Redcar & Cleveland Borough Council
Corporate Directorate for Growth, Enterprise and Environment
Development Management
Seafield House
Kirkleatham Street
Redcar
Yorkshire
TS10 1SP

Telephone: 01642 774 774
Email: planning_admin@redcar-cleveland.gov.uk
Website: www.redcar-cleveland.gov.uk/Planning

Planning Potential
Suite 19
1 Cardale Park
Beckwith Head Road
Harrogate
North Yorkshire
HG3 1RY

Our Ref: R/2025/0826/CD
Your Ref:
Contact: DP
Date: 5 February 2026

Dear Sir/Madam

PROPOSAL: **DISCHARGE OF CONDITIONS 3 (MATERIALS HARD SURFACE), CONDITION 4 (BOUNDARY TREATMENT), CONDITION 7 (BNG PLAN) & CONDITION 8 (BNG HABITAT MANAGEMENT & MONITORING PLAN) ON PLANNING APPROVAL R/2025/0326/CA FOR 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 WORKS**

LOCATION: **95 HIGH STREET WEST REDCAR TS10 1SF**

Further to your recent submission of information to comply with conditions attached to the planning permission for the above development.

Please find enclosed Confirmation of Compliance.

This Confirmation of Compliance is the only documentary evidence to show of your compliance with the planning permission and should be retained with your planning decision notice.

Yours faithfully

Claire Griffiths
Development Services Manager

TOWN AND COUNTRY PLANNING ACT 1990

CONFIRMATION OF COMPLIANCE

R/2025/0826/CD

Proposal: **DISCHARGE OF CONDITIONS 3 (MATERIALS HARD SURFACE), CONDITION 4 (BOUNDARY TREATMENT), CONDITION 7 (BNG PLAN) & CONDITION 8 (BNG HABITAT MANAGEMENT & MONITORING PLAN) ON PLANNING APPROVAL R/2025/0326/CA FOR 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 WORKS**

LOCATION: **95 HIGH STREET WEST REDCAR TS10 1SF**

This Notice confirms that the conditions stated below have been complied with and are formally discharged:

3. 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.

REASON: To ensure that the appearance of the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

4. 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.

REASON: To ensure that any boundary treatments would accord with policy SD4 of the Redcar and Cleveland Local Plan by respecting the character of the site and the surroundings and raising no significant adverse impact on neighbouring occupiers.

7. 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.

Reason: To enhance biodiversity in accordance with the National Planning Policy Framework.

Reason for pre commencement condition: To ensure the statutorily required Biodiversity Net Gain is achieved and in accordance with paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

8. 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.

REASON: To ensure the delivery of biodiversity net gain on site.

Signed:

Andrew Carter
Assistant Director Economic Growth

Date: **5 February 2026**

Informative Note: Only the conditions listed above have been formally discharged.

Failure on the part of the developer to fully meet the terms of any conditions which require the submission of details at appropriate stages during the development, will result in the development being considered unlawful and may render you liable for formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions which do not require submission of details could result in the Council pursuing formal action in the form of a Breach of Condition Notice.