

David Pedlow
Development Management
Redcar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
Yorkshire
TS10 1RT

Date: 2 February 2022

Our ref: 61586/01/NW/AA/20613322v1

Your ref:

Dear David

R/2020/0357/OOM: Land at South Tees Development Corporation East of Smiths Dock Road and West of Tees Dock Road South Bank

We are pleased to submit, on behalf of our client, South Tees Development Corporation, "Teesworks", an application seeking the partial discharge of details reserved by Condition 16 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. 16 insofar as it relates to the area shaded red on Figure 1 within the attached document.

This application seeks to partially discharge Condition no. 16 attached to this permission. Condition 16 states:

"Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, further site investigation shall be carried out and reported to the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details and mitigation measures therein, unless otherwise agreed in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required because the risk from contamination will be present on the commencement of works"

The following document is submitted to allow for the matter to be considered:

- Enabling Earthworks and Remediation Strategy Report (ref. 10035117-AUK-XX-XX-RP-ZZ-0408-01-REM_Strat_South_Bank_West_Rev 01), prepared by Arcadis.

Summary

The requisite application fee has been paid 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 in due course 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