

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: 160255	
Date: 13/10/2020	Your Ref: R/2020/0465/FFM
Tel Ext: 01287 612429	Response Planning Consultation Con Land

Environmental Protection Planning Consultation Response

Proposal:	DEMOLITION OF EXISTING BUILDINGS/STRUCTURES AND ENGINEERING OPERATIONS ASSOCIATED WITH GROUND REMEDIATION AND PREPARATION OF LAND FOR DEVELOPMENT
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 Phase 2 site investigation and the Wood remediation strategy has been carried out in support of this application.

The report states that future use of the area will be of a commercial /industrial nature and has used information obtained from the recent ground investigation to assess the potential contamination risks to human health, Controlled Waters, ecological receptors and built property.

Human health – the report states that for the majority of contaminants of concern CoC no potentially significant risks have been identified, however, risks to human health from vapour intrusion of contaminants in groundwater has not been assessed.

Asbestos was found in made ground across the site and the report states that further assessment may be necessary to delineate the extent of asbestos.

Controlled Waters

Leachate samples in made ground were found to exceed Water Quality Standards for metals and PAH. An assessment of groundwater and surface water quality has

not been conducted at this stage and therefore the significance of any pollutant linkages is not known.

The report makes several recommendations including:

- Assessment of deep soils, ground and surface water should be undertaken prior to redevelopment to further assess the risks to Controlled Waters at the site, and the risks to human health from the vapour intrusion pathway
- further assessment of the risk to identified surface receptors from concentrations of CoC identified in groundwater should be undertaken
- a remediation options appraisal should be carried out for the loose asbestos fibres identified in the Made Ground on the site. Additional data collection may be needed to support the associated risk assessment/remediation design.
- Depending on the redevelopment scenario further ground investigation including ground gas monitoring of shallow soils should be carried out prior to redevelopment to quantify the ground gas risk on the site in the context of the proposed layout and design.

In order to minimise the environmental impact, and to ensure that the site is fully characterised I would recommend the inclusion of the full standard contaminated land condition onto any planning permission which may be granted.

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.