

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

Date: 23 November 2022
Our ref: 64764/01/NW/AA/25988313v1
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, SeAH Wind Ltd., an application seeking to partially discharge details reserved by Condition 31 attached to permission R/2020/0357/OOM).

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

“Outline planning application for the 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.”

This application seeks consent for the partial discharge of Condition No. 31 in so far as it relates to the development within Phase 3 – Reserved Matters for first end user (SeAH Monopile Manufacturing Facility). Condition 31 states:

Prior to the commencement of the development, or in accordance with the phasing plan agreed through discharge of condition 4 a Design Statement shall be submitted to and approved in writing by the Local Planning Authority to include information on how the buildings will be articulated, coloured and use of materials. The Design Statement shall also include details relating to the provision and implementation of boundary tree planting at viewpoint 5 (Smiths Dock Road / Dockside Road). The development shall be carried out in accordance with the approved details and shall be complied with thereafter, unless otherwise agreed in writing.

REASON: To ensure the development is supported by a suitably designed scheme for the sites setting and location.

REASON FOR PRE-COMMENCEMENT: A pre-commencement condition is required so that the final agreed details for the development are agreed in advance of any start of site to avoid the use of inappropriate materials.”

It is anticipated that 'boundary tree planting at viewpoint 5' will be addressed as part of subsequent phases that include development to the western part of the 'South Bank' site.

Application Submission

The following documents have been considered to allow for the matter to be considered:

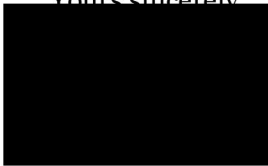
- This Covering Letter;
- Completed Application Forms and Certificates; and
- Design Statement to Support Condition 31 (Ref. SEAH-ASA-XX-XX-XX-A-0007_(So-P1)).

Summary

We trust that sufficient information has been provided to allow for the application to be validated and progressed to determination at the earliest opportunity, and we will contact you in due course to discuss progress.

In the meantime, should you require any further information, or if you have any queries, please do not hesitate to contact me.

Yours sincerely



Phil McCarthy
Associate Director