

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2020/0247/CD
LOCATION: LAND AT FORMER SOUTH BANK WORKS;
GRANGETOWN PRAIRIE; BRITISH STEEL AND
WARRENBY AREA
PROPOSAL: DISCHARGE OF CONDITION 6 & 11 OF
PLANNING PERMISSION R/2019/0427/FFM -
DEMOLITION OF STRUCTURE AND
ENGINEERING OPERATIONS ASSOCIATED
WITH THE GROUND PREPARATION AND THE
TEMPORARY STORAGE OF SOILS AND ITS
FINAL USE IN THE REMEDIATION AND
PREPARATION OF LAND FOR
REGENERATION AND DEVELOPMENT.

APPLICATION SITE

The application relates to the discharge of conditions relating to planning application R/2019/0427/FFM

The planning permission sought consent for demolition of structure and engineering operations associated with the ground preparation and the temporary storage of soils and its final use in the remediation and preparation of land for regeneration and development and was approved conditionally on 27/09/29

CONDITION DETAILS

The following information has been submitted for conditions 6 and 11 (partial)

6. The approved remediation scheme must be carried out in accordance with its terms unless otherwise agreed in writing by the Local Planning Authority. 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.

11. Prior to commencement of the movement of earth associated with the formation of the approved temporary storage mounds or its final use, a Construction and Environmental Management Plan (CEMP) shall be

submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the implementation of the permission. . The Plan shall provide details of the following;

- i) The parking of vehicles for site operatives and visitors;
 - ii) Loading and unloading of plant and materials;
 - iii) Storage of plant and materials used in constructing the temporary storage mounds;
 - iv) Measures to control the spread of dirt and debris on the private road network;
 - v) Methods of demolition of any structures to be demolished in order to form the approved temporary storage mounds;
 - vi) Measures to control the emission of noise, dust and vibration during the formation of the temporary storage mounds.
 - vii) A scheme for recycling/disposing of waste resulting from demolition works that are required to form the approved temporary storage mounds.
- REASON: In the interests of neighbour amenity and maintaining good Air Quality

CONSULTATION RESPONSES

Redcar and Cleveland Borough Council (Environmental Protection)

The CEMP submitted in support of discharge to condition 11 relates to the Warrenby site only, therefore, Condition 11 can only be partially discharged in so far as it relates to the Warrenby site.

The CEMP is satisfactory and therefore I have no objections to the above proposal and would recommend the partial discharge of condition 11.

Redcar and Cleveland Borough Council (Development Engineers)

No objections to the discharging of condition 11 on highway grounds

PLANNING CONSIDERATIONS

The submitted information has been considered by both the Council's development engineers and environmental protection officer.

With regard to highways matters, no objection has been raised in response to the details submitted. Due to the nature of the development and the way in which it is to operate, there will be no direct impact on the public highway network.

No objection has been raised by the Council's environmental protection officer. It is however noted that the information submitted for condition 11 only relates to the development at the Warrenby Site (3B) and therefore only partial discharge is being sought at this time. This has been confirmed in the supporting letter from the agent which stated;

The following strategy has been submitted via the Planning Portal in order to partially discharge Condition 11: Construction Environmental Management Plan (CEMP):

Warrenby Site 3B Enabling Works, April 2020, prepared by Seymour Civil Engineering.

This CEMP relates to the Warrenby site only, therefore, Condition 11 can only be partially discharged in so far as it relates to the Warrenby site. Further CEMPs will be prepared and submitted separately for the remaining sites.

As a result of the responses above it is considered that condition 6 and condition 11 (partially) can be discharged.

RECOMMENDATION

Taking into account the content of the report the recommendation is to:

Discharge Condition 6

Partially discharge Condition 11 in so far as it relates to the Warrenby Site (3B)

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	23 June 2020
Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	30/06/2020