

Mr David Pedlow
Planning Services
Redcar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
Yorkshire
TS10 1RT

Date: 26 March 2021
Our ref: 61586/01/NW/PMc/
Your ref:

Dear David

R/2020/0357/OOM: Land at South Tees Development Corporation East of Smiths Dock Road and West of Tees Dock Road South Bank

We are pleased to submit on behalf of our client, "Teesworks", an application seeking the partial discharge of details reserved by condition 16 attached to planning permission ref. R/2020/0357/OOM.

Outline planning permission was granted on 3 December 2020 for the following development:

"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"

This application seeks to partially discharge Condition no. 16 attached to this permission, insofar as it relates to the removal of the former railway embankment (referred to as Phase 1a in the phasing plan submitted under condition 4 of the same permission). Condition 16 states;

"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."

The following plans/documents are submitted to allow for the matter to be considered:

- Reuse of Railway Embankment Material at Teesworks MRP Memo (Ref; 10035117-AUK-XX-XX-CO-ZZ-0279-01-Railway_Bund_Memo) Prepared by Arcadis
- Base of Railway Embankment plan (Drawing No. CW106) Prepared by Hall Construction

The attached Arcadis report sets out the background to the submission as well as detailing the site investigations that have taken place. The submitted plan (Prepared by Hall Construction) shows the final ground levels (Post removal).

The application fee will be paid separately via the Planning Portal.

We trust that you have sufficient information to validate and progress the application towards determination at the earliest opportunity, and we will contact you shortly to discuss progress.

In the meantime, however, should you have any queries, or wish to discuss the above, please do not hesitate to contact me or my colleague, Anthony Grealley.

Yours sincerely



Phil McCarthy
Associate Director