

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

# Memo

From: <b>Mr Mick Gent</b>	To: Development Department
Job Title: <b>Contaminated Land Officer</b>	
Email:	Name: Mr Pedlow
Our Ref: 162517	
Date: 21/12/2020	Your Ref: R/2020/0684/ESM
Tel Ext: 01287 612429	Response Planning Consultation Con Land

## Environmental Protection Planning Consultation Response

<b>Proposal:</b>	<b>DEMOLITION OF EXISTING REDUNDANT QUAY STRUCTURES, CAPITAL DREDGING AND DEVELOPMENT OF NEW QUAY AND ASSOCIATED WORKS (PHASE 1)</b>
<b>Premises:</b>	<b>land at, South Bank Wharf, Tees Dock, TS06 6UD</b>

### 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 Land Quality Desk Study and Preliminary Risk Assessment Report has been carried out in support of this application.

The report states that the site is located in an area of former industrial use with the potential for contamination to be present including, electricity substations, oil depot with subsequent tanks and pipelines, a former benzole plant and associated tanks and the Tarmac Asphalt and Concrete plant (formerly slag crushing works).

Based on the findings of the Preliminary Risk Assessment recommendations are proposed including the decommissioning of the oil depot and a further phase 2 Intrusive site to better determine characterise the site for the presence, magnitude and extent of contaminants on site and any risks and constraints they may pose to the proposed development, with any subsequent remediation required as necessary.

In order to minimise the environmental impact, 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