

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

Date: 4 November 2021

Our ref: NLP/AA/20307283v1

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 9 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. 9 attached to this permission. Condition 9 states:

"Prior to commencement of development, or at such a time agreed in the phasing plan, a high level Water Framework Directive (WFD) assessment is to be submitted to, and approved in writing by, the local planning authority. This assessment shall include the entire site and consider the impacts of the full development proposal. The scheme shall be implemented in accordance with the approved details, unless otherwise agreed in writing."

REASON: To ensure that the development would not lead to deterioration or prevent the attainment of Good Ecological Status of any waterbody under the Water Framework Directive (WFD) objectives."

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

- CHK-JBAU-00-00-RP-EN-0001-S3-P02-South_Bank_WFD_Report

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.

LICHFIELDS

Yours sincerely



Phil McCarthy
Associate Director