

David Pedlow
Redcar & Cleveland Borough Council
Development Management
Redcar & Cleveland House
Kirkleatham Street
Redcar
Redcar and Cleveland
TS10 1RT

Our ref: NA/2021/115454/01-L01
Your ref: R/2021/0405/FFM
Date: 17 June 2021

Dear David,

ENGINEERING OPERATIONS ASSOCIATED WITH GROUND REMEDIATION AND PREPARATION AND ALTERATIONS TO ACCESS ARRANGEMENTS (SOUTH TEES DEVELOPMENT CORPORATION (TEESWORKS)). LAND WITHIN SOUTH TEES DEVELOPMENT CORPORATION, ADJOINING RIVER TEES AND HANSON CEMENT, SOUTH BANK.

Thank you for consulting us on this planning application which we received 2 June 2021.

Environment Agency position

We have reviewed the application and have NO OBJECTION to the proposal subject to the following suggested **CONDITION**:

Condition: Construction Environment Management Plan (CEMP)

Prior to commencement of development, or in accordance with an agreed phasing plan, a Construction Environment Management Plan for the development shall be submitted to and approved, in writing, by the local planning authority. The plan shall include detail to ensure mitigation for contaminated or poor quality surface water is appropriately mitigated. The development shall thereafter take place in accordance with the approved details.

Reason: To ensure the environment effects of construction are appropriately managed.

Beyond this we wish to add the following informative comments:

CEMP – Advice to LPA/Applicant

We understand that a condition for a CEMP was placed on application reference R/2020/0357/OOM as it was intended to manage some of the construction impacts that have now been separated into this application for initial enabling works. We would require a CEMP to be submitted for this application to ensure there would be no environmental impacts from this initial phase of development including risks from invasive non-native species.

Land contamination and controlled waters – Advice to LPA

Please be aware that whilst we consider the site to be located within a lower environmental sensitive area, **we are not stating in any way that the pollution risk to**

Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.

Customer services line: 03708 506 506

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controlled waters underlying the site is acceptable, should not be considered further by appropriate investigation and assessment.

We would kindly remind the LPA that they are responsible for ensuring that the applicant appropriately investigate and address the risk to controlled waters, both surface waters and groundwaters. In doing so, this would promote remediation where required and an enhancement of the water environment through the planning regime. We would kindly ask the LPA to take into consideration our comments above with respect to controlled waters risk assessment.

We would highlight that the applicant be reminded of our current guidance which can be found on gov.uk and include Groundwater Protection, EA Approach to Groundwater Protection, Land Contamination

Dewatering – Advice to Applicant

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface.

Any dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests.

This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities at the site.

More information is available on gov.uk: <https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction>.

Decision Notice

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome

Should you require any additional information please don't hesitate to contact us.

Yours sincerely,

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