

David Pedlow
Development Management
Redcar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
Yorkshire
TS10 1RT

Date: 12 April 2022
Our ref: 61586/01/NW/AA/20605325v1
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)

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 14 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"

This application seeks to discharge Condition no. 14 attached to this permission. Condition 14 states:

"Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, a writes 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 than no remains are disturbed or otherwise compromised by site exaction of other ground works.”

The following documents are submitted to allow for the matter to be considered:

- Completed Application Forms; and
- South Bank, Redcar Teesworks: Written Scheme of Investigation (ref. LIC02.03), prepared by Prospect Archaeology.

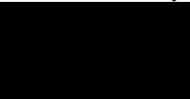
Summary

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

We trust you have sufficient information to validate and progress the application towards determination at the earliest opportunity, and we will contact you in due course to discuss progress.

In the meantime, should you have any queries, or wish to discuss any of the above, please do not hesitate to contact me.

Yours sincerely



Phil McCarthy
Associate Director