

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: 162519	
Date: 04/01/2021	Your Ref: R/2020/0685/ESM
Tel Ext: 01287 612429	Response Planning Consultation Con Land

Environmental Protection Planning Consultation Response

Proposal:	DEMOLITION OF EXISTING REDUNDANT QUAY STRUCTURES, CAPITAL DREDGING AND
Premises:	land at, South Bank Wharf, Tees Dock, TS06 6UD

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 desk study and Preliminary Risk Assessment PRA has been submitted to provide information on the current conditions of the site with respect to land contamination.

Based on the findings of the PRA the following work is recommended prior to the proposed scheme commencing which could be secured via planning conditions:

- Decommissioning of the oil depot and associated pipework, on-site sub-stations and Riverside Pumping Station prior to the proposed scheme commencing.
- Intrusive site investigation and generic quantitative risk assessment (GQRA) to help better determine the presence, magnitude and extent of contaminants on site and the risks and constraints they may pose to the proposed development. Depending on the outcome of the investigation a quantitative risk assessment and/or remediation may be required;
- Site specific UXO Desktop Assessment due to the moderate risk rating of UXO being encountered across the site;
- Drainage survey to determine the presence of underground culverts;

- Consideration should be given to protection of potable water supply pipes following UK Water Research Document 'Guidance for the Selection of Water Supply Pipes to be used on Brownfield Sites' 10/W/M/03/21 January 2011);
- Development of a CEMP for use during construction works to protect construction workers, neighbouring site users and groundwater. The report should be informed by the results of intrusive site investigation and known presence of asbestos containing materials on site;
- Development of a Waste Management Plan (WMP) for the site for materials being excavated and disposed of off-site or re-used either on-site or in the wider STDC development areas.
- Materials being brought on to the site should be tested to ensure they are both chemically and geotechnically suitable for use. Chemical importation criteria should be developed to ensure imported soils do not have the potential to cause harm to human health or the environment.
- During construction works appropriate mitigation measures should be put in place to ensure no pollutants or sediments enter surface waters.

In order to minimise the environmental impact, I would recommend the inclusion of the full Standard contaminated land condition to include the above recommendations to be carried out 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