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Planning Department
Sunderland City Council
City Hall Sunderland
Plater Way
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Our ref: 22551/42/HE/AKe/26762218v1

Dear Toni

Section 73 Application and Three Stand-Alone Applications at the Battery Plant, IAMP

We are pleased to submit on behalf of our client, Envision AESC UK Ltd ('the Applicant'), an application pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended) (hereinafter referred to as the 'S73 application') seeking minor material amendments to the planning permission for the battery plant at IAMP¹ (hereinafter referred to as the '2021 battery plant permission').

In parallel, three stand-alone planning applications are being submitted for a High Voltage (HV) Sub-Station, Gas Governor House and Bulk Stores Canopy 2. These applications all lie within the red line boundary of the battery plant.

The Applicant and Background

Envision AESC is a world leading manufacturer of lithium-ion batteries for the automotive industry and has been producing highest quality batteries in Sunderland for the Nissan LEAF electric vehicle for nine years. The business is headquartered in Japan, with additional manufacturing sites in China, the United States and Sunderland where 300 no. people are employed.

As the demand for electric vehicles is forecast to grow significantly over the coming years supporting the transition to a net zero carbon future, additional capacity for battery manufacturing is needed. To meet this increased future demand, Envision AESC obtained full planning permission in October 2021 for the development of a new manufacturing facility that will be capable of producing batteries for more than 100,000 no. electric vehicles per year.

This development will help Sunderland and the UK become one of the best international locations for automotive and advanced manufacturing. The development will help ensure that Envision AESC, the

¹ Planning application reference 21/01764/HE4, approved 6th October 2021

International Advanced Manufacturing Park ('IAMP') and Sunderland are at the forefront of innovations in battery technology and are playing a critical role in leading the de-carbonisation revolution through the promotion of clean energy and new energy electric vehicles. The development will relocate 300 no. jobs from the existing battery plant at the current Envision AESC facility to a new larger state-of-the art facility, which will employ a total of 1,000 no. staff (including existing staff).

The Proposed Changes

Due to operational, health and safety requirements and in response to detailed discussions with Building Control, the Health & Safety Executive and the Environment Agency, the Applicant is now proposing several amendments to the approved facility.

In summary, there has been a reduction in the footprints of the main factory building and the office due to processes rationalisation and operational requirements. The other changes generally relate to alterations to the associated plant and equipment, as well as minor changes to the car parking area (with the number of spaces remaining the same). It is considered that these constitute minor material amendments to the 2021 battery plant permission and can be dealt with through a S73 application. Three larger changes are proposed relating to the inclusion of the HV sub-station, gas governor house and bulk stores canopy 2. These changes were considered too great to be included in the S73 application and hence three planning applications are being submitted for these works. Overall, the proposed changes even when considering the three new planning applications do not result in a scheme which is substantially different to that previously approved.

A summary of the changes is as follows, with further details provided in the Design and Access Statement and Planning Statement:

- 1 Overall reduced main factory building footprint due to processes rationalisation and operational requirements;
- 2 Reduced office footprint to suit client operational requirements;
- 3 The gatehouse has been optimised to suit health and safety and client operational requirements.
- 4 The footprint of Bulk Store Canopy 1 has been reduced to minimise health and safety risks in association with known on-site storage of material. This change is now discussed:
- 5 Revised cycle and motorcycle shelter to improve access and security;
- 6 Reduced car park area to suit British Parking Association Standards – the number of car parking spaces remains the same;
- 7 Switch rooms relating to providing power to Life Safety equipment to the main facility generally relocated outside of main facility footprint;
- 8 Ancillary plant rooms detached from main building to suit construction phasing and design development;
- 9 Revised water tanks and pump house to accommodate increase in volume demand;
- 10 Number and location of flue stacks revised due to design development;
- 11 Number and location of stair towers revised due to fire safety requirements, as now discussed;

- 12 Road width and footpaths minimised to reduce hard landscaping;
- 13 Plant Room annex height increased to include screening to equipment;
- 14 Inclusive of a HV substation (subject to a separate planning application);
- 15 Inclusion of a gas governor house (subject to separate planning application); and
- 16 Inclusion of bulk store canopy 2 with a drive through styer bulk delivery arrangement due to health and safety reasons (subject to separate planning application).

Variation to Conditions

The S73 application seeks to vary several conditions attached to 2021 battery plant permission and also takes into account the non-material amendment relating to the retaining wall materials². The changes are now discussed.

Conditions to Amend

It is proposed that the following conditions are amended:

- Condition 2: Approved drawings
- Condition 3: Floorspace
- Condition 4: Design and Access Statement
- Condition 32: Materials

New Conditions

It is proposed that the following new condition is added to any new permission:

- Primary sub-station – the primary sub-station is included in the 2021 battery plant permission within the northern part of the site; however, there is no condition against which the approved details can be submitted. A new condition will enable details of the plant and equipment, as well as the security fencing, to be submitted for approval.

Conditions to Delete

It is proposed that all the pre-commencement conditions that have been discharged be deleted from any new permission. They are as follows:

- Condition 8: Dust Management Plan
- Condition 9: Construction Environmental Management Plan
- Condition 10: Construction Traffic Management Plan
- Condition 12: Permanent means of enclosure
- Condition 13: Soil Handling Strategy

² Application reference 22/02480/AM1, approved November 2022

- Condition 14: Phase 2 Site Investigation and Risk Assessment
- Condition 15: Remediation Scheme
- Condition 18: Ecological Mitigation Measures
- Condition 19: Ecological Implications
- Condition 20: Ecological Construction Environmental Management Plan

Further details that explain the variations to the conditions are provided within Section 5 of the Planning Statement.

Accompanying Documents

Please see Appendix 1 of the Planning Statement for a schedule of the drawings and documents submitted for each application.

Conclusion

As explained above, due to operational, health and safety requirements and in response to detailed discussions with Building Control, the Health & Safety Executive and the Environment Agency, the Applicant is proposing several amendments to the approved facility. The proposed changes, even when considering the three new planning applications, do not result in a scheme which is substantially different to that previously approved.

We trust that the Council have sufficient information to validate and determine these applications. However, should you require any further information, please do not hesitate to contact either Harvey Emms or myself.

Yours sincerely



Lynda Newsome
Associate Director
BSc (Hons) MTP MRTPI