

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: 60722/01/AGR/AA/20767746v1

Your ref:

Dear David

**Land at South Tees Development Corporation, Prairie site (Phase 4),
Grangetown (R/2021/0166/FFM)**

We are pleased to submit, on behalf of our client, South Tees Development Corporation, "Teesworks", an application seeking the discharge of details reserved by Condition 5 attached to permission R/2021/0166/FFM.

Detailed planning permission was granted on 17 June 2021 for the following development:

"Engineering operations associated with ground remediation of the site"

This application seeks to discharge Condition no. 5 attached to this permission. Condition 5 states:

"No phase of development shall commence until a scheme to deal with any site contamination within that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to human health. Development shall only proceed in accordance with the approved scheme.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other off site receptors.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site as it relates to land contamination details which are often the first works on site and relate to site preparation"

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

- Prairie Phase 4, Teesworks, Redcar: Phase II Site Assessment (Ref. 10035117-AUK-XX-XX-RP-ZZ-0452-01-P4_GI_AD)

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

The logo for LICHFIELDS, featuring the word "LICHFIELDS" in white, bold, uppercase letters on a black background. The background is a large, stylized letter 'L' shape.

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, should you have any queries, or wish to discuss the matter further, please do not hesitate to contact me.

Yours sincerely

A solid black rectangular box redacting the signature of Phil McCarthy.

Phil McCarthy
Associate Director