

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

**Date:** 13 June 2022

**Our ref:** 61586/01/NW/AA/21160863v1

**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, an application seeking to partially discharge details reserved by Condition 28 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 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 the partial discharge of Condition 28 in relation to Phase 3 – Reserved Matters for first end user (SeAH Monopile Manufacturing Facility).

### **Condition 28**

This application seeks consent to partially discharge Condition No. 28, which states:

*“Following agreement of reserved matters for each phase of the development (in line with the phasing plan) and prior to the construction of that phase of development, a detailed construction traffic assessment and associated air quality assessment shall be submitted to and agreed in writing by the Local Planning Authority. Measures set out within the assessment shall be complied with thereafter, unless otherwise agreed in writing.*

*REASON: To ensure the construction activities associated with the development are appropriately managed.*

The following document, prepared by Hilson Moran, is submitted for the matter to be considered:

- Air Quality Impact Assessment (Ref. 32435-RP-IE-001)

**Conclusion**

The application form has been submitted online and the requisite application fee has been paid directly via the Planning Portal (Ref. PP-11322996).

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