

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

**Date:** 29 September 2021

**Our ref:** 63262/01/NLP/AA/20221233v1

**Your ref:**

Dear David

## **Teesworks: Discharge of Conditions**

We are pleased to submit, on behalf of our client, South Tees Development Corporation, "Teesworks", an application seeking the discharge of details reserved by:

- Condition 6 attached to permission R/2020/0318/FFM;
- Condition 7 attached to permission R/2020/0684/ESM; and
- Condition 8 attached to permission R/2020/0357/OOM.

### **Condition 6: R/2020/0318/FFM**

Detailed planning permission was granted on 30 September 2020 for the following development:

*"Engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck"*

This application seeks to discharge Condition no. 6 attached to this permission. Condition 6 states:

*"Within 12 months of the grant of this planning permission, an Environment and Biodiversity Strategy shall be prepared and submitted to the local planning authority that confirms the feasibility of providing compensatory habitat equivalent to 173.58 Biodiversity Units, (including habitats identified as of High Distinctiveness in Table 4 of the Arup Ecological Impact Assessment, 24 June 2020) within the site and / or off-site, and the mechanisms for its provision and on-going management. That Strategy shall be approved by the local planning authority. Thereafter, and where compensatory provision is demonstrated within the Strategy to be feasible and deliverable, it shall be carried out in accordance with the Strategy prior to each phase of development commencing following the approval of reserved matters."*

*REASON: In the interest of the ecological value and long-term maintenance of the site in accordance with policies SD4 and N4 of the Redcar and Cleveland Local Plan."*

The following document is submitted to allow for the matter to be considered:

- Teesworks Environment and Biodiversity Strategy – Sept 2021

**Condition 7: R/2020/0684/ESM**

Full planning permission was granted on 19 March 2021 for the following development:

*“Demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (Phase 1)”*

This application seeks to discharge Condition no. 7. Condition 7 states:

*“Part A) No development shall take place until a Biodiversity Assessment is submitted to, and approved in writing by, the Local Planning Authority. The assessment will: - Identify and measure biodiversity unit loss (in habitats and river units) resulting both directly and indirectly from the approved development. Any subsequent variations to this assessment, shall be agreed in writing by the Local Planning Authority*

*Part B) Following the Biodiversity Assessment, and within 12 months of the grant of this planning permission, an Environment and Biodiversity Strategy shall be submitted to, and agreed in writing by, the local planning authority which confirms the approach to ensuring biodiversity loss (identified in Part A) is to be mitigated within the development site, and where demonstrated not to be feasible, to be compensated for off-site, together with the mechanisms for its provisions and on-going management. The Strategy shall include the following:*

- *The details of any new and enhanced biodiversity created on site, relevant to this development site;*
- *The details of compensatory habitat where onsite mitigation is demonstrated to not be feasible, relevant to this development site;*
- *The details of treatment of site boundaries and/or buffers around water bodies, relevant to this development site;*
- *The details of long-term maintenance regimes and management responsibilities, relevant to this development site.*

*The Strategy shall be approved by the Local Planning Authority. The identified mitigation and, where demonstrated to be necessary and feasible, compensation, shall be provided in accordance with the Strategy and any subsequent agreed amendments to it, and shall be implemented within 12 months of operation.*

*REASON: This approach is supported by paragraphs 170 and 175 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity.*

*REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required as the impact of the development will occur on the commencement of development”*

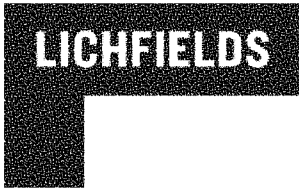
The following document is submitted to allow for the matter to be considered:

- Teesworks Environment and Biodiversity Strategy – Sept 2021

**Condition 8: 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. 8 attached to this permission. Condition 8 states:

*“Within 12 months of the grant of this planning permission, an Environment and Biodiversity Strategy shall be prepared and submitted to the local planning authority that confirms the feasibility of providing habitat mitigation and compensatory habitat equivalent to be 363.55 area based biodiversity units and 24 river units, (including habitats identified as of High Distinctiveness in Table 4.7 of the Supplementary Environmental Statement (September 2020) within the site and / or off-site, and the mechanisms for its provision and on-going management. That Strategy shall be approved by the local planning authority. Prior to the approval of reserved matters details of the layout of any phase of development, the Environment and Biodiversity Strategy shall be updated to include the following:*

- The details of any new and enhanced biodiversity to be created on site, within that phase of development;*
- The details of viable compensatory habitat where on-site mitigation is demonstrated not to be feasible, relevant to that phase of development;*
- The details of treatment of site boundaries and/or buffers around water bodies, relevant to that phase of development;*
- The details of long-term maintenance regimes and management responsibilities, relevant to that phase of development.*

*The identified mitigation and, where demonstrated to be necessary and feasible, compensation shall be provided in accordance with the Strategy and any subsequent agreed amendments to it, and shall be implemented within 12 months of occupation.*

*REASON: To establish a framework for biodiversity.”*

The following document is submitted to allow for the matter to be considered:

- Teesworks Environment and Biodiversity Strategy – Sept 2021

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, should you have any queries, or wish to discuss any of the above, please do not hesitate to contact me.



**Phil McCarthy**  
**Associate Director**