

## **Redcar and Cleveland Borough Council**

### **Planning (Development Management)**

APPLICATION NUMBER: R/2021/0269/CD  
LOCATION: LAND AT SOUTH TEES EAST OF SMITHS  
DOCK ROAD AND WEST OF TEES DOCK  
ROAD SOUTH BANK  
PROPOSAL: PARTIAL DISCHARGE OF CONDITION 4 OF  
OUTLINE PLANNING PERMISSION  
R/2020/0357/OOM - OUTLINE PHASING PLAN

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### **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 the partial discharge of condition 4

4 No development shall commence until a phasing plan for the application site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing with the Local Planning Authority. The applicant reserves the right to amend the phasing plan.

REASON: To ensure that the development takes place in accordance with the principles, parameters and application submission

**Briefing Note (Ref 61586/01/NW/PMc) dated 18/03/21**

### **PLANNING CONSIDERATIONS**

Outline planning permission was granted on 3<sup>rd</sup> December 2020. The planning permission allows for the development to come forward in a phased manner due to the imposition of condition 4 on the decision notice. The current submission of the Phasing Plan is anticipated to be the first of a number of submissions, as the document will evolve as the subsequent parts of the development site comes forward. The submissions will be considered at the appropriate time when received by Redcar and Cleveland Borough Council.

The first submission of the Phasing Plan, currently being considered as part of this submission, seeks to support the delivery of the first occupants of the site, GE Renewable Energy. In order to provide a suitable development platform for GE land preparation works including ground remediation and levelling followed by the Reserved Matters submission for the buildings and associated development. The phases set out in the document relating to GE are set out at para 3.2 of the Briefing Note.

Consideration has also been given within the Briefing Note of the relevant conditions relating to technical matters that are triggered either as pre-commencement or in accordance with the approved phasing plan. The relevant conditions are set out in para 4.1 of the Briefing Note.

Links have then been provided to the individual phases and the relevant conditions that will need to be discharged. Initially consideration has been given to Phases 1a and 1b. The Briefing Note states the following on both these phases;

#### *Phase 1a*

*This Phase comprises;*

*Engineering operations associated with removal and re-use of rail embankment material.*

*Due to the nature and location of the works included within this phase, it is only condition 16 that is relevant. A separate submission will be made to satisfy the requirements of condition 16 and once agreed that would allow for the works in this phase to be delivered.*

*No other conditions will be discharged at Phase 1a.*

#### *Phase 1b*

*This phase comprises;*

*Engineering operations associated with creation of new and altered watercourses and utilities corridors*

*Prior to the commencement of works with this phase, the information required through conditions 5, 7, 9, and 16 will be submitted as far as relevant to the works within that phase. (Please note that other conditions that are not linked to a phasing plan e.g. 10 and 11 may be triggered by works in this phase and where that is the case they will be subject to separate submissions).*

The conditions relating to Phases 1a and 1b are considered appropriate.

The submitted Phasing Plan is considered at this time appropriate to partially discharge the condition. It is acknowledged that further discharges of the condition

will need to take place as work progresses on the site and subsequent phases of development are entered as detailed in para 6.2 of the Briefing Note.

### RECOMMENDATION

Taking into account the content of the report the recommendation is to *partially discharge* condition 4

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

| Delegated Approval Signature |                              |
|------------------------------|------------------------------|
| Claire Griffiths             | Development Services Manager |
| <i>Claire Griffiths</i>      | 18/05/2021                   |