

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/2021/0855/CD
Our Ref: 169416	Response Planning Consultation Con Land
Date: 03/11/2021	
Tel Ext: 01287 612429	

Environmental Protection Planning Consultation Response

Proposal:	PARTIALLY DISCHARGE CONDITION 4 OF PLANNING PERMISSION R/2020/0684/ESM
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 Detailed Quantitative Risk Assessment (DQRA) South Bank dated September 2021 together with an Enabling Earthworks and Remediation Strategy Report dated May 2021 have been submitted in support of the partial discharge of condition 4 of planning permission R/2020/0684/ESM for demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (phase 1).

The location plan shows that the discharge condition is for a small portion of land outlined in red on the location plan R/2020/0684/ESM which is included within areas of SBA and SBB.

For Human health, based on the intended industrial / commercial end use of the site, future on-site commercial workers and construction workers are considered as the primary human health receptor. A human health GQRA has been undertaken and is considered to provide an appropriate level of assessment based on what is known of the planned redevelopment scenario. Therefore, human health has not been assessed further within the DQRA. The assessment however recommends that risks to human health are considered at the design stage of any proposed redevelopment with regards to dermal, ingestion and inhalation pathways.

Contamination from the Groundwater Source in the vicinity of SBA_AUK_BH110 is considered to represent contamination associated with SBCO to the south, however the report states that it is understood the SBCO plant to the south is likely to be demolished with a ground investigation and remedial works to be undertaken at the site. It was concluded as likely that, once this has been carried out, contaminant concentrations beneath SBA would decrease, particularly within SBA_AUK_BH110 and the Groundwater Source area.

The DQRA concludes based on the findings of the previous SBA DQRA (Arcadis, 2021d) and the review of the CSM undertaken in this DQRA, the Groundwater Source in the area of SBA_AUK_BH110 (interpreted to be associated with the SBCO), is not considered to present a significant risk to the identified water resource receptor (River Tees).

The findings of the water resource assessment for the Made Ground Source undertaken in this DQRA concludes that the site does not present a significant risk to the River Tees.

The findings of the GQRAs currently provide an appropriate level of assessment of the potential risk to human health based on what is known of the planned redevelopment scenario. The findings of the GQRA indicate the potential risk to human health can likely be managed by pathway management, such as simple cover systems, hardstanding, positioning of on-site buildings and suitable vapour membranes, or by target localised removal of soils

Sufficient information has been submitted to partially discharge condition 4 of planning permission R/2020/0684/ESM however the applicant is advised that there are a number of conditions on the Outline Approval (R/2020/0357/OOM) that are required to be discharged and complied with in the implementation of the application hereby approved.

The applicant is also advised that further risks to human health are to be considered at the design stage of any proposed redevelopment with regards to dermal, ingestion and inhalation pathways.