

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2021/0729/CD
LOCATION: LAND AT SOUTH BANK SOUTH INDUSTRIAL ZONE REDCAR
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

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 to partially discharge condition 6

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.

Covering Letter received by the Local Planning Authority on 23/08/21
Habitats Regulations Assessment: Stage 1 Screening and Stage 2
Appropriate Assessment received by the Local Planning Authority on 23/08/21

CONSULTATION RESPONSES

Redcar and Cleveland Borough Council (Natural England)

Information submitted is sufficient to allow condition to be discharged

Having considered the information submitted to enable Condition 6 to be discharged, Natural England agrees with the conclusions of the Habitats Regulations Assessment completed by INCA, in that the proposed development will not have an adverse effect on the integrity of the Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site.

Natural England considers the submitted information to be sufficient to enable the condition to be discharged.

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 6 relates to Phase 3 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 Natural England. Given the information supporting the application, no objection has been raised to the proposed development and it is considered that the development will not have an adverse effect on the integrity of the Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site.


Given the response from Natural England it is considered that condition 6 can be partially discharged in so far as it relates to Phase 3 (as set out in the Phasing Plan dated 7th July 2021 considered under reference number R/2021/0269/CD) of the development as consented under application R/2021/0473/ESM on 10th September 2021.

RECOMMENDATION

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 7th July 2021 considered under reference number R/2021/0269/CD) of the development as consented under application R/2021/0473/ESM on 10th September 2021

Case Officer	
Mr D Pedlow	Principal Planning Officer

<i>David Pedlow</i>	17 September 2021
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Delegated Approval Signature	
Adrian Miller	Head of Planning and Development
	20 September 2021