

David Pedlow
Redcar & Cleveland Borough Council
Redcar & Cleveland House
Kirkleatham Street
Redcar
Redcar and Cleveland
TS10 1RT

Our ref: NA/2022/115838/01-L02
Your ref: R/2022/0355/FFM
Date: 15 June 2022

Dear David

ERECTION OF INDUSTRIAL FACILITY (USE CLASS B2/B8), ASSOCIATED STRUCTURES, HARDSTANDING AND LANDSCAPING WORKS. LAND AT SOUTH BANK OFF TEES DOCK ROAD SOUTH BANK

We have no objections to the proposed development provided the following **CONDITION** is imposed on the granting of permission:

Condition

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage and surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason(s)

To protect the water environment and to minimise pollution.

Informative – information for LPA/Applicant

The application form states that discharge of foul drainage is 'unknown'. Therefore, information regarding the disposal of foul is required. If the applicant is proposing to use non-mains drainage, they must provide details of the non-mains drainage to be used, and demonstrate why they are unable to connect to the main sewer network. The applicant should also provide a method statement of how the surface water run-off will be dealt with during the construction phase.

Separate to the above condition, we also have the following comments/advice to offer:

Teeswork Environment and Biodiversity Strategy - Advice to LPA

This application is located with the Teeswork boundary. Therefore, the principles of the Teeswork Environment and Biodiversity Strategy (which is currently being



reviewed in association with other planning applications that fall within the Teeswork boundary) is applicable to this development, and should be considered as part of the determination of planning conditions, if applicable.

Environmental Permitting Regulations (waste) - Advice to Applicant

This activity will not require a Waste permit under the Environmental Permitting Regulations. Note; it may require an Installations permit (Installations team will confirm). The construction activity will generate excess soils which are potentially a waste material. Within the Enabling Earthworks and Remediation strategy (section 2.14 - Materials Management) it is set out that the applicant intends to reuse excavated materials in accordance with the CL:AIRE reuse of soils protocol. In order to achieve this a separate Materials Management Plan (MMP) will be produced and submitted to CL:AIRE and the Environment Agency for agreement. This will be dealt with outside of the planning process.

Please do not hesitate to contact me if you have any questions regarding this letter.

Yours sincerely

Lucy Mo
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