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Redcar & Cleveland Borough Council,
Growth Enterprise and Environment,
Development Management,
Kirkleatham Street, Redcar,
TS10 1RT

December 2025

Our Ref: 25/7964

Dear Sir/Madam,

95 High Street West, Redcar, TS10 1SF – Discharging Conditions 3, 4, 7 and 8.

On behalf of Core Childcare Ltd, please find enclosed an application that seeks to discharge conditions 3, 4, 7 and 8, which are attached to the Decision Notice R/2025/0326/CA which was approved on 28th August 2025.

Background

The original application, Ref. R/2025/0326/CA, which was approved for the 'Change of use from Dwellinghouse (Use Class C3) to Residential Institution (Use Class C2); alterations to include demolition of conservatory and lobby to side and rear; demolition of existing garage to create 4No. Car parking spaces to the rear and associated work – this was approved by Redcar & Cleveland Borough Council on the 28th August 2025 – Decision Notice R/2025/0326/CA.

Conditions to Discharge

Condition 3 reads:

'Prior to the construction of the final surface treatment, for any hard surfaced areas, details of the materials to be used shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.'

We are seeking to discharge this condition as a Proposed Surface Treatment Plan has been produced by Monument Design + Build (Drawing Number. 2503-P-006) showing the surface treatment for hard surfaced areas as well as detailed of the materials which shall be used.

Condition 4 reads:

'Prior to the first occupation of the development, hereby approved, boundary walls, fences and gates shall have been erected in accordance with a scheme that has first been submitted to and agreed in writing with the Local Planning Authority. The boundary walls, fences and gates shall thereafter be maintained unless the express consent of the Local Planning Authority is given.'

We are seeking to discharge this condition as a Proposed Boundary Treatment Plan has been produced by Monument Design + Build (Drawing Number. 2503-P-005) showing the boundary walls, fences and gates which shall have been erected in accordance with the scheme.

Condition 7 reads:

'Development may not be begun unless: a biodiversity gain plan has been submitted to the planning authority; and the planning authority has approved the plan. The biodiversity gain plan must include:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

- the pre-development biodiversity value of the onsite habitat;

- the post-development biodiversity value of the onsite habitat;

- any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

- any biodiversity credits purchased for the development; and

- any such other matters as the Secretary of State may by regulations specify.'

We are seeking to discharge this condition as a Biodiversity Net Gain Plan has been produced. Alongside this plan, credit purchase certificates and the Environment Bank Statutory Biodiversity Metric have also been submitted.

Condition 8 reads:

'The development shall not commence until a [Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:

(a) a non-technical summary;

(b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];

(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.'

As mentioned within the original application and submitted evidence, the applicant has purchased off-site credits. This has been evidence in submitted documents, and as a result, the HMMP relates to the provider. Confirmation responsibilities, management and monitoring methodology can be seen within the conservation covenant and the s.106 submitted.

We trust the above information is sufficient to validate the application and await confirmation of this. Should you have any queries please do not hesitate to get in touch.

Yours sincerely,

Planning Potential

Harrogate

Enc.