

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

Date: 9 June 2022

Our ref: 61586/01/NW/rdo/21147405v1

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) – Partial Discharge of Condition 17

We are pleased to submit, on behalf of our client, South Tees Development Corporation, an application seeking to discharge details reserved by Condition 17 attached to permission R/2020/0357/OOM.

Outline planning permission was granted on 3 December 2020 for the following development at Southbank:

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 and 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.

The current application seeks consent for the partial discharge of condition 17 in relation to Phase 3 – Reserved Matters for first end user (SeAH Monopile Manufacturing Facility). Condition 17 states:

In accordance with the phasing plan agreed through the discharge of condition 4, a Remediation Design Statement for each development plot shall be submitted to and approved in writing by the Local Planning Authority. Thereafter development will be implanted in accordance with the approved details, unless otherwise agreed in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite contributions.

Application Submission

This application is accompanied by the following documentation:

- Completed planning application forms and certificates; and
- Remediation Design Statement (Ref. LO5858-CLK-XX-XX-RP-GT-0005).

Summary

The requisite application fee has been 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 and will contact you shortly 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