

## **Redcar and Cleveland Borough Council**

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

APPLICATION NUMBER: R/2022/0145/CD  
LOCATION: LAND AT SOUTH BANK WHARF  
GRANGETOWN LACKENBY  
PROPOSAL: DISCHARGE OF CONDITION 6 OF PLANNING  
PERMISSION R/2020/0684/ESM FOR  
DEMOLITION OF EXISTING REDUNDANT  
QUAY STRUCTURES, CAPITAL DREDGING  
AND DEVELOPMENT OF NEW QUAY AND  
ASSOCIATED WORKS (PHASE 1)

---

### **APPLICATION SITE**

The application relates to the discharge of conditions relating to planning application R/2020/0684/ESM

The planning permission sought consent for demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (phase 1) and was approved conditionally on 19/03/21

### **CONDITION DETAILS**

The following information has been submitted for conditions 6

6. (a) 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 make provision for:

Before development commences, archaeological evaluation of relevant borehole and vibrocore data

Before development commences, and taking into account the evaluation where relevant, an agreed site monitoring strategy that provides for interpretation and recording of areas of expected archaeological sensitivity, and for any unexpected discoveries of archaeologically significant deposits or structures

The systematic recording by photographic and photogrammetric means (including drone survey where appropriate) of structures to be demolished (including old jetties, pumping and custom houses)

Reasonable notification to the local planning authority of commencement and completion of archaeological work

Details of staff involvement in carrying out of archaeological work, and their qualifications and responsibilities

The timetable for completing any post-excavation assessment, archiving and report

(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.

REASON: The site may contain remains of archaeological interest, which should be recorded before they are destroyed.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required to ensure that no remains are disturbed or otherwise compromised by site excavation of other ground works.

**Written Scheme of Investigation – Archaeological Deposit Model, Photogrammetric Recording and Watching Brief (ref. LIC01.05), prepared by Prospect Archaeology received by the Local Planning Authority on 16/02/22**

## **CONSULTATION RESPONSES**

### **NEAR**

*We confirm that the WSI (Ph1 WB WSIv3, Nov 2021) is satisfactory as drafted, and can be considered by the Council to meet the requirements for an agreed WSI under condition 6.*

*The WSI must of course be complied with fully before paragraph (b) of the condition is discharged.*

## **PLANNING CONSIDERATIONS**

The application relates to matters of archaeology. The submitted information has therefore been considered by the Council's archaeology consultant. No objection has been raised to the information that has been provided, and it is considered that the submitted information is sufficient to discharge the condition.

It is noted that part B of the condition requires the WSI to be complied with, and where not this must be agreed with the LPA. The comments from the consultation process relating to part B being discharged at a later point are noted, however the condition does not require the submission of a verification report, and therefore unless the application is departing from the approved details, part B is not required to be discharged.

The application falls within the site catchment for nitrate neutrality however is outside of scope for requiring additional information / assessment.

## **RECOMMENDATION**

Taking into account the content of the report the recommendation is to discharge condition 6.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	28 March 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
<i>Claire Griffiths</i>	29/03/2022