

**South Tyneside Council****Planning Group**

South Tyneside Council, Town Hall & Civic Offices,
Westoe Road, South Shields, Tyne and Wear, NE33 2RL
Email: planningapplications@southtyneside.gov.uk
Tel: 0191 424 7421

Application for Planning Permission**Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The former Dow Chemical Works ceased production on 31st May 2016 and has since been fully decommissioned and demolished, except for the former office and gatehouse buildings. The site contains three remaining voids deliberately retained post-demolition for potential remediation access:

- K-Pit – Approx. 8m × 4m × 3m;
- S-Pit – Approx. 10m × 10m × 3m; and
- Oroglas® Basement – Approx. 10m × 10m × 3m.

Although fenced with Heras barriers and with on-site security, the pits remain a known safety hazard, particularly given recent trespass incidents and a child fatality at a disused industrial site in Gateshead in May 2025. Under the Occupiers Liability Act (1984) and Health & Safety at Work Act (2015), Dow owes a duty of care even to trespassers and must mitigate known site hazards.

Applicant Details

Name/Company

Title

First name

Michael

Surname

Armstrong

Company Name

Dow Chemical Company Ltd

Address

Address line 1

Tyneside Works

Address line 2

Ellison Street

Address line 3

Town/City

Jarrow

County

Tyne and Wear

Country

United Kingdom

Postcode

NE32 3DJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Neil

Surname

Walshaw

Company Name

ERM

Address

Address line 1

3 Lea Farm Crescent

Address line 2

Leeds

Address line 3

Town/City

County

Country

United Kingdom

Postcode

LS5 3QQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

97.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The former Dow Chemical Works ceased production on 31st May 2016 and has since been fully decommissioned and demolished, except for the former office and gatehouse buildings. The site contains three remaining voids deliberately retained post-demolition for potential remediation access:

- K-Pit – Approx. 8m × 4m × 3m;
- S-Pit – Approx. 10m × 10m × 3m; and
- Orogas® Basement – Approx. 10m × 10m × 3m.

Although fenced with Heras barriers and with on-site security, the pits remain a known safety hazard, particularly given recent trespass incidents and a child fatality at a disused industrial site in Gateshead in May 2025. Under the Occupiers Liability Act (1984) and Health & Safety at Work Act (2015), Dow owes a duty of care even to trespassers and must mitigate known site hazards.

Dow has selected backfilling of the pits with inert material as the preferred solution because it:

- Permanently removes the fall hazard;
- Is robust and reliable; and
- Allows beneficial use of existing on-site stockpiled material, originally relocated under separate permission (ST/0061/18/FUL).

The Proposed Development therefore consists of:

- Selection of clean, validated inert fill materials (site-won crushed concrete and soil stockpiles);
- Controlled placement and compaction of material to infill K-Pit, S-Pit, and Orogas® basement; and
- Minor enabling works such as temporary plant, dewatering, and grading.

No waste-processing, recycling, or deposition activity is proposed.

Although inert material will be placed within pits, the purpose of the activity is engineering works for safety, stabilisation, hazard removal and remediation of a redundant industrial site. There is no waste-management operation, no landfill, and no change of use to a waste disposal site. The works therefore constitute a Full Planning Application for Engineering Operations, not a minerals/waste application.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Existing Use

Please describe the current use of the site

The site was a chemical works that ceased operations on the 31st May 2016. It is currently cleared of plant machinery, fenced off and not in use.

Is the site currently vacant?

- ☒ Yes
- ☐ No

If Yes, please describe the last use of the site

It was a chemical works that ceased operations on the 31st May 2016.

When did this use end (if known)?

31/05/2016

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
- ☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
- ☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Under 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The application is for the backfilling of three underground pits which have small entrances (approx 4m2). It does not impact on the rest of the site. The wider site is subject of a detailed environmental management plan, which can be supplied if required.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☒ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☐ No
☒ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☒ Yes
☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The application concerns the backfilling of three remaining voids deliberately retained post-demolition for potential remediation access:

- K-Pit – Approx. 8m × 4m × 3m;
- S-Pit – Approx. 10m × 10m × 3m; and
- Oroglas® Basement – Approx. 10m × 10m × 3m.

Although fenced with Heras barriers and with on-site security, the pits remain a known safety hazard, particularly given recent trespass incidents and a child fatality at a disused industrial site in Gateshead in May 2025. Under the Occupiers Liability Act (1984) and Health & Safety at Work Act (2015), Dow owes a duty of care even to trespassers and must mitigate known site hazards. There will be limited activity during the filling process. This is detailed in the Technical Method Statement that accompanies this application.

The proposed fill material has been:

- Chemically tested (2018, 2023 and 2026 rounds);
- Validated against site-specific human health and controlled-waters criteria; and
- Modelled using Stage 3 DQRA and Level 4 dilution modelling showing no significant risk to the River Tyne, even for analytes initially above EQS thresholds.

This ensures the material chemically suitable for use as backfill. Given that this exercise is to backfill voids at the site, rather than proposed redevelopment, the material proposed to be used as backfill does not need to meet a rigid engineering specification, since it will not be acting as an engineered fill. The soils have been visually assessed by a consultant who considers the materials suitable to be deployed as general backfill. The voids will be backfilled in layers (200mm to 400mm in thickness), with each layer being compacted using the bucket of the excavator. In this manner the potential for soft spots and excessive differential settlement is controlled.

Environmental and amenity controls will be applied throughout the works. Dust suppression will be undertaken through misting or water bowser use, particularly during dry weather or during movement of finer stockpile materials. Appropriate precautions will be taken in areas where asbestos fibres were previously detected in trace quantities, although risk remains low due to material moisture content. Upon completion of the infilling, each pit will be levelled, graded and left in a free-draining condition. All temporary works, plant and compounds will be dismantled and removed. A verification note will then be prepared confirming that the backfilling has been completed using the agreed materials and in accordance with the approved method, ensuring that the pits no longer pose a safety hazard and that the land is restored to a safe and stable condition suitable for its ongoing post-industrial management.

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Dow Jarrow - Backfill of Voids

Date (must be pre-application submission)

05/09/2025

Details of the pre-application advice received

There was an exchange of emails between Dow and Mr Gallagher and then with Matt Dilley, ERM, acting as the remediation consultant for Dow. These exchanges indicated that the proposed development was acceptable in principle, subject to ERM drawing up a Technical Method Statement that satisfied regulatory requirements and the submission of a planning application detailing said Method Statement.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Surname

Declaration Date

31/03/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Neil Walshaw

Date

01/04/2026