

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2020/0730/CD
LOCATION: LAND AT PRAIRIE SITE GRANGETOWN
REDCAR
PROPOSAL: DISCHARGE OF CONDITION 5 OF PLANNING
PERMISSION R/20/0318/FFM FOR
ENGINEERING OPERATIONS ASSOCIATED
WITH GROUND REMEDIATION AND
PREPARATION INCLUDING REMOVAL OF
FORMER RAILWAY EMBANKMENT AND
WORKS TO HOLME BECK AND KNITTING
WIFE BECK

APPLICATION SITE

The application relates to the discharge of conditions relating to planning application R/2020/0318/FFM

The planning permission sought consent for engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck and was approved conditionally on 30/09/2020

CONDITION DETAILS

The following information has been submitted for condition 5

5. No phase of development shall commence until a scheme to deal with any site contamination within that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to human health. Development shall only proceed in accordance with the approved scheme.

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.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site as it relates to land contamination details which are often the first works on site and relate to site preparation.

Environmental Site Assessment – 30/11/2020

Prairie Esa Part 1 -30/11/2020

Prairie Esa Part 2 - 30/11/2020

Prairie Esa Part 3 - 30/11/2020
Prairie Esa Part 4 - 30/11/2020
Prairie Esa Part 5 - 30/11/2020
Prairie Esa Part 6 - 30/11/2020
Prairie Esa Addendum Part6 - 30/11/2020
Ground Investigation Assessment - 30/11/2020
Summary Soil Samples - 30/11/2020
Trial Pit Record - 30/11/2020
Lab Sample Descriptions - 30/11/2020
Trial Pit Record - 30/11/2020

CONSULTATION RESPONSES

Redcar and Cleveland Borough Council (Environmental Protection) (Contamination)

I note that several documents including a Remediation Options Appraisal and Enabling Earthworks and Remediation Strategy Report have been submitted in support to discharge condition 5 of planning approval R/2020/0318/FFM.

Chapter 7 of the strategy report details the Enabling Earthworks And Remediation Strategy which covers the approach to carrying out the earthworks and includes sampling methodology, procedures put in place for sampling of soils, management of asbestos containing materials together with dealing with any unexpected contamination found.

Chapter 8 of the strategy report details the various lines of evidence required for the preparation of Remediation Works Verification Report on completion of all remedial works.

Providing the Remediation Works Verification Report is followed in full, Condition No 5 can be discharged.

Any instances where unexpected contamination is found during the earthworks which requires further investigation, including any modifications to the strategy detailing how the contamination will be dealt with, should be reported in writing immediately for the agreement with the Local Planning Authority.

PLANNING CONSIDERATIONS

The application relates to the recently approved application for engineering operations associated with ground remediation and preparation of land for development on a site that falls within the wider STDC site.

The submission has been considered by the Councils environmental protection section. It is considered that the condition can be discharged based on the submitted information. A comment has however been made with regard to the submission of a verification report following the approved works and how any unexpected contamination will be dealt with. These matters have been addressed within the submitted information and will be dealt with by the developer.

RECOMMENDATION

Taking into account the content of the report the recommendation is to discharge condition 5.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	14 January 2021

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
<i>Claire Griffiths</i>	14/01/2020