlesbrough, Tees Valley, England, TS8	Unknown	13.50	8.42	Within Local Plan duration i.e. 2025-2041	N/A	3
366	HO4q	Middlesbrough Council	Land at Stainsby Road: 47 Net additional dwelling 2023/24 to 2040/41	Stainsby Road, Acklam, Middlesbrough,	Unknown	11.23	3.80	Within Local Plan duration i.e. 2025-2041	N/A	3

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				Tees Valley, England, TS5 4JT, United						
367	H/2023/0273	Hartlepool Borough Council	Outline planning application with all matters reserved except for access for the demolition of existing buildings and outline planning permission for up to 55no. residential dwellings (use class C3), associated infrastructure and landscaping	Land West of North House Brenda Road Hartlepool TS25 2BW	1.51	5.80	2.83	Unknown	Pending	1
368	H/2023/0368	Hartlepool Borough Council	Proposed residential development of 70no. dwellings and associated infrastructure	Land to the East of Hart Lane (Hart Reservoirs), Hartlepool	4.14	11.12	8.31	The construction phasing has yet to be confirmed but will be fully agreed with HBC.	Pending	1
369	H/2024/0067	Hartlepool Borough Council	Engineering works associated with the construction of attenuation pond and drainage infrastructure to serve wider residential development	Land North of A689, Wynyard Park, Wynyard, Billingham	3.75	12.66	4.05	Unknown	Pending	1
370	H/2024/0149	Hartlepool Borough Council	Engineering operations and associated works/access to restore Greatham Beck to its original line, removal of tidal structure including the re-establishment of natural saltmarsh and mudflat habitats, the permanent diversion of a public right	Land to the South West of Greatham Village Hartlepool	34.89	6.59	1.89	Unknown	Pending	1

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			of way and the creation of a temporary site compound area east of Marsh House Lane. Application to the MMO MLA/2023/00345 is also noted and considered.							
371	H/2024/0154	Hartlepool Borough Council	Outline planning application for up to 371no. dwellings and up to 1100sqm of retail/medical floor space with associated access, infrastructure and landscaping with all matters reserved except for access	Land North Of A689 And Wynyard Village Wynyard Billingham TS22 5NN	24.4	14.92	6.39	construction period of 7 years	Pending	1
372	H/2024/0174	Hartlepool Borough Council	Proposed change of access site (part retrospective) and incorporation of temporary access road, site infrastructure and integrated mitigation measures to allow for completion of the consented landfill operations	Seaton Meadows Landfill Site Brenda Road Hartlepool	6.56	4.20	2.05	Unknown	Pending	1
373	H/2024/0180	Hartlepool Borough Council	Installation of ground mounted photovoltaic (solar) farm and battery storage facility with associated infrastructure, engineering works, access and landscaping	High Barns Farm Coal Lane Elwick Hartlepool TS27 3HD	78.26	12.94	6.90	60 week period	Pending	1

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374	H/2024/0203	Hartlepool Borough Council	Reserved Matters Application for the erection of 316no. dwellings with associated infrastructure pursuant to Condition 3 of the Hybrid Application (ref: H/2014/0405) on the land North of the A689, Hartlepool.	Land between A689 and Brierton Lane South West Extension Hartlepool	22.7	7.71	2.71	Unknown	Pending	1
375	H/2014/0405	Hartlepool Borough Council	Full planning application for demolition of buildings, construction of 144 dwellings (C3), construction of accesses to Stockton Road and Brierton Lane, roads, bridge with associated structures and associated earthworks, drainage features, public open space, landscaping, ecological works, electrical sub stations, vehicular circulation, pumping stations and infrastructure. Outline planning application for construction of up to 1,116 dwellings (C3), public house/restaurant (Sui Generis/Use Class E) 500sqm, retail units (Use Class E) 1,999 sqm, primary school (Use Class F.1), medical centre (300sqm), public open space, playing fields (including changing facilities), play spaces, drainage features, landscaping and ecological works, earthworks, electrical sub stations,	Land between A689 and Brierton Lane, South West Extension HARTLEPOOL	97.25	8.19	3.11	8 year construction programme	Approved	1

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			pumping stations, car parking and vehicle and pedestrian circulation.							
376	H/2024/0236	Hartlepool Borough Council	Installation of ground PV solar panels.	The University Hospital of Hartlepool, Holdforth Road, Hartlepool, TS24 9AH	0.35	10.30	8.08	Unknown	Pending	1
377	14/00337/OUT	Hambleton District Council	Outline application for a residential development of up to 226 dwellings with associated access (with all other matters reserved).	Land To The North And West Of Woodlands Walk Tanton Road Stokesley North Yorkshire	9.31	16.01	12.23	Unknown	Granted (post-appeal)	1
378	20/2408/OUT	Stockton-on-Tees Borough Council	Application for outline planning application with all matters reserved except access for the erection of up to 130 dwellings and new local centre with associated landscaping and ancillary works.	Land West Of Maynard Grove Wynyard TS22 5SP	13.37	15.44	6.80	The Construction Management Statement submitted with planning application 23/0820/DCH) states the construction timeframe will last approximately 42 months.	Granted	1
379	23/0225/VARY	Stockton-on-Tees Borough Council	Section 73 application to remove condition no19 (National Highways Cap) of planning approval 20/2408/OUT - Application for outline planning application with all	Land West Of Maynard Grove Wynyard TS22 5SP	13.37	15.48	6.82	The Construction Management Statement submitted with planning application 23/0820/DCH) states the construction	Granted	1

