

## **Redcar and Cleveland Borough Council**

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

APPLICATION NUMBER: R/2022/0354/CD  
LOCATION: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK  
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

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### **APPLICATION SITE**

The application relates to the discharge of conditions relating to planning application R/2020/0357/OOM

The planning permission sought consent 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 and was approved conditionally on 03/12/2020

### **CONDITION DETAILS**

The following information has been submitted for condition 14

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.

**Written Scheme of Investigation (Report No. LIC02.03) received by the Local Planning Authority on 13/04/22**

## **CONSULTATION RESPONSES**

### **Redcar and Cleveland Borough Council Archaeology Consultant (NEAR)**

*Having considered the submitted WSI and previously discussed the preliminary ground investigation with Prospect Archaeology, I am of the view that the WSI is sufficient to meet the requirements for a WSI pursuant to the condition, and so can be agreed by the Council.*

*The WSI of course is to be complied with.*

*Also, not all elements of condition 14 are discharged by the agreement of the WSI (contrary to the statement in the application). For example, provision for analysis, archiving and publication is not covered by the WSI and will need to be agreed*

*before the units can be occupied. (As the WSI acknowledges, publication will be by way of a comprehensive volume covering the whole of the relevant STDC estate, but the provision for this is yet to be agreed by STDC with the Council as far as I am aware.)*

**PLANNING CONSIDERATIONS**

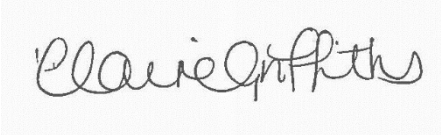
The application relates to the discharge of a condition on land at Teesworks known as 'South Bank'. The condition relates to archaeology matters and therefore has been considered by the Council's archaeology consultant, NEAR.

Based on the information that has been submitted, no objection is raised with regard to the content of the WSI and it is there considered sufficient to discharge the condition in so far as it relates to the WSI. It is noted that there remains a requirement for further submissions pre occupation of any development, however this is not considered to prevent the condition being discharged at this time in relation to the WSI.

**RECOMMENDATION**

Taking into account the content of the report the recommendation is to discharge condition 14

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	23 May 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	24/05/2022