

Mr David Pedlow
Planning Services
Redcar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
Yorkshire
TS10 1RT

Date: 3 May 2022

Our ref: 64764/01/NW/AA/

Your ref:

Dear David

Land at South Tees Development Corporation East of Smiths Dock Road 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 partial discharge of Condition 6 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. 6 attached to this permission (as far as it relates to the Reserved Matters application submitted under Ref: R/2022/0343/ESM). Condition 6 states:

"Upon the approval of the Reserved Matters in accordance with the phasing plan agreed through discharge of condition 4, and prior to the implementation of the approved scheme, the development shall be the subject of an updated Habitats Regulations Assessment. The HRA shall confirm, based on the approved detail of the development and its processes and the conclusions of the environmental Impact Assessment that the development will not give rise to significant adverse impacts on the Teesmouth and Cleveland Coast SPA and Ramsar sites. Where significant impacts not previously identified are assessed to arise from the approved detailed scheme, the additional information shall set out those mitigation measures to be employed to minimise or eliminate such impacts.

REASON: to update the Habitats Regulations Assessment based on the detailed schemes."

Application Submission

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

- INCA 2022-12

LICHFIELDS

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

We trust that you have sufficient information to validate and progress the application towards determination at the earliest opportunity. 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

A black rectangular redaction box covers the signature area. A small, faint circular mark is visible below the redaction.

Phil McCarthy

Associate Director