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			matters reserved except access for the erection of up to 130 dwellings and new local centre with associated landscaping and ancillary works.					timeframe will last approximately 42 months.		
380	23/0820/DC H	Stockton-on-Tees Borough Council	Information to discharge conditions no5 (Phasing and Delivery Schedule), no11 (Site Levels), no12 (Soil Management), no13 (Sustainable Surface Water Drainage Scheme), no15 (Foul Water), no16 (Construction Management Plan), no20 (Landscape Buffer), no23 (Contaminated Land Risk Assessment), no29 (ESPL License) and no32 (Walkover Survey) of planning approval 20/2408/OUT - Application for outline planning application with all matters reserved except access for the erection of up to 130 dwellings and new local centre with associated landscaping and ancillary works.	Land West Of Maynard Grove Wynyard TS22 5SP	13.37	15.44	6.80	The Construction Management Statement states the construction timeframe will last approximately 42 months.	Granted	1
381	23/1076/DC H	Stockton-on-Tees Borough Council	Information to discharge condition no33 (Energy Efficiency) of planning approval 20/2408/OUT - Application for outline planning application with all matters reserved except access for the erection of up to 130 dwellings	Land West Of Maynard Grove Wynyard TS22 5SP	13.37	15.44	6.80	The Construction Management Statement submitted with planning application 23/0820/DCH) states the construction	Granted	1

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			and new local centre with associated landscaping and ancillary works.					timeframe will last approximately 42 months.		
382	24/0430/RE M	Stockton-on-Tees Borough Council	Application for reserved matters approval (appearance, landscaping, layout and scale) for a new local centre with associated hard and soft landscaping pursuant to planning consent LPA Ref. 20/2408/OUT	Land West Of Maynard Grove Wynyard Village Wynyard	13.37	15.44	6.80	The Construction Management Statement submitted with planning application 23/0820/DCH) states the construction timeframe will last approximately 42 months.	Pending	1
383	24/1028/DC H	Stockton-on-Tees Borough Council	Application to discharge condition no14 (Surface Water Management) and no18 (Travel Plan) of planning approval 20/2408/OUT - Application for outline planning application with all matters reserved except access for the erection of up to 130 dwellings and new local centre with associated landscaping and ancillary works.	Land West Of Maynard Grove Wynyard Village Wynyard	13.37	15.44	6.80	The Construction Management Statement submitted with planning application 23/0820/DCH) states the construction timeframe will last approximately 42 months.	Granted	1
384	24/0211/RE M	Stockton-on-Tees Borough Council	Reserved matters application for appearance, landscaping, layout and scale for the erection of 10 dwellings.	Land South Of Thornaby Football Club Acklam Road Thornaby TS17 7JT	1.2	12.34	4.06	Unknown	Pending	1
385	22/1448/F UL	Stockton-on-Tees Borough Council	Hybrid planning application comprising of 1) Full application for the development of 6 industrial units	Dynamo Park Cheltenham Road	14.52	10.65	1.32	The decision notice states the development shall be	Granted	1

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			having a mix of uses E(g)(iii), B2 and B8 (36,378sqm GIA), with ancillary offices, car parking, landscaping, and service yard areas, and 2)Outline application for the development of units for uses including; use classes E(g)(iii), B2 & B8 (26,666sqm GIA), and Sui Generis (car showroom, workshop, body shop and service area) (8,445sqm GIA)	Stockton-on-Tees TS18 2AD				begun before the expiration of three years.		
386	23/2321/VARY	Stockton-on-Tees Borough Council	Section 73 application to vary condition no2 (Approved Plans) of planning approval 22/1448/FUL - Hybrid planning application comprising of 1)Full application for the development of 6 industrial units having a mix of uses E(g)(iii), B2 and B8 (36,378sqm GIA), with ancillary offices, car parking, landscaping, and service yard areas, and 2)Outline application for the development of units for uses including; use classes E(g)(iii), B2 & B8 (26,666sqm GIA), and Sui Generis (car showroom, workshop, body shop and service area) (8,445sqm GIA)	Dynamo Park Cheltenham Road Stockton-on-Tees TS18 2AD	14.4	10.53	1.19	The decision notice associated with the full planning application states the decision notice states the development shall be begun before the expiration of three years.	Pending	1

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387	23/2242/REM	Stockton-on-Tees Borough Council	Reserved matters application for 2no units for use class B to include office floorspace. Creation of hardstanding for the car parking spaces to include EV charging bays, bin store and cycle store. - Reserved matters application in reference to planning application 22/1448/FUL	Dynamo Park Cheltenham Road Stockton-on-Tees TS18 2AD	14.6	10.53	1.19	The decision notice associated with the full planning application states the decision notice states the development shall be begun before the expiration of three years.	Pending	1
388	20/1257/OUT	Stockton-on-Tees Borough Council	Outline planning permission with some matters reserved (Appearance, Landscaping, Layout and Scale) for the erection of buildings for office, research and development, manufacturing and storage (Use classes B1, B2 and B8) with associated boundary enclosure and the closure of part of Belasis Avenue. Identical application to one approved in 2019; permission sought for an extended implementation period	Triangular Piece Of Land Bounded By Belasis Avenue/Central Avenue And Cowpen Lane (Former ICI Offices) Billingham TS23 1LA	3.15	9.45	0.45	The decision notice states the development shall be begun before the expiration of nine years from the date of permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.	Granted	1
389	23/2051/REM	Stockton-on-Tees Borough Council	Reserved matters application for (access, landscaping and layout) for hardstanding for the creation of car parking spaces to include EV charging bays and new access point. - Reserved matters application in	Land North Of Belasis Avenue South Of Central Avenue And East Of Cowpen Lane, Billingham	3.15	9.46	0.45	The decision notice associated with the outline application states the development shall be begun before the expiration of nine years from the date of	Granted	1

