

David Pedlow
Redcar & Cleveland Borough Council
Redcar & Cleveland House
Kirkleatham Street
Redcar
Redcar and Cleveland
TS10 1RT

Our ref: NA/2022/115742/01-L01
Your ref: R/2021/1077/CD
Date: 03 March 2022

Dear David

DISCHARGE OF CONDITION 7 OF PLANNING PERMISSION R/2020/0357/OOM FOR OUTLINE PLANNING APPLICATION FOR DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF P 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. LAND AT SOUTH TEES DEVELOPMENT CORPORATION, EAST OF SMITH'S DOCK AND WEST OF TEES DOCK ROAD, SOUTH BANK.

Thank you for referring the above application which we received on 11 February 2022.

Environment Agency Position

We **OBJECT** to the discharge of condition 7 as the information submitted does not fully reach the requirements of the condition. The fisheries habitat assessment is based on assumptions regarding fish populations and fails include a fish survey. In order to discharge condition 7, the applicant will need to undertake a survey to a) assess whether eels/elvers are present and b) assess what the impacts of the development will be on those populations (if present).

Please do not hesitate to contact me if you have any questions regarding this letter.

Yours sincerely

Lucy Mo
Planning Technical Specialist - Sustainable Places



creating a better place



Direct dial 020847 46524

Direct e-mail lucy.mo@environment-agency.gov.uk

