

**Redcar & Cleveland Borough Council
Adults and Communities**

Memo

From: Mr Mick Gent	To: Development Department
Job Title: Contaminated Land Officer	
Email:	Name: Mr Pedlow
Our Ref: 153731	
Date: 06/08/2019	Your Ref: R/2019/0427/FFM
Tel Ext: 01287 612429	Response Planning Consultation Con Land

Environmental Protection Planning Consultation Response

Proposal:	DEMOLITION OF STRUCTURES AND ENGINEERING OPERATIONS ASSOCIATED WITH GROUND PREPARATION AND TEMPORARY STORAGE OF SOILS AND ITS FINAL USE IN THE REMEDIATION AND PREPARATION OF LAND FOR REGENERATION AND DEVELOPMENT
Premises:	Land At Former, South Bank Works, Dockside Road, South Bank, Middlesbrough, TS6 6UZ

Comments:

With reference to the above planning application, I would confirm that I have assessed the following environmental impacts which are relevant to the development and would comment as follows:

I note that an amended remediation strategy has been submitted in support of this application which includes enabling activities such as demolition of structures and engineering operations associated with the ground preparation and the temporary storage of soils.

All future developments regulated under the planning regime on this site will require a further design statement to be submitted to support the specific planning application, specifying the form of development and the manner in which the site will be remediated to render it suitable for use.

The remediation strategy splits the site 4 separate land parcels and provides detailed information including historical review and the environmental context for each parcel of land.

The strategy also provides an overall conceptual model for the major potential contaminants, exposure pathways and receptors for the site, and sets out a risk evaluation for the key contaminant linkages.

The remediation strategy also provides a remediation options appraisal and selects the most appropriate preferred option; consisting of the formation of a minimum capping layer across the site to physically break the contaminant linkages.

In summary the submission of this strategy has covered the characterisation of the site together with an appraisal of remedial options, and proposes the preferred option.

I am therefore satisfied that parts a & b of the standard contaminated land condition have been adequately covered.

In order to minimise the environmental impact I would recommend the inclusion of the following part conditions of the standard contaminated land condition:

- **c. Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms unless otherwise agreed in writing by the Local Planning Authority. Remediation shall be completed prior to the first end use of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

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.

- **d. Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

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. and part d conditions onto any planning permission which may be granted: