

**Redcar & Cleveland Borough Council**  
**Adults and Communities**

# Memo

From: <b>Mr Mick Gent</b>	To: Development Department
Job Title: <b>Contaminated Land Officer</b>	Name: Mr Pedlow
Email:	Your Ref: R/2021/0754/FF
Our Ref: 169356	Response Planning Consultation Con Land
Date: 02/11/2021	
Tel Ext: 01287 612429	

## Environmental Protection Planning Consultation Response

<b>Proposal:</b>	<b>PROPOSED NEW ACCESS ROAD</b>
<b>Premises:</b>	<b>South Tees Development Corporation, Trunk Road, Redcar, TS10 5QW</b>

### 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 an Environmental Assessment has been submitted in support of this application.

The assessment finds that soil identified to contain contaminants above the human health screening criteria and/or trace levels of asbestos would be suitable for the future end use as an access road below a clean cover system to break the inhalation exposure pathway.

In order to minimise the environmental impact, I would recommend the inclusion of the following conditions onto any planning permission which may be granted:

- That the applicant confirms that any service trenches will be suitable for use for any future ground workers in terms of Human Health.
- In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

Following completion of the development a report must be submitted confirming that unexpected contamination was not encountered during the development

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