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			reference to planning application 20/1257/OUT					permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.		
390	23/1814/REM	Stockton-on-Tees Borough Council	Reserved matters application for layout, appearance, landscaping and scale to accommodate new infrastructure for a substation and cycle shelter associated with the Project Newton building. - Reserved matters application in reference to planning application 20/1257/OUT	Land At Belasis Avenue, East Of Cowpen Land And West Of Central Avenue Billingham	3.15	9.45	0.45	The decision notice associated with the outline application states the development shall be begun before the expiration of nine years from the date of permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.	Granted	1
391	22/2014/REM	Stockton-on-Tees Borough Council	Reserved matters application for the appearance, landscaping, layout and scale for the erection of buildings for office, research and development, manufacturing and storage (Use classes B1, B2 and B8) with associated boundary enclosure and the closure of part of Belasis Avenue. - Reserved matters application in	Fujifilm Land North Of Belasis Avenue, South Of Central Avenue And East Of Cowpen Lane, Billingham	3.15	9.45	0.45	The decision notice associated with the outline application states the development shall be begun before the expiration of nine years from the date of permission or before the expiration of two years from the date of approval	Granted	1

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			reference to planning application 20/1257/OUT					of the last of the reserved matters to be approved.		
392	21/2952/REM	Stockton-on-Tees Borough Council	Reserved matters application for landscaping for works associated with Fujifilm (Phase 2) - Reserved matters application in reference to planning application 20/1257/OUT	Land At Belasis Avenue, East Of Cowpen Land And West Of Central Avenue Billingham	3.15	9.66	0.58	The decision notice associated with the outline application states the development shall be begun before the expiration of nine years from the date of permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.	Granted	1
393	21/0746/REM	Stockton-on-Tees Borough Council	Reserved matters application for the appearance, landscaping, layout and scale for associated boundary enclosure and the closure of part of Belasis Avenue (Phase 1)	Land At Belasis Avenue And East Of Cowpen Lane Billingham	3.15	9.66	0.58	The decision notice associated with the outline application states the development shall be begun before the expiration of nine years from the date of permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.	Granted	1

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394	21/0786/OUT	Stockton-on-Tees Borough Council	Outline application with all matters reserved for demolition of existing structures, including shopping centre, hotel and multi storey car park for the erection of new mixed use building(s) incorporating Use Classes E and/or F1 and/or F2, re-alignment and bridging over the A1305, creation of new urban park, performance space and pavilions, public realm improvements, and associated hard and soft landscaping, parking, vehicular access, highways alterations and servicing provision.	Castlegate Shopping Centre And Multi-storey Car Park And Former Swallow Hotel Stockton-on-Tees	5.57	12.89	3.63	The decision notice states approval of the reserved matters shall be made before the expiration of five years from the date of this permission.	Granted	1
395	23/0975/REM	Stockton-on-Tees Borough Council	Reserved matters application with all matters reserved for phase 1 for the erection of a Community Diagnostics Centre building to include substation and associated hard and soft landscaping, parking, cycle store, vehicular access, highway alterations and servicing provisions. - Reserved matters application in reference to planning application 21/0786/OUT	Community Diagnostics Centre High Street Stockton-on-Tees TS18 1AN	5.57	13.00	3.79	The decision notice associated with the outline application states approval of the reserved matters shall be made before the expiration of five years from the date of this permission.	Granted	1
396	23/0061/REM	Stockton-on-Tees Borough Council	Reserved matters application for (access, appearance, landscaping, layout and scale) for phases 3-9 for	Castlegate Shopping Centre, Multi Storey Car	5.57	12.89	3.63	The decision notice associated with the outline application states approval	Granted	1

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			the re-alignment and bridging over the A1305, creation of new urban park, performance space and pavilions, public realm improvements, and associated hard and soft landscaping, vehicular access, highways alterations and servicing provision. - Reserved matters application in reference to planning application 21/0786/OUT	Park And Former Swallow Hotel High Street Stockton-on-Tees TS18 1AN				of the reserved matters shall be made before the expiration of five years from the date of this permission. Online information states that the development is set to be complete in 2025.		
397	20/2408/OUT	Stockton-on-Tees Borough Council	Application for outline planning application with all matters reserved except access for the erection of up to 130 dwellings and new local centre with associated landscaping and ancillary works.	Land West Of Maynard Grove Wynyard TS22 5SP	13.37	15.44	6.80	A review of publicly available satellite imagery shows the development is under construction.	Granted	1
398	22/2561/REM	Stockton-on-Tees Borough Council	Reserved matters application for the appearance, landscaping, layout and scale for the erection of 130 dwellings to include associated infrastructure works. - Reserved matters application in reference to planning application 20/2408/OUT	Land West Of Maynard Grove Wynyard Village Wynyard	13.37	15.44	6.80	A review of publicly available satellite imagery shows the development is under construction.	Granted	1
399	22/0334/EIS	Stockton-on-Tees Borough Council	Hybrid planning application comprising of 1) full application for the erection of 385 dwellings with associated infrastructure, access and	Land At Summerville Farm	26.58	15.15	5.81	The Environmental Statement Chapter C states that construction was expected to last 8.5 years,	Granted	1

