



**Redcar & Cleveland Borough Council  
Corporate Directorate for Growth, Enterprise  
and Environment**

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Our Ref: R/2022/0354/CD  
Your Ref:  
Contact: DP  
Date: 24 May 2022

Dear Sir/Madam

**PROPOSAL: DISCHARGE OF CONDITION 14 (WRITTEN SCHEME OF INVESTIGATION) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM 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**

**LOCATION: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK**

Further to your recent submission of information to comply with conditions attached to the planning permission for the above development.

Please find enclosed Confirmation of Compliance.

This Confirmation of Compliance is the only documentary evidence to show of your compliance with the planning permission and should be retained with your planning decision notice.

Yours faithfully

A handwritten signature in black ink that reads 'Claire Griffiths'.

Claire Griffiths  
Development Services Manager



## TOWN AND COUNTRY PLANNING ACT 1990

### CONFIRMATION OF COMPLIANCE

R/2022/0354/CD

Proposal: DISCHARGE OF CONDITION 14 (WRITTEN SCHEME OF INVESTIGATION) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM 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

Location: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK

This Notice confirms that the conditions stated below have been complied with and are formally discharged:

- 14 Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, a written scheme of investigation (WSI) for archaeological work shall be submitted to and approved in writing by the local planning authority. The WSI shall make provision for:**
- i Before site remediation or development commences, archaeological evaluation of relevant borehole and test pit data**
  - ii During remediation archaeological monitoring of groundworks in selected areas of the site (to be agreed with the Council in accordance with parameters specified in the WSI)**
  - iii An archaeological watching brief/prior and, or strip map and, or record (as appropriate) of areas agreed as archaeologically sensitive**
  - iv Archaeological monitoring of deep excavations and piling in any areas indicated by the evaluation of borehole and test pit data to be of potential archaeological interest**
  - v The recording of the Riverside Pumping and Custom House to at Historic England Level 2/3, including photogrammetry and measured survey**
  - vi A general programme of works and monitoring arrangements, including reasonable notification to the local planning authority of commencement of works**
  - vii Details of staff involvement in carrying out the work (including specialists), and their qualifications and responsibilities**
  - viii The timetable for completing post-excavation assessment.**

**Provision for the analysis, archiving and publication of the results of the archaeological surveys and excavations shall be secured to the satisfaction of the local planning authority by the developer before any of the business**

**units on development is brought into use, as necessary.**

**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: to ensure that any archaeological interest is appropriately recorded.**

**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.**



Signed:

**Andrew Carter  
Assistant Director Economic Growth**

Date: **24 May 2022**

**Informative Note:** Only the conditions listed above have been formally discharged.

Failure on the part of the developer to fully meet the terms of any conditions which require the submission of details at appropriate stages during the development, will result in the development being considered unlawful and may render you liable for formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions which do not require submission of details could result in the Council pursuing formal action in the form of a Breach of Condition Notice.