

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

Date: 20 August 2021
Our ref: 61586/01/NW/AB/20078555v1
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 discharge of details reserved by condition 6 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 discharge Condition no. 6 attached to this permission. Condition 6 states;

"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.

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

- Habitats Regulations Assessment: Stage 1 Screening and Stage 2 Appropriate Assessment, prepared by INCA

The report concludes that the proposed development will not cause adverse effect to the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, either alone or in combination with other plans or projects.



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



Neil Westwick
Senior Director