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			landscaping and 2) Outline application with some matters reserved (appearance, landscaping, layout and scale) for the erection of up to 285 dwellings	Harrowgate Lane Stockton-on-Tees				commencing in 2022. Reviewing the latest publicly available satellite imagery, construction has not started.		
400	21/2141/FUL	Stockton-on-Tees Borough Council	Erection of equestrian development consisting of stable block, indoor/outdoor riding area, walking pens and storage barn.	Knowles Farm Forest Lane Kirklevington TS15 9NG	0.9	20.59	12.91	The decision notice states that the development shall be begun before the expiration of three years from the date of permission. A review of publicly available satellite imagery shows the development is complete.	Granted	1
401	21/0156/FUL	Stockton-on-Tees Borough Council	Erection of 97no dwellings to include landscaping, drainage infrastructure and associated works and access from St Martins Way.	Land To The West Of St Martins Way Kirklevington	5.64	20.41	12.76	The Construction Environmental Management Plan states that construction will take 2 years and be complete Summer 2025.	Granted	1
402	20/0735/FUL	Stockton-on-Tees Borough Council	Application for the change of use of land to equestrian, erection of stables with ancillary storage area and extension to existing access track.	Levington House Castlelevington Yarm TS15 9PB	1.75	18.90	11.28	The decision notice states that the development shall be begun before the expiration of three years from the date of this permission.	Granted	1

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403	19/1683/FUL	Stockton-on-Tees Borough Council	Erection of 3 storey school building, demolition of existing two storey school building, erection of two storey extension to existing school, erection of single storey extensions to nursery school to include associated demolition. Creation of new access with dedicated car park area and drop off area and associated infrastructure works and landscaping.	Yarm Preparatory School Grammar School Lane Yarm TS15 9ES	3.13	19.01	10.65	The decision notice states that the development shall be begun before the expiration of three years from the date of this permission. A review of publicly available satellite imagery shows the development is in process.	Granted	1
404	23/0118/FUL	Stockton-on-Tees Borough Council	Erection of stable block to include an outdoor arena, horse walker area, new entrance gates, car parking and siting of 1no chalet.	White House Farm Back Lane Long Newton TS21 1BU	16.04	19.40	9.87	A review of publicly available satellite imagery suggests the development is underway but not complete.	Granted	1
405	22/1553/FUL	Stockton-on-Tees Borough Council	Erection of 3no buildings (equestrian/general purpose)	The Willows Thorpe Road Carlton Stockton-On-Tees TS21 3LA	2.83	15.98	7.11	The decision notice states that the development shall be begun before the expiration of three years from the date of this permission.	Granted	1
406	22/1511/FUL	Stockton-on-Tees Borough Council	Proposed solar farm (49.9mw) and battery energy storage system (BESS) and associated infrastructure, access and landscaping.	California Farm Horseclose Lane (Off Letch Lane) Stockton-On-Tees Carlton TS21 1ED	87	15.85	6.47	The Planning, Design and Access Statement states that the development is expected to last months. The decision notice states	Granted	1

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								the development should be begun before the expiration of three years from the date of this permission. A review of publicly available satellite imagery shows the development has not started.		
407	21/2290/FUL	Stockton-on-Tees Borough Council	Construction of a temporary 10.8MW Solar Farm, to include the installation of Solar Panels with transformers, a DNO control room, a customer substation, GRP comms cabin, security fencing, landscaping and other associated infrastructure.	Land North Of Letch Lane Carlton Stockton	15.03	16.11	7.03	The Planning Statement states that construction will take up to 24 weeks. A review of publicly available satellite imagery shows the development has not started.	Granted	1
408	22/0520/FUL	Stockton-on-Tees Borough Council	Application for the erection of a single storey warehouse building.	Inbond Limited Malleable Way Stockton-On-Tees TS18 2QX	0.3	11.69	2.46	The decision notice states that the development shall be begun before the expiration of three years from the date of this permission. A review of publicly available satellite imagery suggests construction has not started.	Granted	1

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409	22/0424/FUL	Stockton-on-Tees Borough Council	Erection of 4No. industrial units with balconies for B1/B2/B8 use with associated parking	Land At Boathouse Court Boathouse Lane Stockton-on-Tees TS18 3DG	0.18	12.99	3.96	A review of publicly available satellite imagery shows the development is complete.	Granted	1
410	24/1351/FUL	Stockton-on-Tees Borough Council	Erection of a leisure centre incorporating a gym and swimming pool, along with a link bridge to provide a connection to the existing Thornaby Pavilion, with associated access, parking and infrastructure.	Land To The West Of Thornaby Pavillion Thornaby TS17 9EW	0.49	13.41	5.50	Unknown	Pending	1
411	23/1756/FUL	Stockton-on-Tees Borough Council	Application for Full Planning Permission, for the erection of industrial unit(s) for light industrial, general industrial and storage and distribution uses with ancillary office floorspace.	Land West Of 2 Perry Avenue Dukesway Teesside Industrial Estate Thornaby TS17 9LN	0.75	14.60	7.02	Unknown	Pending	1
412	24/0278/FUL	Stockton-on-Tees Borough Council	Retrospective application for 3no detached modular buildings and full planning permission for the construction of 6no two storey detached modular buildings, the erection of 2no plant rooms, a generator area, a switch room and associated works.	HM Prison Kirklevington Grange Kirklevington Grange Yarm Stockton-On-Tees TS15 9PA	16.35	19.01	11.11	The decision notice states that the development shall be begun before the expiration of three years from the date of this permission. A review of publicly available satellite imagery shows the	Granted	1

