

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

**Date:** 24 February 2022  
**Our ref:** 61586/01/NW/rdo  
**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) – Discharge of Condition no.13**

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 13 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."*

### **Project Background**

Subsequent to gaining planning consent for the above outline planning permission, you will be aware that a number of planning submissions have been submitted to RBCB, seeking to discharge conditions. This application seeks the partial discharge of condition 13 which states:

*"Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, a detailed scheme for the disposal of foul and surface water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details."*

*REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.*

*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 or foul drainage infrastructure."*

**Planning Submission**

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

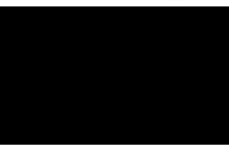
- Key Plan (C-0001-A1-Co2)
- General Arrangement High Tip West (C-0002-A1-Co2)
- General Arrangement High Tip North (C-0003-A1-Co2)
- General Arrangement Inner Tidal Channel (C-0004-A1-Co2)
- Long Section – Sheet 1 of 4 (C-0101-A1-Co1)
- Long Section – Sheet 2 of 4 (C-0102-A1-Co1)
- Long Section – Sheet 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 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