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**Our ref:** NA/2022/115842/01-L02  
**Your ref:** R/2022/0343/ESM  
**Date:** 31 May 2022

Dear David

**APPLICATION FOR THE APPROVAL OF RESERVED MATTERS, NAMELY APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN RESPECT OF A CLASS B2 MANUFACTURING UNIT WITH ANCILLARY OFFICES, PARKING, SERVICING, AND LANDSCAPING FOLLOWING APPROVAL OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM LAND AT SOUTH TEES DEVELOPMENT CORPORATION, EAST OF SMITH'S DOCK AND WEST OF TEES DOCK ROAD, SOUTH BANK.**

Thank you for referring the above application which we received on 21 April 2022.

**Environment Agency Position**

We have **NO OBJECTIONS** to the above application as submitted. However, the comments and conditions set out in our letter dated 29 October 2022 (reference NA/2020/115072/01-L01) relating to the original outline application are still applicable and apply to this reserved matters application.

Particular attention should be given to condition 8 of planning application R/2020/0357/OOM. This condition relates to provision of an Environment and Biodiversity Strategy and states:

‘Prior to the approval of reserved matters details of the layout of any phase of development, the Environment and Biodiversity Strategy shall be updated to include the following:

- The details of any new and enhanced biodiversity to be created on site, within that phase of development;
- The details of viable compensatory habitat where on-site mitigation is demonstrated not to be feasible, relevant to that phase of development;
- The details of treatment of site boundaries and/or buffers around water



- bodies, relevant to that phase of development;
- The details of long-term maintenance regimes and management responsibilities, relevant to that phase of development.

We would welcome the provision of this information in support of this planning application.

Please do not hesitate to contact me if you have any questions regarding this letter.

**Lucy Mo**  
**Planning Technical Specialist - Sustainable Places**

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