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								development is in progress.		
413	23/2292/FUL	Stockton-on-Tees Borough Council	Erection of 345no dwellings (Use Class C3), vehicle access from Welwyn Road, landscaping, SUDS, and associated infrastructure works.	Land Off Welwyn Road Ingleby Barwick Stockton On Tees	17.4	15.83	8.42	Works are aimed to commence in 2025 with an expected programme duration of around 4 years.	Pending	1
414	22/1041/SOR	Stockton-on-Tees Borough Council	Scoping opinion request for proposed waste to fuel (WtF) facility at Reclamation Pond	Tees Valley Energy From Waste Site 1 Huntsman Drive Seal Sands Middlesbrough TS2 1TT	14.83	4.61	0.15	Unknown	Scoping Opinion Issued	2
415	20/2264/SOR	Stockton-on-Tees Borough Council	Scoping request for a new relief road between the A1046 Portrack Lane/Holme House Road roundabout and the A1032 Newport Bridge Approach Road.	Land South Of Portrack Industrial Estate (Portrack Relief Road)	N/A	10.71	1.98	Scoping Review is dated 2020 and says its opening year is anticipated to be 2023, so no more than 3 years.	Scoping Opinion Issued	2
416	24/0936/LBC	Stockton-on-Tees Borough Council	Listed building consent for internal alterations for the creation 28no apartments	Barrington House And 41 - 45 Yarm Lane Stockton-on-Tees TS18 3EA	N/A	13.42	4.13	Unknown	Application Withdrawn	N/A
417	23/1341/LBC	Stockton-on-Tees Borough Council	Listed Building Consent for proposed extension to museum building and other associated works.	Preston Park, Preston Hall Museum Yarm Road Eaglescliffe	1.37	15.93	7.05	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the	Approved with conditions	1

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				Stockton-On-Tees TS18 3RH				expiration of THREE years from the date of this permission.”		
418	23/0364/FUL	Stockton-on-Tees Borough Council	Erection of 2no two storey apartment buildings to create 10no dwellings.	Land East Of 232 Cotswold Crescent Billingham TS23 2QN	0.27	9.68	1.11	Unknown	Pending	1
419	24/1208/FUL	Stockton-on-Tees Borough Council	Installation and operation of a Carbon Dioxide storage terminal.	Navigator Terminals Seal Sands Seal Sands Road Seal Sands Middlesbrough TS2 1UA	12.2	2.24	0.15	Unknown	Pending	1
420	24/1031/FUL	Stockton-on-Tees Borough Council	Erection of extensions to existing factory, erection of oil and pellet silos, the provision hardstanding for parking and erection of a new weigh bridge and internal access road. Re-location of existing ancillary structures, provision of a substation, and associated works.	K P Snacks Limited Macklin Avenue Cowpen Lane Industrial Estate Billingham TS23 4DU	12.8	8.28	0.85	2025-2029	Pending	1
421	24/0983/FUL	Stockton-on-Tees Borough Council	Creation of new access onto Belasis Avenue and erection of 2.4m boundary palisade fencing and access gate.	Land North Of Household Waste Recycling Centre Belasis Avenue	2.05	7.86	0.29	Unknown	Pending	1

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				Billingham TS23 1LQ						
422	24/0053/FUL	Stockton-on-Tees Borough Council	Erection of 2no detached industrial storage buildings to include hard standing.	Caswells Lagonda Road Cowpen Lane Industrial Estate Billingham Stockton-On-Tees TS23 4JA	0.48	7.72	0.52	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	1	1
423	23/1490/FUL	Stockton-on-Tees Borough Council	Partial demolition and sub-division of existing building into 45no self-storage units (Use Class B8) and 4no employment units (Use Class B2/B8), erection of 4no employment buildings (Use Class B2/B8) and 36no starter units (Use Class B2/B8) with associated infrastructure including access and landscaping	S H E House Macklin Avenue Cowpen Lane Industrial Estate Billingham Stockton-On-Tees TS23 4BY	3.6	7.75	0.43	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1
424	22/2450/FUL	Stockton-on-Tees Borough Council	Demolition of existing infrastructure and installation of a Liquefied Petroleum Gas (LPG) facility with associated works.	Seal Sands 'Satellite' South Site Seal Sands TS2 1UB	0.99	2.38	0.05	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1

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425	22/2291/FUL	Stockton-on-Tees Borough Council	Erection of a manufacturing facility (Use Class B2/B8)	Fujifilm Diosynth Biotechnologies Belasis Avenue Billingham TS23 1LH	0.15	9.50	0.40	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1
426	22/1669/FUL	Stockton-on-Tees Borough Council	Industrial development comprising of the erection of a manufacturing facility within Use Class B2/B8 (industrial, storage and distribution) with ancillary office space, gatehouse, liquid waste treatment plant, solid waste management building, landscaping, parking, service areas and associated works	Former Billingham Synthonia Football Club Billingham	3.1	9.56	0.68	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1
427	22/0852/FUL	Stockton-on-Tees Borough Council	Application for the erection of electricity substation.	Billingham Reach Industrial Estate, Inter Terminals Riverside Limited Haverton Hill Road Billingham Stockton-On-Tees TS23 1PX	30.14	9.06	1.10	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1

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428	19/2722/FUL	Stockton-on-Tees Borough Council	Erection of Electrical Infrastructure including Transformers and Unmanned Substation(s), the erection of a Heat Recovery Plant to include Steam Turbine Generator located within a new building (unmanned) and Steam raising boilers - located within a new boiler house building (unmanned), Cooling Towers (8 cells) and the erection of Interconnecting Pipework including 6500M of pipework to connect the Heat Recovery plant, in to the existing assets, pipework will be installed on new pipe routes and on existing pipe bridges and the erection of a New Blower to be enclosed within a new building for weather protection of equipment. The creation of a new access and access road off Haverton Hill Road to serve the sub-station.	Cassel Works New Road Billingham TS23 1LE	0.3	9.64	0.33	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1
429	20/0873/FUL	Stockton-on-Tees Borough Council	Construction of steel commercial building with associated car parking	Land Of Windsor Street Haverton Hill TS23 4EY	0.24	7.26	0.53	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years	Approved with conditions	1

