

31 October 2019
Ref – 40513-WOOD-XX-XX-CO-K-0002_A_1

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Planning Department
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO625BP

Dear Sir/Madam

Planning Application for Boulby Mine

Wood Environmental & Infrastructure Solutions UK Ltd (Wood) are pleased to submit the accompanying planning application on behalf of Cleveland Potash Ltd for the:

- the winning and working of polyhalite and salt over a 25 year period from 2023;
- the temporary importation of MOP to allow the production of fertiliser products;
- the retention and operation of all surface installations, buildings, plants etc, subject to a phased deconstruction plan within this 25 year period; and
- a three year period for site decommissioning and restoration at the end of the 25 year period.

The planning application fee of £78,000 has been paid by bank transfer today by Wood.

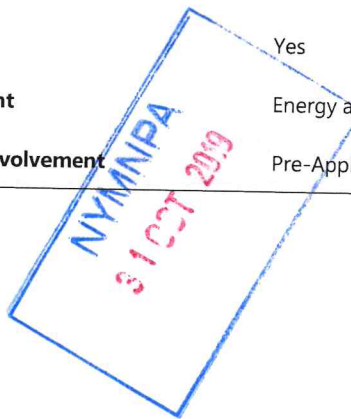
This application package consists of:

- Application forms and certificates
- Location and Site Plans
- Planning Statement
- Pre-Application Consultation Report
- Flood Risk Assessment
- Environmental Statement

The table below shows where the various documents contained within your Validation Checklist can be found within the application.



Application Form	Yes
Location Plan	Yes: Figure 1.1 attached
Design and Access Statement	Not required for a minerals application
Fee	Yes: Paid by bank transfer
Site Plan	Yes: Figure 2.2 attached
Existing and Proposed Elevations	Not provided due to scale of site, but see Figures 5-8a/b for information
Existing and Proposed Floor Plans	Yes: Figures 3.2 and 3.3 attached
Existing and Proposed Site Sections and Site Levels	Not provided
Roof Plans	Not provided
Affordable Housing	Not required
Air Quality Assessment	Included within Environmental Statement
Biodiversity Survey	Included within Environmental Statement
Coal Mining Risk Assessment	Not required
Economic Assessment	Within the Planning Statement
Environmental Statement	Yes
Flood Risk Assessment	Yes
Foul Drainage Assessment	Not required
Heritage Statement	Included within Environmental Statement
Land Contamination Assessment	Not required
Landscape and Visual Impact Assessment	Included within Environmental Statement
Landscaping Plan	Included within the Restoration Concept plan provided (Planning Statement Appendix A)
Lighting Assessment	Included within Environmental Statement
Noise Impact Assessment	Included within Environmental Statement
Parking Provision	Not required
Planning Obligations - S106	To be discussed with NPA during the determination process
Planning Statement	Yes
Renewable Energy Statement	Energy assessment is included within the Environmental Statement
Statement of Community Involvement	Pre-Application Consultation Report provided



Continued...

Structural Survey	Not required
Sustainability Statement	Sustainability is included within the Planning Statement
Telecomms Development - Supplementary Information	Not required
Transport Assessment	Included within Environmental Statement
Travel Plan	Not required
Tree Survey	Not required
Utilities Assessment	Not required
Ventilation and Extraction Statement	These issues are included within the Air Quality assessment in the Environmental Statement
Rural Enterprise Assessment	Not required
Odour Assessment	Not required

As agreed with Chris France previously, we have supplied 1 paper copy and then electronic copies of all documents.

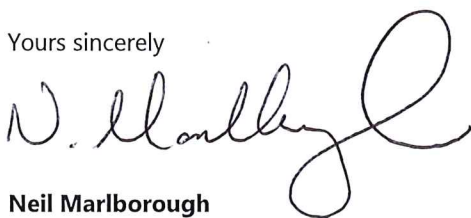
The applicant has also supplied paper copies to 5 local venues for public viewing and advertised these by way of site notices and newspaper adverts, in accordance with Article 13 of the General Management Development Procedure Order 2015. These locations are:

- Loftus Town Hall
- Cleveland Potash Ltd (Gatehouse)
- Redcar Community Heart
- Skelton Library
- Staithes Village Memorial Hall

Site notices have been placed in Redcar, Skelton, Loftus, Easington, Boulby village, Staithes, Hinderwell, Runswick Bay, Ellerby, Mickleby and Roxby.

Should you have any queries on the application submitted, please do not hesitate to contact me on via the contact details below.

Yours sincerely



Neil Marlborough

Technical Director

Direct Line – 0191 2726334

E-mail – neil.marlborough@woodplc.com





NYMNPA

31/10/2019

Notification PPA Mineral & Surface Owners

North York Moor National Park Authorities

New Minerals Planning Application 31st October 2019

Current Site



Planning Boundary within NYMNPA – 3630 Hectarage



- Obtained open registers from SBC & RCBC - stats are approximately a 50% opt out (2017-2018 Electoral).
- Performed a gap analysis to identify surface owners within the planning boundary.
- All letters were sent 28th October 2019 first class

- Roxby (47)
Borrowby (22)
Ellerby (17)
Mickleby (52)
Ugthorpe (67)
Newton Mulgrave (14)
Hinderwell – Hinderwell Ward (this includes Runswick Bay) (362)
Staites Ward (382)
Easington/Cowbar (371)

- Total letters distributed 1334

«Title» «First_Name» «Surname»
«Address_1»
«Address_2»
«Address_3»
«Address_4»
«Postcode»

