

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/2021/1048/FFM
Our Ref: 172027	Response: Planning Consultation Con Land
Date: 14/04/2022	
Tel Ext: 01287 612429	

Environmental Protection Planning Consultation Response

Proposal:	ENGINEERING OPERATIONS ASSOCIATED WITH GROUND REMEDIATION AND PREPARATION OF THE SITE
Premises:	Tees Works, Trunk Road, TS10 5QW

Comments:

With reference to the above planning application, my comments are as follows:

I note that further information has been submitted in support of the above planning application.

The further information includes

- Earth works specification dated March 2022
- Baseline characterisation studies volumes 1-3 with associated appendices (carried out in 2004)

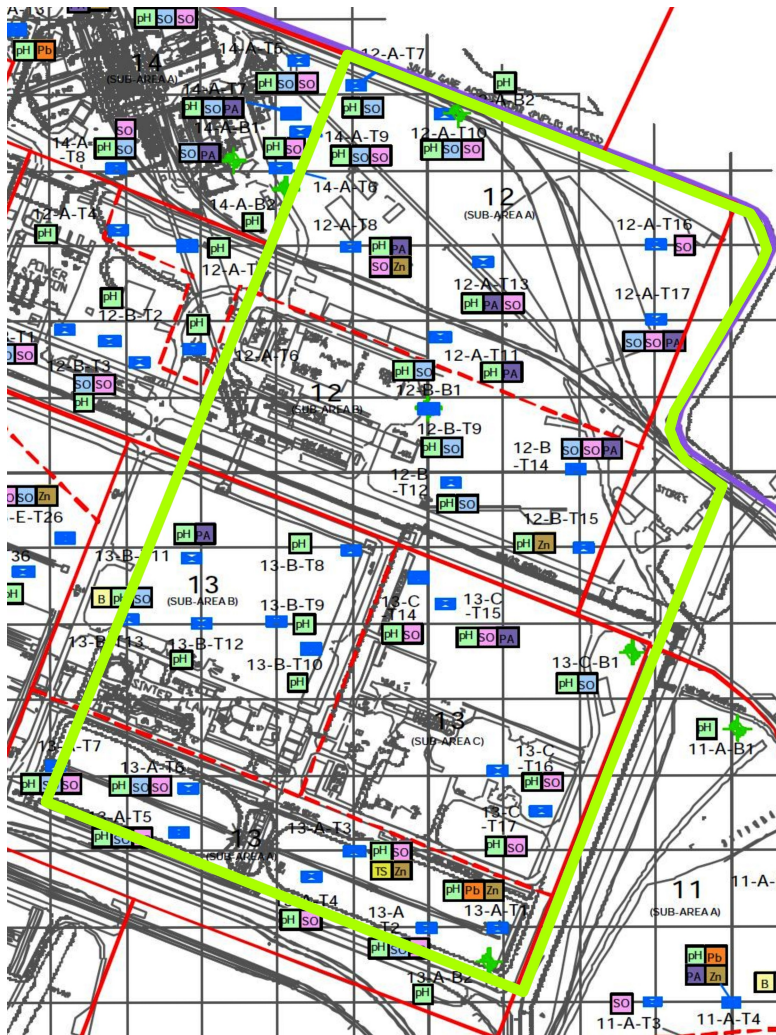
The Earth works specification provides detailed information on how the enabling works will be carried out and how material will be processed and reused on site subject to acceptability from sampling and testing

In respect of the Baseline characterisation a large proportion of the information submitted is not relevant to this planning application as it looks at the Baseline characterisation over the then Corus site (2004) which includes Lackenby, Southbank and Cleveland sites and I am not entirely sure the reasoning or purpose why this has been submitted at this time.

Volume 3 of 3 provides a summary which includes the Redcar site, but this also includes the coke ovens and therefore is not specific to this planning application.

The applicant could have overlaid the pertinent information over the planning boundary for the planned development site, similar to the plan below (showing soil

exceedances of tier1 screening levels) and summarised the information relevant to the site.



The Earthworks specification is satisfactory, but I would reiterate my previous recommendations that:

Following completion of measures identified in the Enabling Earthworks and Remediation Strategy, a validation report that demonstrates the effectiveness of the remediation carried out must be produced which is subject to the approval in writing of the Local Planning Authority to include:

- Reporting of the verification works to provide evidence that the remediation works which have been undertaken are in accordance with the Enabling Earthworks and Remediation Strategy and briefing note.
- A note stating that any future applicant carries out further ground gas investigation to quantify the ground gas risk on the site in the context of the proposed layout and design.
- A note suggesting that further site investigations/ Remedial actions will be necessary for any future potential piled foundations and process pipelines.
- Further final verification report stating that no unexpected contamination was found at the site and for the areas it was that the appropriate actions were carried out to render the site suitable for use

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.