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								from the date of this permission."		
430	21/3097/FUL	Stockton-on-Tees Borough Council	Application for the erection of 178 dwellings to include creation of new access from Redmarshall Road and Darlington Back Lane, associated infrastructure, landscaping and SUDS.	Land North Of Darlington Back Lane Stockton On Tees	9.4	15.88	6.36	64 month development timeline	Pending	1
431	21/2130/FUL	Stockton-on-Tees Borough Council	Application for the erection of 55 dwellings to include access, parking, open space and associated infrastructure	Land At Harrowgate Lane Bishopgarth Stockton-On-Tees TS19 8TF	2.05	15.35	5.89	Unknown	Pending	1
432	22/1456/FUL	Stockton-on-Tees Borough Council	Hybrid planning application comprising 1) Full application for the erection of 3no warehouse buildings comprising of B2 and B8 to include associated access and landscaping and 2) Outline application with some matters reserved (appearance, landscaping, layout and scale) for the erection of upto 21,000 square metres of B2/B8 floor space	Land West Of Police Training Centre Urlay Nook Road Eaglescliffe TS16 0QB	11.2	19.09	9.98	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1
433	22/0664/FUL	Stockton-on-Tees Borough Council	Application for a new access road for the creation of approximately 100no vehicle spaces to include the installation of 10no electric vehicle	Land To The East Of Cleasby Way Eaglescliffe	1.89	16.97	8.00	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the	Approved with conditions	1

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			charging station and any associated ancillary works to include 2 metre high palisade fencing. Erection of sub-station.					expiration of THREE years from the date of this permission."		
434	22/0614/FUL	Stockton-on-Tees Borough Council	Erection of B2/B8 hybrid block (comprising 4no. individual units)	Land At Urlay Nook Road Eaglescliffe Stockton-On-Tees	0.27	18.66	9.56	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1
435	23/0445/FUL	Stockton-on-Tees Borough Council	Erection of an enclosed substation	2 Boltby Way Durham Lane Industrial Park Eaglescliffe Stockton-on-Tees TS16 ORH	1.5	17.56	8.57	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1
436	22/0271/FUL	Stockton-on-Tees Borough Council	Hybrid application seeking: full planning permission for 4no commercial building comprising B2 and B8 use with ancillary offices, parking, servicing landscaping and formation of new access road with associated ancillary works; and outline permission with all matters reserved for the erection of	Teesside International Airport Fire Training Ground Teesside Airport Road Middleton St George DL2 1LU	25.29	21.52	12.31	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1

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			commercial buildings comprising of B2 and B8 use with associated infrastructure and landscaping							
437	20/1898/FUL	Stockton-on-Tees Borough Council	Erection of 22 dwellings with associated garages and access.	Hunters Rest South Of Urlay Nook Road Eaglescliffe TS16 0LX	1.8	18.45	9.58	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved subject to Section 106	1
438	23/2102/FUL	Stockton-on-Tees Borough Council	Erection of 265no dwellings to include associated infrastructure / landscaping and creation of a car park (10 vehicles).	Land Off Cygnet Drive Bowesfield Lane Stockton-on-Tees	6.77	14.23	5.42	Unknown	Refused	1
439	24/0285/FUL	Stockton-on-Tees Borough Council	Installation of a battery energy storage system (BESS), including associated infrastructure, landscaping and access.	Land Off Westland Way Preston Farm Industrial Estate Stockton-on-Tees TS18 3TG	1.13	14.09	5.06	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of FIVE years from the date of this permission."	Approved with conditions	1
440	23/1201/FUL	Stockton-on-Tees Borough Council	Creation of approximately 101no car parking spaces to include 6no disability/accessible spaces and 10no electrical vehicle charging points any associated ancillary works to include	Land To The East Of Cleasby Way Eaglescliffe	1.89	17.08	8.15	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years	Approved with conditions	1

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			a barrier and palisade fencing and new CCTV columns and erection of cycle store and substation.					from the date of this permission.”		
441	23/2223/FUL	Stockton-on-Tees Borough Council	Erection of 87no. dwellings to include the creation of associated accesses, landscaping, external works, and the erection of a substation.	Land East Of Mandale Park Urlay Nook Road Eaglescliffe TS16 0LA	4.56	18.59	9.53	12-18 months	Pending	1
442	21/1641/FUL	Stockton-on-Tees Borough Council	Application for the erection of 212 dwellings with associated infrastructure and landscaping.	Land At Welwyn Road Ingleby Barwick	9.7	15.95	8.44	Unknown	Approved subject to Section 106	1
443	20/0893/FUL	Stockton-on-Tees Borough Council	Erection of 69 custom-build dwellings, development access and road layout, surface water attenuation pond, pumping station and rising foul sewer and landscaping	Lowfield Low Lane High Leven TS15 9JT	4.25	15.89	8.71	Unknown	Approved subject to Section 106	1
444	23/2099/FUL	Stockton-on-Tees Borough Council	Erection of two storey factory building to include the creation of 58 car parking spaces, 8 EV parking spaces and demolition of 4no existing buildings.	Thorpe Leazes Farm Thorpe Leazes Lane Thorpe Thewles Stockton-On-Tees TS21 3HZ	3.54	17.10	8.48	Unknown	Pending	1

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445	20/2692/FUL	Stockton-on-Tees Borough Council	Installation of a ground mounted photovoltaic (PV) solar energy generation system (Solar Farm), co-located battery storage, 132kV substation, associated equipment and infrastructure	Land North West Of High Middlefield Farm Durham Road Thorpe Thewles TS21 3LT	28.6	15.11	6.17	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission." The proposed construction is anticipated to last up to 6 months	Approved with conditions	1
446	21/0345/FUL	Stockton-on-Tees Borough Council	Erection of local centre comprising of eight commercial units and associated infrastructure works	Land East Of Hanzard Drive, South Of Bloomfield Drive/Applecross And North Of Glenarm Drive Wynyard	0.72	12.43	3.84	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1
447	20/2131/FUL	Stockton-on-Tees Borough Council	Installation of a ground mounted photovoltaic (PV) solar energy generation system (Solar Farm) with associated equipment and infrastructure.	Land North Of Hell Hole Lane Thorpe Thewles TS21 3JN	38.5	16.41	7.84	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1