Ref: CPL/PP/SO

28th October 2019

Dear «Title» «First_Name» «Surname»,

CLEVELAND POTASH LIMITED -PLANNING APPLICATION TO NORTH YORK MOORS NATIONAL PARK AUTHORITY

“PLANNING APPLICATION FOR THE WINNING AND WORKING OF POLYHALITE AND SALT AND THE PROCESSING OF EXTRACTED MINERALS AT BOULBY MINE AND THE ASSOCIATED UNDERGROUND AREA. INCLUDING THE INITIAL RETENTION OF ALL EXISTING UNDERGROUND AND OVER GROUND STRUCTURES AND INFRASTRUCTURE FOLLOWED BY THE PHASED DECONSTRUCTION OF THE SURFACE STRUCTURES AND FEATURES AND THE DECOMMISSIONING AND RESTORATION OF THE ENTIRE MINE AFTER 25 YEARS. ALSO, FOR THE TEMPORARY IMPORTATION OF MURIATE OF POTASH AND PROCESSING OF THIS AND EXTRACTED MINERALS TO PRODUCE FERTILISER PRODUCTS”.

Cleveland Potash Ltd is submitting a planning application to the North York Moors National Park Authority in respect of the above proposal. We understand that you hold an interest in the land contained within the boundary of the underground area which is proposed by the planning application. We therefore notify you of the application and do so by way of this letter and the enclosed notice.

Please note that the proposed development would not see any surface developments proposed which would utilise the land you have an interest in, as the proposals relevant to your land would take place deep underground.

For your information I have enclosed a map showing the extent of the underground mining area proposed within the planning application, but should you have any queries relating to this matter, please do not hesitate to contact me via the details contained within this letter.

Yours sincerely,



Andrew Fulton
Vice President ICL-UK & General Manager

Town & Country Planning (Development Management Procedure) (England) Order 2015

NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

Proposed development at Boulby Mine, Boulby, Saltburn, Cleveland, TS13 4UZ

I give notice that Cleveland Potash Limited

Is applying to North York Moors National Park Authority

for planning permission for the winning and working of polyhalite and salt and the processing of extracted minerals at Boulby mine and the associated underground area, including the initial retention of all existing underground and over ground structures and infrastructure followed by the phased deconstruction of the surface structures and features and the decommissioning and restoration of the entire mine after 25 years, also, for the temporary importation of muriate of potash and processing of this and extracted minerals to produce fertiliser products.

Any owner* of the land or tenant** who wishes to make representations about the application should write to North York Moors National Park Authority, at The Old Vicarage, Bordgate, Helmsley, North Yorkshire, YO62 5BP

by 21st November 2019

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or in the case of a development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed.....
On behalf of the Applicant – Cleveland Potash Ltd.
Date 28th October 2019.

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

- (a) address or location of the proposed development
- (b) applicant's name
- (c) name of the Council
- (d) description of the proposed development
- (e) address of the Council
- (f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

Documentation Sent to Surface Owners - Boundary



Mineral Owners



- We currently hold 108 **Onshore** leases, with 135 individual mineral owners (some of which own multiple leases).
- Five of the mineral owners live overseas (three letters were sent to Canada, Australia and USA).
- **Offshore** leases are held with one mineral owner The Crown Estate.
- All letters were sent 28th October 2019 first class.
- The Mineral owners letter differs slightly to the surface owners, also received Article 13 and map.



- * Total letters sent 136
- * Total including Surface Owners 1,470

Article 13 – Site Notice



Town & Country Planning (Development Management Procedure) (England) Order 2015

NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION FOR THE WINNING AND WORKING OF MINERALS BY UNDERGROUND OPERATIONS

Proposed development at Boulby Mine, Boulby

I give notice that Cleveland Potash Ltd

Is applying to North York Moors National Park Authority for planning permission for:

the winning and working of polyhalite and salt and the processing of extracted minerals at Boulby Mine and the associated underground area, including the initial retention of all existing underground and over ground structures and infrastructure followed by the phased deconstruction of the surface structures and features and the decommissioning and restoration of the entire mine after 25 years, also, for the temporary importation of Muriate of Potash and processing of this and extracted minerals to produce fertiliser products

Any owner of the land or tenant who wishes to make representations about the application should write to North York Moors National Park Authority, at The Old Vicarage, Bondgate, Helmsley, North Yorkshire, YO62 5BP

Members of the public may inspect copies of:

- The application
- The plans
- And other documents submitted with it

Locations available are;

- Loftus Town Hall
- Cleveland Potash Ltd Gatehouse
- Redcar Community Heart
- Skelton Library
- Staithes Village Memorial Hall

Or at <http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/Home.aspx>

during all reasonable hours from 1st November 2019 until 22nd November 2019

Anyone who wishes to make representations about this application should write to the North York Moors National Park Authority at The Old Vicarage, Bondgate, Helmsley, North Yorkshire, YO62 5BP, by 21st November 2019.

Signed 

On behalf of Cleveland Potash Ltd

Date 28th October 2019

- **The Planning Application was available for viewing 1st -22nd November 2019 in the below locations;**
 - Loftus Town Hall
 - Cleveland Potash Ltd (Gatehouse)
 - Redcar Community Heart
 - Skelton Library
 - Staithes Village Memorial Hall
- **Site notices were also displayed on lampposts and venues in the below locations;**
 - Redcar Community Heart, Skelton, Loftus Town Hall, Easington, Boulby Village, Staithes, Hinderwell, Runswick Bay, Ellerby, Mickleby and Roxby
- Site Notice were published in the **Evening Gazette Tuesday 29th October 2019**, and **Whitby Gazette Thursday 31st October 2019**