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:	158340		
Date:	07/08/2020	Your Ref:	R/2020/0357/OOM
Tel Ext:	01287 612429	Response	Planning Consultation Con Land

Environmental Protection Planning Consultation Response

Proposal:	**OUTLINE PLANNING APPLICATION FOR DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF UP TO 418,000 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS B1), HGV AND CAR PARKING AND ASSOCIATED INFRASTRUCTURE WORKS ALL MATTERS RESERVED OTHER THAN ACCESS**
Premises:	**South Tees Development Corporation, Trunk Road, Redcar, TS10 5QW**

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 Ground Conditions and Remediation report has been submitted in support of this application.

The assessment undertaken is supported by the Outline Remediation Strategy (Wood, 2019) which identifies the relevant SPR linkages (based on current data) and the overarching remediation strategy required to address potential risks to identified receptors. The Outline Remediation Strategy (Wood 2019) will form the basis for a remediation strategy for the development site. It includes several elements which will mitigate potential environmental risks associated with the proposed development as part of the proposed remedial works, including:

1 Demolition of legacy structures and ground preparation operations including removal of relic subsurface obstructions (to ~2.5mbgl), vegetation clearance and infilling of voids.
2 The option for selective excavation and disposal at the adjacent hazardous waste facility of limited ‘hotspots’ of contamination; and

3 Site won and imported clean cover soils will be placed under a controlled methodology, mainly driven by geotechnical requirements, to form a 0.3m capping layer to physically break Made Ground contaminant linkages

I have previously stated (R/2019/0427/FFM) that I am satisfied that this strategy adequately covers parts (a) (Site characterisation) and (b) (Submission of a Remediation Scheme) of the standard contaminated land condition for future commercial users of the site.

There are a number of potential on site sources of contamination (Former SSI SLEMS, Former Metals Recovery Area) as well as potential off-site sources (Former SSI High Tip, Highfield Environmental Facilities, Hanson Concrete and Tarmac Teesside Leasehold areas and the SBCO), therefore, additional ground investigation and/or risk assessment, will be necessary where required.

The assessment states that based on the results of the previous ground investigations as well as any further investigation undertaken, areas that pose a risk to human health as a result of identified contamination will be delineated and remediated prior to construction works.

Further investigations are recommended to include, but are not limited to, the following tasks which will identify the need for further mitigation.

• Survey of asbestos in Made Ground across the entire Site including detection and, where detected, quantification of asbestos;
• Monitoring and assessment of ground gas regime across the Site, especially in the vicinity of areas of adjacent landfilling / waste disposal to inform requirements for remediation and/or gas protection measures;
• Assessment of soil quality with regard to potential Contaminants of Concern in specific areas where current data is limited e.g. Metals Recovery Area;
• Assessment of groundwater quality across the entire site within the Made Ground, superficial deposits and, if considered required, the bedrock aquifer with temporal assessment of trends should significant contaminant be identified;
• Assess of geotechnical properties of the underlying ground to inform e.g. foundation and infrastructure design.

The assessment also states that a Construction Environmental Management Plan (CEMP) will be prepared for the development to include the following:
1 measures to minimise dust generation;
2 provision of personal protective equipment (PPE), such as gloves, barrier cream, overall etc. to minimise direct contact with soils;
3 provision of adequate hygiene facilities and clean welfare facilities for all construction site workers;
4 monitoring of confined spaces for potential ground gas accumulations, restricting access to confined spaces, i.e. by suitably trained personnel, and use of specialist PPE, where necessary; and
5 preparation and adoption of a site and task specific health and safety plan.
6 damping of ground with water to minimise dust;

7 adoption of and adherence to measures to ensure no materials are trafficked onto the public highway;
8 processing of excavated materials and using in the works at the site where appropriate;
9 sheeting of lorries transporting any spoil off site and the use of dust suppression equipment on plant;
10 adequate fuel/chemical storage facilities e.g. bunded tanks, hard standing and associated emergency response/spillage control procedures;
11 routine testing of soils and materials in accordance with the Outline Remedial Strategy (Wood 2019) and any detailed remediation statements prepared for specific developments;
12 well maintained plant and associated emergency response/spillage control procedures; and
13 any temporary onsite storage of contaminated material will be stored on sheeting and covered to minimise the potential for leachate and run off from the stockpile being generated;
14 a significant programme of monitoring will be in place before, during and post remediation works. The monitoring programme will include as appropriate the following:
a ground gas monitoring;
b groundwater monitoring;
c surface water monitoring;
d noise and vibration monitoring;
e odour monitoring; and
f air quality monitoring.

In order to minimise the environmental impact, and to ensure that the site is fully categorised and remediated in accordance with Ground Conditions and Remediation report I would recommend the inclusion of the following conditions onto any planning permission which may be granted:

- Further site investigation be carried out as and therefore the standard contaminated land condition with exception to the desk study

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 CEMP 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 details as stated in the Ground Conditions and Remediation report.

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