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448	20/1211/FUL	Stockton-on-Tees Borough Council	Application for the erection of 26no. affordable dwellings with associated means of access, parking, and landscaping.	Land North Of Sundew Court Brooklime Avenue Stockton-on-Tees TS18 3RS	0.54	14.49	5.77	Decision notice Cond. 1 states "The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."	Approved with conditions	1
449	24/1454/FUL	Stockton-on-Tees Borough Council	Application for the erection of 12no dwellings and associated works	Land Off Roundhill Avenue Ingleby Barwick Stockton-on-Tees	0.7	16.94	8.75	Unknown	Pending	1
450	24/1400/SOR	Stockton-on-Tees Borough Council	Scoping opinion request for the construction of a new quay, construction of a level storage area and associated infrastructure works	Land West Of Clarence Works Port Clarence Road Port Clarence TS2 1SD	10	6.28	1.24	15 months	ES Required	3
451	24/1472/SCO	Stockton-on-Tees Borough Council	Screening opinion for a green hydrogen production plant and hydrogen re-fuelling station.	Haverton Hill Road Billingham	3.5	9.16	0.35	Unknown	No EIA required	3
452	24/0709/FUL	Stockton-on-Tees Borough Council	Application for a proposed Carbon Capture, Storage and Utilisation (CCSU) plant.	Greenergy Biofuels Teesside Limited Seal Sands Road Seal Sands Middlesbrough TS2 1UB	0.06	2.20	0.05	The Planning Information report states that construction is anticipated to take approximately 18 months.	Pending	1

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453	DM/19/03959/FPA	Durham County Council	Installation of ground mounted photovoltaic (PV) solar energy generation system (Solar Farm), associated infrastructure and the creation of an electricity substation (132kV)	Hulam Farm Hutton Henry Hartlepool TS27 4SA	85	16.04	11.31	Condition 1 of decision states: "The development hereby permitted shall be begun before the expiration of three years from the date of this permission." Construction, Decommissioning and Traffic Management Method Statement says construction will take "5-6 months"	Approved	1
454	DM/23/03533/FPA	Durham County Council	Construction of 41 dwellings with associated works.	Land To The South Of Broadway Avenue, Salters Lane, Trimdon, TS29 6PU	3.19	21.18	13.55	Unknown	Approved subject to Section 106	1
455	DM/23/03267/FPA	Durham County Council	Erection of 57no. dwellings, change of use of building A (Class E) to include hot food takeaway (sui generis), and to demolish abattoir, agricultural building, stables and butchers	Land to the rear of 27 Front Street West, Wingate, Durham, TS28, 5AA	3.32	18.94	12.85	104 weeks construction period (start date not stated)	Pending Decision	1

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456	DM/23/02925/FPA	Durham County Council	Creation of a new spa complex and wellness facility	Hardwick Hall Hotel, Road Leading to Green Knowles, Durham, Sedgefield, TS21 2EH	1.46	21.55	12.97	Unknown	Approved BNG Not Required	1
457	DM/23/02330/FPA	Durham County Council	Conversion of agricultural land to wetland habitats with associated engineering works and creation of temporary access bridge	Unknown	35	23.12	14.55	Unknown	Approved	1
458	DM/20/01991/FPA	Durham County Council	Installation and operation of a Solar Farm and associated infrastructure.	Land at Cowley House Farm, Land East of Stockton Road, Thorpe Larches, Stockton-On-Tees, TS21 3HH	87.77	17.19	8.50	4 month construction timescale given but no dates given	Approved	1
459	21/00529/FUL	Darlington Borough Council	Demolition of existing agricultural buildings and structures and development of 260 no. dwellings including access, open space, landscaping, sustainable drainage systems and associated infrastructure and works	Land at Station Road, Middleton St George	13.9	24.45	14.95	Unknown	Granted Subject to 106 agreement	1
460	23/00694/FUL	Darlington Borough Council	Erection of 2 no. narrowbody aircraft hangars for maintenance, repair and	Teesside International	2.1	21.79	12.45	Unknown	Granted Subject to	1

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			overhaul (MRO) use, supporting airfield apron and aircraft manoeuvring areas, repositioning of the airside fence, carparking, associated infrastructure including new access road to the airport train station, and landscaping works	Airport, St George Way, Darlington, DL2 1LU					106 agreement	
461	22/00727/F UL	Darlington Borough Council	Solar farm and energy storage facility together with associated works, equipment and infrastructure (cross boundary application with Stockton Borough Council) (amended site layout plan received 26 August 2022, further amended site layout plan, landscape and green infrastructure plans, addendum to LVIA (cumulative impact assessment), response to consultees received 29 September 2022 and amended biodiversity management plan received 18 October 2022).	Land South Of Gately Moor Reservoir Redmarshall Road BISHOPTON	123.37	18.96	9.52	The Planning Statement states that construction is estimated to take 8 months.	Granted	1
462	24/00791/F UL	Darlington Borough Council	Erection of hydrogen refuelling station with 1 No. canopy covering 2 No. refuelling bays with 1 No. pass lane behind, 1 No. hydrogen dispenser, 3 No. hydrogen tank storage bays including associated	Land To The North East Of St George Hotel, Within Teesside International Airport	0.78	22.43	13.10	A timescale for delivery is not provided. However, the Transport Statement states that the development will be	Pending	1

