

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

**Date:** 8 September 2022

**Our ref:** 61586/01/NW/AA/25781769v1

**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 5 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 418,00 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.”*

This application seeks consent for the partial discharge of condition no. 5 in relation to Phase 3 – Reserved Matters for first end user (SeAH Monopile Manufacturing Facility). Condition 5 states:

*“Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4, a Construction Environmental Management Plan (CEMP) for the development shall be submitted and approved in writing by the Local Planning Authority, or any other subsequent variation approved in writing. The CEMP will include measures relation to highways, ecology, materials and health and safety with particular reference to those matters below. The development shall thereafter take place in accordance with approved details.*

- *Invasive Non-Native Species (‘INNS’) Management Plan;*
- *Construction Traffic Management Plan (‘CTMP’)*
- *Construction Waste Management Plan (‘CWMP’)*
- *Materials Management Plan (‘MMP’)*
- *Health and Safety Plan for asbestos and watching brief where necessary*

- *Car Parking Management Plan and Servicing Management Plan*

*REASON: To ensure the environmental effects of construction are appropriately managed.*

*REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required as the environmental impact of the development will occur on the commencement of development”*

An application was submitted to partially discharge of condition no. 5 in relation to Phase 3 of the above planning permission and granted permission on 01 July 2022 (ref. R/2022/0454/CD). The CEMP is a live document, and this application updates the CEMP to reflect current construction requirements.

### **Application Submission**

This application is accompanied by the following documentation:

- Completed planning application forms and certificates;
- Construction Environmental Management Plan (Ref. Revision B); and
- Invasive Non-Native Species ('INNS') Management Plan (Ref. INCA 2022-30).

### **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