

## **Redcar and Cleveland Borough Council**

### **Planning (Development Management)**

APPLICATION NUMBER: R/2021/0905/CD  
LOCATION: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK  
PROPOSAL: PARTIAL DISCHARGE OF CONDITION 32 ON OUTLINE PLANNING PERMISSION R/2020/0357/OOM 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

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### **APPLICATION SITE**

The application relates to the discharge of conditions relating to planning application R/2020/0357/OOM

The planning permission sought consent 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 for condition 32 in so far as it relates to Phase 1 of the LM Wind application that was approved under R/2021/0473/ESM

32. Prior to the commencement of development or in accordance with the phasing plan agreed through the discharge of condition 4 final details shall be agreed of the finished floor levels of the development and the development completed in accordance with the approved details.

REASON: To confirm the finished floor level of the development in the light of any necessary groundworks to meet the requirement of other planning conditions and confirm the overall height of the final scheme in the context of the information provided in the Environmental Statement.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required so that the final agreed levels for the site are not compromised by the start of groundworks.

- Building Elevations Sheet 1 (01 ZZ DR S 28 01440) received by the Local Planning Authority on 27/10/21**
- Building Elevations Sheet 2 (01 ZZ DR S 28 01441) received by the Local Planning Authority on 27/10/21**
- Building Elevations Sheet 3 (01 ZZ DR S 28 01442) received by the Local Planning Authority on 27/10/21**
- Building Elevations Sheet 4 (01 ZZ DR S 28 01443) received by the Local Planning Authority on 27/10/21**
- Ancillary Building Elevations Sheet 1 (01 ZZ DR S 28 01444) received by the Local Planning Authority on 27/10/21**

**PLANNING CONSIDERATIONS**


The application has been supported within detailed plans of the proposed building including the detailed finished floor levels and maximum height of the development. The submitted plans are considered to be acceptable and ensure the development complies with the envelope of development permitted through the outline application (R/2020/0357/OOM).

It is noted that the discharge of the condition relates to Phase 1 of the LM Wind application that was approved under R/2021/0473/ESM and therefore the condition is only being partially discharged at this time

**RECOMMENDATION**

Taking into account the content of the report the recommendation is to **partially** discharge condition 32 in so far as it relates to Phase 1 of the LM Wind application that was approved under R/2021/0473/ESM.

Case Officer	
Mr D Pedlow	Acting Development Services Manager
<i>David Pedlow</i>	14 December 2021

Delegated Approval Signature	
Adrian Miller	Head of Planning and Development
	14 December 2021