

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2020/0743/CD
LOCATION: LAND AT METALS RECOVERY AREA NORTH WEST OF PD PORTS; NORTH EAST OF SEMBCORP PIPELINE CORRIDOR AND TEES DOCK ROAD SOUTH EAST OF FORMER SLEM WASTE MANAGEMENT FACILITY AND SOUTH WEST OF HIGHFIELD ENVIRONMENTAL FACILITY SOUTH BANK
PROPOSAL: DISCHARGE OF CONDITION 4 ON PLANNING APPROVAL R/2020/0465/FFM FOR DEMOLITION OF EXISTING BUILDINGS/STRUCTURES AND ENGINEERING OPERATIONS ASSOCIATED WITH GROUND REMEDIATION AND PREPARATION OF LAND FOR DEVELOPMENT

APPLICATION SITE

The application relates to the discharge of conditions relating to planning application R/2020/0465/FFM.

The planning permission sought consent for demolition of existing buildings/structures and engineering operations associated with ground remediation and preparation of land for development and was approved conditionally on 12/11/2020.

CONDITION DETAILS

The following information has been submitted for condition 4

1. No phase of development hereby approved shall take place until further details which are based upon the recommendations set out in the Phase 2 Environmental Site Assessment (Shallow Soils), Arcadis, August 2020 and the Outline Remediation Strategy, Wood, June 2019 have been submitted to and approved by the Local Planning Authority. These details shall include:

- An assessment of deep soils, ground and surface water to further assess the risks to Controlled Waters at the site, and the risks to human health from the vapour intrusion pathway;
- A further assessment of the risk to identified surface water receptors from concentrations of CoC identified in groundwater; and
- A remediation options appraisal 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.

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 earth works which are often the first works on site and relate to site preparation.

Environmental Site Assessment – Part 1 (02/12/2020)

Environmental Site Assessment – Part 2 (02/12/2020)

Phase 2 Environmental Site Assessment - Shallow Soils (17/12/2020)

Shallow Soils Remediation Options Appraisal and Remediation Strategy report (17/12/2020)

Phase 2 Environmental Site Assessment Deep Soils and Controlled Waters (17/12/2020)

MPA Area Summary (17/12/2020)

Re Use of Iron Steel Slag Response Letter Final (17/12/2020)

CONSULTATION RESPONSES

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

I note that several documents including a Shallow Soils Remediation Options Appraisal and Remediation Strategy Report have been submitted in support to discharge condition 4 of planning approval R/2020/0465/FFM.

Chapter 8 of the strategy report details various reporting that on completion of all remedial works a final verification report will be prepared.

Condition No 4 can be discharged, however the verification report and any instances where unforeseen contamination is found during the works with any subsequent modifications to the strategy 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 the demolition of existing buildings/structures and 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 4 of planning approval R/2020/0465/FFM.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	12 January 2021

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