

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

Date: 17 December 2021

Our ref: 61586/01/NW/AA/20517115v1

Your ref:

Dear David

Discharge of Condition: Land at South Tees Development Corporation East of Smiths Dock 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 7 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. 7 attached to this permission. Condition 7 states:

"Prior to the commencement of development, or in accordance with the phasing plan agreed through the discharge of condition 4, a survey and ecological assessment of eel and fish within the Lackenby and Cleveland Channels is to be submitted to and approved by the Local Planning Authority unless otherwise agreed in writing. The assessment shall include the following:

- Identify the impacts to fish and eel from the development and determine if they may be at risk of harm.*
- Identity any rare, declining, protected or otherwise important flora, fauna or habitats within the Lackenby Channel/The Slems.*
- Where relevant, assess the importance of the above features at a local, regional and national level, and identify the impacts of the detailed plans of the scheme on those features.*
- Demonstrate how the development will avoid adverse impacts.*
- Where necessary and feasible, propose mitigation for any adverse ecological impacts or compensation for loss.*

REASON: An ecological assessment is required to assess how the proposal will affect eel and fish and where necessary and feasible to identify the need for environmental protection.

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

- Fisheries Habitat Assessment, produced by OS Ecology Ltd.

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