

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

**Date:** 25 October 2021

**Our ref:** 63262/01/AGR/AA/20232529v1

**Your ref:**

Dear David

## **Land at South Tees Development Corporation East of Smiths Docks Road and West of Tees Dock Road South Bank (R/2020/0357/OOM)**

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 32 attached to permission 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. 32 attached to this permission. Condition 32 states:

*"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."*

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

- LMUK BGP 01 ZZ DR S 28 01440
- LMUK BGP 01 ZZ DR S 28 01441
- LMUK BGP 01 ZZ DR S 28 01442
- LMUK BGP 01 ZZ DR S 28 01443

- LMUK BGP 01 ZZ DR S 28 01444

The application fee will be paid separately via the Planning Portal.

We trust 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.

Yours sincerely



**Phil McCarthy**  
Associate Director