



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

Development Management  
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LICHFIELDS  
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Website: [www.redcar-cleveland.gov.uk/Planning](http://www.redcar-cleveland.gov.uk/Planning)

Our Ref: R/2021/0729/CD  
Your Ref:  
Contact: David Pedlow  
Date: 20 September 2021

Dear Sir

**PROPOSAL: DISCHARGE OF CONDITION 6 OF OUTLINE PLANNING APPLICATION R/2020/0357/OOM 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**

**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/2021/0729/CD

**Proposal:** DISCHARGE OF CONDITION 6 OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM 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

**Location:** LAND AT SOUTH BANK SOUTH INDUSTRIAL ZONE REDCAR

Taking into account the content of the report the recommendation is condition 6 can be **partially discharged** in so far as it relates to Phase 3 (as set out in the Phasing Plan dated 7 July 2021 considered under reference number R/2021/0269/CD) of the development as consented under application R/2021/0473/ESM on 10 September 2021:

- 6** Upon the approval of the Reserved Matters in accordance with the phasing plan agreed through discharge of condition 4, and prior to the implementation of the approved scheme, the development shall be the subject of an updated Habitats Regulations Assessment. The HRA shall confirm, based on the approved detail of the development and its processes and the conclusions of the Environmental Impact Assessment that the development will not give rise to significant adverse impacts on the Teesmouth and Cleveland Coast SPA and Ramsar sites. Where significant impacts not previously identified are assessed to arise from the approved detailed scheme, the additional information shall set out those mitigation measures to be employed to minimise or eliminate such impacts.

**REASON:** to update the Habitats Regulations Assessment based on the detailed schemes.

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.