



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

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

LICHFIELDS
MR PHILIP MCCARTHY
SAINT NICHOLAS BUILDING, LICHFIELDS
SAINT NICHOLAS STREET
NEWCASTLE UPON TYNE
NE1 1RF

Telephone: 01642 612546
Email: planning_admin@redcar-cleveland.gov.uk
Website: www.redcar-cleveland.gov.uk/Planning

Our Ref: R/2021/0713/CD
Your Ref:
Contact: David Pedlow
Date: 20 September 2021

Dear Sir

PROPOSAL: PARTIAL DISCHARGE OF CONDITION 16 OF OUTLINE PLANNING APPLICATION R/2020/0357/OOM OF PHASE 2 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

LOCATION: LAND AT SOUTH BANK SOUTH INDUSTRIAL ZONE REDCAR

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/2021/0713/CD

Proposal: PARTIAL DISCHARGE OF CONDITION 16 OF OUTLINE PLANNING APPLICATION R/2020/0357/OOM OF PHASE 2 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

Location: LAND AT SOUTH BANK SOUTH INDUSTRIAL ZONE REDCAR

Taking into account the content of the report the recommendation is condition 16 can be **partially discharged** insofar as it relates to Phase 2 (as set out in the Phasing Plan dated 7 July 2021 considered under reference number R/2021/0269/CD) of the development in relation to the area of land illustrated on plan TSWK-STDC-SBK-ZZ-DR-C-0038 submitted in support of this application.

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.

Signed:

Andrew Carter
Assistant Director Economic Growth

Date: 20 September 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.