

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From: Mr Mick Gent	To: Development Department
Job Title: Contaminated Land Officer	Name: Mr Pedlow
Email:	Your Ref: R/2020/0820/ESM
Our Ref: 163447	Response Planning Consultation Con Land
Date: 24/02/2021	
Tel Ext: 01287 612429	

Environmental Protection Planning Consultation Response

Proposal:	OUTLINE PLANNING APPLICATION FOR DEVELOPMENT OF UP TO 92,903SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS B1), HGV AND CAR PARKING AND ASSOCIATED INFRASTRUCTURE WORKS (ALL MATTERS RESERVED
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 ground condition report Chapter G vols 2 &3 has been submitted in support of this application.

The report shows that a number of potential impacts of varying significance to receptors, associated with land quality, ground conditions and contamination have been identified.

Since the application is submitted in outline, the final floorspace and mix of uses is currently unknown with the precise footprint of floorspace to be delivered at the reserved matters stage.

Although some areas of the site have been subject to limited ground investigation and analysis of the Made Ground to date have indicated that the potential contaminant concentrations are generally below commercial end use criteria, the entire site has not been investigated.

There are still areas of the site that need demolition and therefore there are currently a number of data gaps regarding the geochemical and geotechnical characterisation of ground conditions and contamination at the site which will likely require further site investigation and risk assessment in order further inform the CSM and confirm the significance of the potential SPR linkages.

These are as follows:

1 Soil and Ground Contamination - Site investigation has not taken place under the footprint of the buildings on the site. The ground conditions both geochemically and geotechnically under the structures is therefore unknown. It is anticipated that supplementary ground investigation within these areas will be required to support specific proposed developments and land parcels as they are brought forward for development.

2 Ground Gas – Limited gas monitoring has taken place across the site. Further monitoring and an associated Gas Risk Assessment should be undertaken, and the necessary protection measures incorporated into the design of the proposed development to protect from ground gasses.

3 Groundwater quality and soil leaching potential - There remains a data gap with respect to groundwater quality and soil leaching potential across the site and further investigation and/or groundwater monitoring may be required to inform the CSM and confirm the overall significance of likely impact to groundwater and surface water.

4 Geotechnical properties – Limited data is available from previous site investigations in relation to the geotechnical properties of ground underlying the proposed development area especially in the areas of existing structures. Further assessment is likely required to inform, for example, foundation and infrastructure design.

Paragraph G2.2 4 of the report reiterates Paragraph 178 of the National Planning Policy Framework which requires that “planning policies and decisions should ensure that:

- (a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- (b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- (c) adequate site investigation information, prepared by a competent person, is available to inform these assessments”.

Therefore, 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 fully characterise the site and 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.