

## **Redcar and Cleveland Borough Council**

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

APPLICATION NUMBER: R/2021/1046/CD  
LOCATION: GRANGETOWN PRAIRIE LAND EAST OF  
JOHN BOYLE ROAD AND WEST OF TEES  
DOCK ROAD GRANGETOWN  
PROPOSAL: DISCHARGE OF CONDITION 7 OF PLANNING  
PERMISSION R/2019/0767/OOM FOR OUTLINE  
APPLICATION FOR THE CONSTRUCTION OF  
AN ENERGY RECOVERY FACILITY (ERF) AND  
ASSOCIATED DEVELOPMENT

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### **APPLICATION SITE**

The application relates to the discharge of a condition relating to planning application R/2019/0767/OOM

The planning permission sought consent for and energy from waste plant and was approved conditionally on 20 July 2020

### **CONDITION DETAILS**

**7. No development shall take place until a written scheme of investigation (WSI) for archaeological work has been submitted to and approved in writing by the local planning authority. The WSI shall as a minimum make provision for:**

- (i) Before remediation or development commences, archaeological evaluation of borehole and trenching data**
- (ii) Before remediation or development commences, initial archaeological survey (drawn and photographed) of the whole application site, with particular emphasis on the remains the subject of preservation in situ**
- (iii) Where practical and before remediation or construction works takes place on site an archaeological strip, map and sample of remains of high significance suggested by the borehole/trenching data, or observed during the initial survey**
- (iv) An archaeological watching brief of all ground disturbance during the remediation works and during construction ground works in areas identified as archaeologically sensitive**
- (v) Protection during development, followed by consolidation and preservation of high value remains left in situ**

**(vi) A general programme of works and monitoring arrangements, including reasonable notification to the local planning authority of commencement of works**

**(vii) Details of staff involvement in carrying out the work (including specialists), and their qualifications and responsibilities**

**(viii) The timetable for completing post-excavation assessment.**

**(a) Provision for the analysis, archiving and publication of the results of the archaeological surveys and excavations shall be secured to the satisfaction of the local planning authority by the developer before the development is brought into use.**

**(b) The development shall not without the prior written approval of the local planning authority be carried out otherwise than in accordance with the approved WSI, and the consolidation and preservation of on-site remains as provided for in the WSI (or as otherwise agreed at any time in writing by the local planning authority) shall be secured by the developer and/or landowner on an on-going basis.**

### **Submitted Document**

Post Excavation Assessment Report

### **PLANNING CONSIDERATIONS**

The EFW site was granted planning permission in July of 2020 subject to a planning condition recommended by NEAR. The site has been the subject of an appropriate archaeological investigation and part of the clearance programme for this site and the wider Prairie Site.

It will be noted the EFW project is currently the subject of a procurement exercise with three preferred bidders who are expected to make Reserved Matters submission in April 2022. The land on which the development will take place is owned by STDC / Teesworks who will lease the land for the development to the successful bidder. In this respect a number of archaeology advisors have been involved in the process at pre and post application and site investigation. The issue of the archaeological investigation of the site was dealt with both under the CEMP (condition 4) and condition 7.


The condition has been complied with insofar as the approval of the WSI and practical investigation of the site is concerned. This current submission is the last part of the condition which relates to the post excavation report prepared by Pre-Construct Archaeology on behalf of STDC / Teesworks.

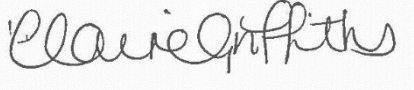
The report has been assessed by NEAR who made some comments on some details of the report which has now been revised.

There is an outstanding issue raised by NEAR in respect of the general approach to archaeological investigation of the wider Teesworks site and whether the investigation and associated reports should be based on individual development sites or an SOP established to deal with the whole area, but this is a matter to be discussed outside this application.

**RECOMMENDATION**

Taking into account the content of the report the recommendation is to discharge the relevant condition

Case Officer	
Mr A Miller	Head of Planning and Development
	16 March 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	17/03/2022