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**Date:** 4 April 2023  
**Our ref:** 63262/01/AGR/26397732v1

Dear David

## **Discharge of Condition Application: Land to the West of Warrenby, Redcar**

We are pleased to submit, on behalf of our client, South Tees Development Corporation (“Teesworks”), an application seeking to discharge details reserved by Condition 4, attached to permission R/2021/1048/FFM.

Planning permission was granted on 11 August 2022 for the following development, at land to the west of Warrenby, Redcar:

*“Engineering operations associated with ground remediation and preparation of the site”.*

### **Condition 4**

This application seeks to fully discharge Condition no. 4, which states:

*“No development hereby approved shall commence within the areas outlined in blue on the submitted 'Net Zero Data Gaps' plan (Plan Ref. No. 10035117-AUK-XX-XX-DR-ZZ[1]0508-01-Net\_Zero\_Plot\_Data\_Gaps) until a report of findings arising from Phase II intrusive site investigations including a risk assessment (generic or detailed quantitative assessment as required), and if required by the risk assessment an updated Remediation Strategy (any updated Remediation Strategy shall be subject to independent review through the National Quality Mark Scheme) has been submitted to and approved in writing by the Local Planning Authority (the submitted information shall consider the areas within the blue lines shown on the aforementioned plan only). The Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports include mitigation measures.*

*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 receptors, in accordance with the Local Plan and the National Planning Policy Framework.”*

## **Conclusion**

The following document has been prepared and is attached to this submission to allow for the above matters to be considered:

- Contaminated Land Generic Quantitative Risk Assessment, Data Gap Areas (Ref. 10035117-AUK-XX-XX-RP-ZZ-623-01-Data Gap Areas GQRA).

The document provides additional ground investigations, covering areas excluded from the original application permission, and reserved by condition 4 attached to the permission.

The application has been submitted online and the requisite application fee has been paid directly via the Planning Portal (ref. PP-12049052).

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 or my colleague Rachel Dodd.

Yours sincerely



**Anthony Greally**  
Senior Director