



**Redcar & Cleveland Borough Council
Corporate Directorate for Growth, Enterprise
and Environment**

Development Management
Redcar and Cleveland House
Kirkleatham Street
Redcar
Yorkshire
TS10 1RT

LICHFIELDS
MISS KATHERINE SIMPSON
THE ST NICHOLAS BUILDING
ST NICHOLAS STREET
NEWCASTLE UPON TYNE
NE1 1RF

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Email: planning_admin@redcar-cleveland.gov.uk
Website: www.redcar-cleveland.gov.uk/Planning

Our Ref: R/2020/0743/CD
Your Ref:
Contact: David Pedlow
Date: 14 January 2021

Dear Madam

**PROPOSAL: DISCHARGE OF CONDITION 4 ON PLANNING APPROVAL
R/2020/0465/FFM FOR DEMOLITION OF EXISTING
BUILDINGS/STRUCTURES AND ENGINEERING OPERATIONS
ASSOCIATED WITH GROUND REMEDIATION AND PREPARATION OF
LAND FOR DEVELOPMENT**

**LOCATION: LAND AT METALS RECOVERY AREA NORTH WEST OF PD PORTS;
NORTH EAST OF SEMBCORP PIPELINE CORRIDOR AND TEES DOCK
ROAD SOUTH EAST OF FORMER SLEM WASTE MANAGEMENT
FACILITY AND SOUTH WEST OF HIGHFIELD ENVIRONMENTAL
FACILITY SOUTH BANK**

Further to your recent submission of information to comply with conditions attached to the planning permission for the above development.

Please find enclosed Confirmation of Compliance.

This Confirmation of Compliance is the only documentary evidence to show of your compliance with the planning permission and should be retained with your planning decision notice.

Yours faithfully

A handwritten signature in black ink that reads 'Claire Griffiths'.

Claire Griffiths
Development Services Manager



TOWN AND COUNTRY PLANNING ACT 1990

CONFIRMATION OF COMPLIANCE

R/2020/0743/CD

Proposal: DISCHARGE OF CONDITION 4 ON PLANNING APPROVAL R/2020/0465/FFM FOR DEMOLITION OF EXISTING BUILDINGS/STRUCTURES AND ENGINEERING OPERATIONS ASSOCIATED WITH GROUND REMEDIATION AND PREPARATION OF LAND FOR DEVELOPMENT

Location: LAND AT METALS RECOVERY AREA NORTH WEST OF PD PORTS; NORTH EAST OF SEMBCORP PIPELINE CORRIDOR AND TEES DOCK ROAD SOUTH EAST OF FORMER SLEM WASTE MANAGEMENT FACILITY AND SOUTH WEST OF HIGHFIELD ENVIRONMENTAL FACILITY SOUTH BANK

This Notice confirms that the condition stated below has been complied with and is formally discharged:

4. No phase of development hereby approved shall take place until further details which are based upon the recommendations set out in the Phase 2 Environmental Site Assessment (Shallow Soils), Arcadis, August 2020 and the Outline Remediation Strategy, Wood, June 2019 have been submitted to and approved by the Local Planning Authority. These details shall include:
- An assessment of deep soils, ground and surface water to further assess the risks to Controlled Waters at the site, and the risks to human health from the vapour intrusion pathway;
 - A further assessment of the risk to identified surface water receptors from concentrations of CoC identified in groundwater; and
 - A remediation options appraisal for the loose asbestos fibres identified in the Made Ground on the site. Additional data collection may be needed to support the associated risk assessment/remediation design.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site as it relates to earth works which are often the first works on site and relate to site preparation.



Signed:

Andrew Carter
Assistant Director Economic Growth

Date: **14 January 2021**

Informative Note: Only the conditions listed above have been formally discharged.

Failure on the part of the developer to fully meet the terms of any conditions which require the submission of details at appropriate stages during the development, will result in the development being considered unlawful and may render you liable for formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions which do not require submission of details could result in the Council pursuing formal action in the form of a Breach of Condition Notice.