



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

Development Management
Redcar and Cleveland House
Kirkleatham Street
Redcar
Yorkshire
TS10 1RT

LICHFIELDS
MR ADRIAN ARMSTRONG
ST NICHOLAS BUILDING
ST NICHOLAS STREET
NEWCASTLE UPON TYNE
NE1 1RF

Telephone: 01642 774 774
Email: planning_admin@redcar-cleveland.gov.uk
Website: www.redcar-cleveland.gov.uk/Planning

Our Ref: R/2022/0435/CD
Your Ref:
Contact: David Pedlow
Date: 22 June 2022

Dear Sir/Madam

PROPOSAL: PARTIAL DISCHARGE OF CONDITION 6 (HABITAT REGULATIONS ASSESSMENT) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM FOR 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

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/2022/0435/CD

- Proposal:** PARTIAL DISCHARGE OF CONDITION 6 (HABITAT REGULATIONS ASSESSMENT) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM FOR 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
- Location:** LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK

This Notice confirms that Condition 6 can be ***partially discharged*** in so far as it relates to Phase 3 of the outline development as consented under application R/2022/0343/ESM on 16/06/22.

- 6** 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.

Signed:

Andrew Carter
Assistant Director Economic Growth

Date: 22 June 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.