

Our ref: MM/LH/GEN.40
13th August 2021

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

David.Pedlow@redcar-cleveland.gov.uk

Dear David

**Planning Application - R/2021/0465/FFM
Land at South Bank**

**Erection of 3,396SQM OF B2/B8 floorspace including waste storage area, installation of
sprinkler tank and associated plant, creation of hardstanding and landscape works**

We have received a copy of the correspondence dated 11th August 2021 from Justine Matchett, Planning Director at Lichfields in relation to the above planning application (the Application). In the first instance we would respond to a statement made in the second paragraph of that letter. For clarification, PD Teesport Ltd (PD) has not objected to the proposed development. This will have been clear from the contents of our previous correspondence. PD has supported and continues to support the principle of new development at South Bank, having on a number of occasions, for example, offered to assist with the financing of the proposed new quayside infrastructure on South Bank.

The comments made by PD on the Application were offered to the Council to allow proper determination of the facts. It appears that there had been incorrect interpretation of some of the information contained within the supporting documentation submitted with the Application, such as the status of No 1 Quay Road. Given that the Applicant recognises the need to submit a new planning application, this vindicates the concerns raised by PD to the proposed development and the lack of accurate detail submitted in the Application.

As a neighbour to the Application area, as well as owner of land property which the Applicant had proposed, and perhaps still proposes, to use for access purposes, we would have expected as a matter of good practice for pre-submission consultation to have been offered to PD. It is not clear from the contents of the letter of 11th August as to whether the current application is being withdrawn and a new application made as an alternative, or whether the further application is to be lodged in addition to the one which is the subject of this correspondence. We are mindful that it is presumably public funding which is being incurred in the making of various applications, and that appropriate consultation and engagement prior to the making of the application may have both avoided abortive costs being incurred and helped expedite the consenting process.

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As you are aware from our correspondence dated 7th October 2020 relating to the Outline Planning Application R/2020/0357/OOM, PD had not received any formal request from the Applicant to use the roads on the private Teesport Estate. This remains the situation as of today's date. PD remains willing to consider any proposal by the Applicant regarding accessing the private Teesport road network. As outlined in our letter of 14th July, and acknowledged by the legal representatives of the Applicant and again in the recent correspondence from Lichfields, Tenants do not have access rights along the lines of those afforded to the freeholder of what was known in 1964 as the Cleveland Works and Lackenby Works. That does not preclude engagement on the part of either the Applicant or any prospective Tenant should it wish PD to consider any request for access together with associated operational and commercial issues.

Should the Applicant wish to consult with PD on the new planning application, PD would welcome this. The Applicant is also aware of the investment and businesses operating in and around the Teesport Commerce Park and Dockside Road area, and we trust it will recognise the need to not cause any interruption or congestion to this industrial zone. No doubt the appropriate assessment of the traffic impact caused by the development proposal on the A66 and B1513 will be provided.

We would reiterate our support to the remediation of the area under the control of the South Tees Development Corporation, but for this not to be at the detriment of existing businesses and investment decisions on the River corridor.

In the potential absence of the Applicant offering any consultation with PD, we would be grateful for notification from you of the new application and, if applicable, any withdrawal of the current one.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M McConnell'.

Michael McConnell
Group Property Director

cc. Mrs Justine Matchett, Lichfields (newcastle@lichfields.uk)

Mr Chris Bell, Operations Directorate
PLANNINGYNE@highwaysengland.co.uk

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