

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2021/0100/CD
LOCATION: LAND AT AND ADJOINING ESTON ROAD
INCLUDING GATEWAY JUNCTION OF A66 TO
MIDDLESBROUGH ROAD EAST
GRANGETOWN
PROPOSAL: DISCHARGE OF CONDITION 4 OF PLANNING
PERMISSION R/2020/0270/FFM FOR
ENGINEERING OPERATIONS INCLUDING
WIDENING OF ESTON ROAD, FORMATION OF
NEW ROUNDABOUT AND INTERNAL ACCESS
ROADS, WORKS TO ENHANCE HOLME BECK
AND ASSOCIATED HARD AND SOFT
LANDSCAPING WORKS

APPLICATION SITE

The application relates to the discharge of conditions relating to planning application R/2020/0270/FFM

The planning permission sought consent for engineering operations including widening of Eston Road, formation of new roundabout and internal access roads, works to enhance Holme Beck and associated hard and soft landscaping works and was approved conditionally on 12/08/2020.

CONDITION DETAILS

The following information has been submitted for condition 4

4 No development shall commence until a scheme to deal with any site contamination 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.

Detailed Conceptual Site Model Review and Risk Assessment (10035117-AUK-XX-XX-RP-ZZ-0088-01-Prairie_Risk Assessment) received by the Local Planning Authority on 08/02/21

Phase 1 Enabling Works (Highways) (STDC_HWY-ATK-HGT-PR-RP-CE-000001) received by the Local Planning Authority on 08/02/21

Phase II Environmental Site Assessment (10035117-AUK-XX-XX-RP-ZZ-0062-01-Prairie_ESA) received by the Local Planning Authority on 08/02/21

Phase II Environmental Site Assessment Addendum (10035117-AUK-XX-XX-RP-ZZ-0117-01-Prairie_ESA_Addendum) received by the Local Planning Authority on 08/02/21

CONSULTATION RESPONSES

Redcar and Cleveland Borough Council (Development Management)

I note that various reports have been submitted in support of the discharge of condition 4.

The reports include: -

Phase II Environmental Site Assessment – Addendum, Detailed Conceptual Site Model Review and Risk Assessment carried out by Arcadis and Eston Road Ground Investigation Report carried out by Atkins.

The general scheme is to remove subsurface material to be screened and treated appropriately in line with the remediation strategy (Remediation Options Appraisal and Enabling Earthworks and Remediation and Strategy Report) provided by Arcadis.

Remediation using capping insitu is proposed for the wider site area to include turnover of Made Ground up to 2.50 m in depth. This is to include removal of relic structures, contamination removal and treatment, and replacement with treated material to create a suitable development platform. However, this remediation has not been completed at this stage but will be overseen by Arcadis.

The commencement of construction of the new highway will start on completion of the remediation works.

Condition 4 states. No development shall commence until a scheme to deal with any site contamination 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.

In summary the Arcadis addendum report identified arsenic and total cyanide as well as chronic health effects from concentrations of volatile compounds such as naphthalene and free cyanide in soil, and for groundwater a number of contaminants of Concern measured in groundwater were identified above the Water Quality Standards, all requiring further consideration for Human Health risk. Following on from addendum report the Detailed Conceptual Site Model Review and Risk Assessment report concludes that after further assessment concentrations of naphthalene measured in soil are still above the GAC and should not be reinstated due to being a primary source of Contamination until treated to below GAC and reinstatement or offsite disposal if not.

For free cyanide no GAC applicable in the UK is available. As such, in house assessment Criteria was derived and modelled.

Based on the results of the modelling, the risk to commercial workers from measured concentrations of free cyanide in soil and groundwater beneath the site is not significant.

In terms of groundwater and with the proposed industrial setting of the site not located with 1km of an Source Protection Zone and the potential for periodic saline intrusion makes it unlikely that abstraction of the identified aquifers, especially for drinking water, would be desirable. On this basis, groundwater underlying the site is considered to be of low resource potential and therefore is not been considered as a receptor of concern.

Further assessment of the surface water quality for Holme Beck and Knitting Wife Beck and Cross Connector is considered to be low provided that the culverts can be proven to be in good condition and that groundwater is not in continuity with the water in the culvert, the risk to Knitting Wife Beck and the Cross Connector from concentrations of Contaminants of Concern measured in groundwater is considered to be low.

Atkins also provided scope for some additional ground investigation to be undertaken as part their ground investigation to support the stage 1 enabling works at Eston Road, which found exceedances for naphthalene and arsenic above GAC for a commercial and end use.

Atkins came to a similar conclusion assuming the use of robust risk assessment and method statements during construction, there is limited potential for exposure of construction workers to the underlying soils however they stated for surface water that in the current condition of the culvert there is a high risk of contamination from elevated concentrations of PAHs but due to the ongoing remediation works are complete this would be reduced to a low risk.

Therefore, due to information provide I can recommend the discharge of condition 4 of application R/2020/0270/FFM.

Unexpected contamination (condition 5) cannot be discharged until the development is complete.

PLANNING CONSIDERATIONS

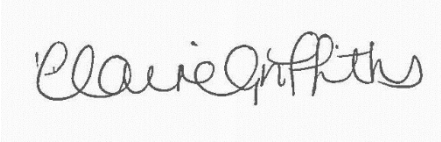
The submitted documentation has been considered by the Council's EHO officer with regard to ground contamination. Based on the information that has been provided within the reports, the advice is that condition 4 of application R/2020/0270/FFM can be discharged.

It is however acknowledged that condition 5 of the application that relates to unexpected contamination remains extant and should any unexpected contamination be encountered during the carrying out of the application this should be dealt with appropriately.

RECOMMENDATION

Taking into account the content of the report the recommendation is to discharge condition 4 of R/2020/0270/FFM

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	15 March 2021

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	16/03/2021