

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: 158351	Your Ref: R/2020/0318/FFM
Date: 05/08/2020	Response: Planning Consultation Con Land
Tel Ext: 01287 612429	

Environmental Protection Planning Consultation Response

Proposal:	ENGINEERING OPERATIONS ASSOCIATED WITH GROUND REMEDIATION AND PREPARATION INCLUDING REMOVAL OF FORMER RAILWAY EMBANKMENT AND WORKS TO HOLME BECK AND KNITTING WIFE BECK
Premises:	Land at the Prairie , Tees Dock Road, Middlesbrough, TS6 6UE

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 a Phase 2 Environmental Site Assessment, Remediation Strategy Report, Remediation Operations Appraisal and Remediation Strategy Report and Detailed Conceptual Site Model Review and Risk Assessment (Arcadis) and Outline Remediation strategy (Wood) has been submitted in support of this application.

These reports are limited to the protection of future commercial users and not for any construction workers involved with any engineering works.

The works will include turnover of the made ground and removal with crushing of any relic structures together with treatment of ground contamination noted within the reports presented. It is proposed to treat and replace excavated material to use as backfill for the formation of a building platform together and site won and imported clean cover soils will be placed under a controlled methodology, mainly driven by geotechnical requirements, to form the development platform. Therefore, the materials are likely to be put down in compacted layers to satisfy these requirements

The above reports have identified areas of know contamination however the Detailed Conceptual Site Model Review and Risk assessment has indicated that, with the resultant remediation future commercial users will not be at risk; although it is noted

that some areas of gross contamination will need to be treated or even removed from site.

The site has been well investigated but as with all site investigations there are data gaps and unforeseen contamination may be found during the engineering works.

The report states that a construction phase environmental management plan (EMP) will be prepared for the works for controlling and monitoring the following aspects of the Works including:

- Waste Management Procedures
- Noise and vibration
- Air quality and dust management
- Any ecological mitigations required
- Surface water drainage
- Spills and environmental releases
- Monitoring and measuring procedures
- Relevant policies, legal requirements and key stakeholders

Asbestos has been found around the site and in some instances in close proximity to neighbouring commercial operations. The remediation and ground preparation will generate dust potentially liberating asbestos into the air which could affect neighbouring commercial operations.

In order to minimise the environmental impact, I would recommend the inclusion of the following conditions onto any planning permission which may be granted:

- 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, and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

Following completion of the development a report must be submitted confirming that unexpected contamination was not encountered during the development

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

- Prior to commencement of any engineering works, a detailed EMP shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the engineering works period. The Statement shall provide the following as stated in the ROA and remediation strategy;
 - Waste Management Procedures (including any offsite movement of waste material)
 - Noise and vibration
 - Air quality and dust management (to include the management of potential airborne asbestos)
 - Any ecological mitigations required
 - Surface water drainage
 - Spills and environmental releases
 - Monitoring and measuring procedures
 - Relevant policies, legal requirements and key stakeholders

REASON: To protect and to ensure that the development can be carried out safely without unacceptable risks to workers, or commercial neighbours.