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Redcar & Cleveland Borough Council
Accounts Payable Department
Redcar & Cleveland House
Kirkleatham Street
Redcar & Cleveland
TS10 1RT

Date: 22 December 2021

Our ref: 61586/01/NW/rdo/20519408v1

Your ref:

Dear David

Land at South Tees Development Corporation East of Smiths Dock Road and West of Tees Dock Road South Bank (R/2020/0357/OOM) – Partial Discharge of Condition no. 12

We are pleased to submit, on behalf of our client, South Tees Development Corporation ('STDC'), "Teesworks", an application seeking the discharge of details reserved by Condition no. 12 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 partially discharge Condition no. 12., which states:

"Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, details shall be submitted to and approved in writing by the Local Planning Authority of the Surface Water Management and Maintenance Plan, unless otherwise agreed in writing. Thereafter it shall be implemented in accordance with the approved details."

REASON: To ensure the development is supported by a suitably designed surface water disposal infrastructure scheme which is appropriately maintained and to minimise the risk flooding and contamination of the system during the construction process and in the locality minimise."

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required to ensure that excavations and groundworks do not compromise the installation of the approved surface water drainage infrastructure."

The following documents, prepared by JBA Consulting, are submitted for the matter to be considered:

- Key Plan (C-0001-A1-CO2)
- General Arrangement High Tip West (C-0002-A1-CO2)

- General Arrangement High Tip North (C-0003-A1-Co2)
- General Arrangement Inner Tidal Channel (C-0004-A1-Co2)
- Long Section – Sheet 1 of 4 (C-0101-A1-Co1)
- Long Section – Sheet 2 of 4 (C-0102-A1-Co1)
- Long Section – Sheet 3 of 4 (C-0103-A1-Co1)
- Long Section – Sheet 4 of 4 (C-0104-A1-Co1)
- Cross Sections – Sheet 1 of 3 (C-0201-A1-Co2)
- Cross Sections – Sheet 2 of 3 (C-0202-A1-Co2)
- Cross Sections – Sheet 3 of 3 (C-0203-A1-Co2)
- Details – Sheet 1 of 4 (C-0301-A1-Co1)
- Details – Sheet 2 of 4 (C-0302-A1-Co1)
- Details – Sheet 3 of 4 (C-0303-A1-Co1)
- Details – Sheet 4 of 4 (C-0304-A1-Co1)

The attached documents set out the details of surface water management, the application seeks approval for the works that fall within the boundary of the outline planning permission (R/2020/0357/OOM). Separate planning applications will be submitted for the associated works that fall outside of the area covered by the outline application. A Management Plan, required under the terms of condition 12, will be submitted at a later stage.

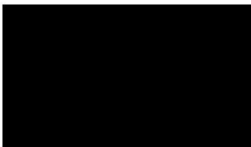
The proposed drainage channel will serve drainage schemes from individual development plots at South Bank and final development schemes thereon. Those drainage schemes will be submitted for approval once they are designed to meet end-occupiers' known requirements.

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

We trust that 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, however, should you have any queries, or wish to discuss the above, please do not hesitate to contact me.

Yours sincerely



Phil McCarthy
Associate Director