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			protective surrounding walls, installation of new entrance and egress and associated hard and soft landscaping.					operational within Q1 of 2025.		
463	MLA/2024/00327	Marine Management Organisation	<p>The heart of the proposal is to install a floating island into the dock that would provide opportunity for additional biodiversity habitat and potential for nesting birds. The structure could also provide an 'anchor' for additional habitat e.g. fish / oyster cages.</p> <p>In addition to the floating island(s) it is proposed that enhancements are place on the edges of the dock to provide additional habitat. These will include structures to allow colonisation by marine invertebrates. Some of these structures can be secured to the dock walls. The dock is subject to changes in water level due to tidal patterns.</p>	Middlehaven Dock, Middlesbrough	6.9	7.11	1.98	Construction complete by March 2025 and Monitoring and Maintenance expected to be completed by end of October 2025.	Completed (Discharging conditions)	1
464	MLA/2021/00405	Marine Management Organisation	In summary, the proposed scheme requires construction of a new fixed ramp landing platform immediately adjacent to the existing linkspan,	River Tees	Unknown	1.10	0.08	The construction phase is predicted to last approximately six months overall, with works	Completed (Discharging conditions)	1

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			removal of an existing mooring dolphin, installation of new mooring dolphins and a new walkway, minor alterations to existing mooring bollards, minor highway works within the PDT estate, dredging and offshore disposal of dredged material. Dredging has not been included as an activity within this application on the basis that PDT has power to dredge under the Tees and Hartlepool Port Authority Act 1966.					undertaken 24 hours a day. It is envisaged that there would be up to 30 days of piling required across the construction programme. Piling is likely to involve a combination of impact piling and drilling. Dredging and disposal is predicted to take approximately four weeks.		
465	MLA/2020/0079/1	Marine Management Organisation	The marine elements of the NGCT have not yet been implemented. PDT has therefore submitted this marine licence application to allow for the implementation of the marine elements of the proposed scheme. The proposed scheme is made of: <ul style="list-style-type: none"> • Capital dredging of the approach channel to the NGCT as well as creation of a new berth pocket (up to 4.8 million m³ of material). • Disposal of dredged material. • Construction of a piled quay structure (overall length of 1,035m, 	Tees Bay	55	13.38	13.29	PDT's intention is to construct the proposed scheme prior to the expiry date of the HRO (which as noted above is 7th May 2028). Both the dredging and construction of the quay are predicted to be undertaken in a phased manner prior to 7th May 2028. The phasing of the scheme has not yet been determined; however it is	Completed (Discharging conditions)	1

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			<p>as defined in the 2008 HRO), with the potential for reclamation with dredged material and beneficial re-use of dredged material for raising of land levels within the proposed terminal site.</p> <ul style="list-style-type: none"> • Construction of various landside elements (buildings, rail terminal, road access, lighting, drainage and a pumping station). 					<p>likely that the quay would be constructed in two or three phases. For the purpose of the EIA, a two phase approach has been assumed, with Phase 1 representing construction of an initial 700m, and Phase 2 representing the remaining 300m of quay.</p> <p>Assuming a two phased construction, it is estimated that construction of the quay for Phase 1 will take approximately 80 weeks, with Phase 2 predicted to take approximately 40 weeks.</p>		
466	MLA/2019/00469/1	Marine Management Organisation	<p>Teesside Gas Port: A scheme is proposed to import Liquefied Natural Gas (LNG) to an existing jetty on the Tees estuary. The proposed scheme comprises the installation of a floating storage regasification unit (FSRU) at an existing, currently unused jetty.</p>	Tees Bay	Unknown	1.72	0.62	<p>The proposed dredge and disposal activity is predicted to take place within an approximately three month period. Dredging is proposed to be undertaken on a 24 hour a day basis.</p>	Completed (Discharging conditions)	1

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			<p>When the FSRU is in place, LNG carriers will berth next to the FRSU in a side-to-side mooring configuration and discharge the LNG into the FSRU before leaving again.</p> <p>This marine licence application is for the proposed disposal of dredged material only.</p>							
467	MLA/2020/0348	Marine Management Organisation	Proposed extension to the quay at North Sea Supply Base (NSSB) at the Port of Middlesbrough. These works are proposed to support the Government's recent allocation of the Port of Middlesbrough as a Free Port, which this quayside will directly serve. The extension will allow larger vessels to dock and attract further economic opportunities to the area. Without such works being undertaken, the status and success of the Free Port are under threat.	River Tees, Middlesbrough	Unknown	7.56	1.47	Construction work is likely to commence in November 2021 and is likely to take up 12 months. However, in order to allow for flexibility in the licence, a 3 year licence is requested. The programme of works will also rely on the forthcoming dredging application.	Completed (Discharging conditions)	1
468	R/2024/0321/FFM	Redcar and Cleveland Borough Council	Erection of industrial units for light industrial, general industrial and storage distribution uses (with associated office accommodation), associated access, landscaping,	Location at South Tees Development Corporation East of Smiths Dock Road and	3.52	1.41	0.17	Unknown	Pending	1

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			parking and service yards, and associated infrastructure works.	west of Tees Dock Road South Bank						
469	H/2024/0106	Hartlepool Borough Council	Adjoining Authority Consultation for the Tees Seagrass Project	Seaton Channel/Seal Sands area, Teesmouth and Hartlepool Bay	Unknown	5.04	3.69	Unknown	Granted	1
470	R/2024/0513/SC	Redcar and Cleveland Borough Council	Request for Screening Opinion (The Town and Country Planning Regulations 2017 (as amended) for proposed Energy Storage System ('ESS') and associated infrastructure	Land at Long Acres Teesworks (the site) North West of the A1085	21	0.92	0.16	It is anticipated that the Proposed Development will be constructed over a period of eight years and would be delivered on a phased basis. It is expected that phase one construction will commence in 2027 and complete in December 2028. Phase two construction will commence on or before 2030 and phase three on or before 2035.	Decision – EIA not required	3