

Mr David Pedlow
Planning Services
Redcar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
Yorkshire
TS10 1RT

Date: 9 March 2022

Our ref: 61586/01/NW/AA/20576195v1

Your ref:

Dear David

Detailed Planning Application: Land at South Tees Development Corporation East of Smiths Docks Road and West of Tees Dock Road South Bank

We are pleased to submit, on behalf of our client, South Tees Development Corporation (“the applicant”), “Teesworks”, an application seeking full planning permission for the following development:

“Proposed extension to surface water management infrastructure”

Application Background

The South Bank site has benefited from Outline approval (R/2020/0357/OOM) since the 3 December 2020, permitting the following development:

“Outline planning application for demolition of existing structures on site and the development of up to 418,00 sqm (gross) of general industry (Use Class B2) and storage and 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 follows on from the submission of applications R/2021/1096/CD and R/2022/0186/CD, which were submitted on 23 December 2021 and 24 February 2022, respectively.

The Application Proposals

This application seeks detailed planning permission for the extension of infrastructure that supports surface water management of the South Bank site.

Detailed technical drawings that were attached to planning application R/2021/1096/CD also accompany this application. These should be considered solely in the context of the area subject to the proposals and outlined on the attached Location Plan.

The Application Submission

The following documentation has been submitted with the planning application:

- Completed Application Form;

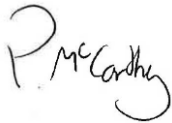
- This Covering Letter, prepared by Lichfields;
- Location Plan (Ref. 1401-STDC-SC-00.01REVB), prepared by Pod;
- South Bank Holme Beck – Inner Tidal Channel General Arrangement (Ref. TW-SIZ-XX-JBAU-SB-00-DR-C-0004), prepared by JBA Consulting;
- South Bank Holme Beck Key Plan (Ref. TW-SIZ-XX-JBAU-SB-00-DR-C-0001), prepared by JBA Consulting; and
- South Bank Long Section – Sheet 4 of 4 (Ref. TW-SIZ-XX-JBAU-SB-00-DR-C-0104), prepared by JBA Consulting.

The application fee of £262 has been paid via the Planning Portal.

We trust that sufficient information has been provided to ensure this application can be validated and advanced to determination at the earliest opportunity, and we will contact you in due course to discuss progress.

If you have any queries about any of the above, please do not hesitate to contact me.

Yours sincerely



Phil McCarthy
Associate Director