

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2021/0268/CD
LOCATION: LAND AT SOUTH TEES EAST OF SMITHS
DOCK ROAD AND WEST OF TEES DOCK
ROAD SOUTH BANK
PROPOSAL: PARTIAL DISCHARGE OF CONDITION 16 OF
OUTLINE PLANNING PERMISSION
R/2020/0357/OOM RELATING TO PHASE 1A
OF WORKS ONLY

APPLICATION SITE

The application relates to the discharge of conditions relating to planning application R/2020/0357/OOM

The planning permission sought consent for 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 and was approved conditionally on 03/12/2020.

CONDITION DETAILS

The following information has been submitted for partial discharge of condition 16 in so far as it relates to Phase 1A of the development

16 Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, further site investigation shall be carried out and reported to the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details and mitigation measures therein, unless otherwise agreed in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required because the risk form contamination will be present on the commencement of works.

Reuse of Railway Embankment Material at Teesworks MRP Memo (Ref; 10035117-AUK-XX-XX-COZZ-0279-01-Railway_Bund_Memo) Prepared by Arcadis – Received by the Local Planning Authority on 29/03/21

Base of Railway Embankment plan (Drawing No. CW106) Prepared by Hall Construction - Received by the Local Planning Authority on 29/03/21

CONSULTATION RESPONSES

Redcar and Cleveland Borough Council (Environmental Protection) (Contamination)

Provided additional sampling and testing of the material is undertaken upon import at a frequency of one sample every 500m³ and the remedial strategy for the MRP agreed with RCBC for concentrations of contaminants in surface soils are below the assessment criteria (LQM S4UL and Arcadis derived) for human health via the direct contact and dust inhalation pathways, and that, measurable quantities of asbestos fibres are below the quantification limit of 0.001% I have no objections to the partial discharge of condition 16

PLANNING CONSIDERATIONS

In granting the original permission, a condition was attached to the approval relating to the phasing of the development. The condition relating to phasing was condition 4, which has been submitted for initial discharge based on the information currently held by the developer. The application for discharge of condition 16 relates to Phase 1A of this proposed phasing plan, and the submission is therefore considered on the basis of a partial discharge.

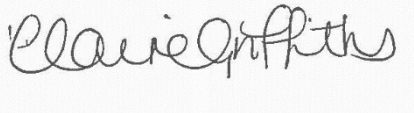
The submitted information has been considered by the Council's Environmental Protection team. Discussions have taken place between the EHO and the applicants consultant during the consideration of this application. Given the undertakings set out within the supporting memo supporting the application, no objection has been raised to the proposed works.

Given the response from the EHO it is considered that condition 16 can be partially discharged in so far as it relates to Phase 1A of the development.

RECOMMENDATION

Taking into account the content of the report the recommendation is condition 16 can be *partially discharged* in so far as it relates to Phase 1A of the development.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	18 May 2021

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	18/05/2021