

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: 170541	Response Planning Consultation Con Land
Date: 04/01/2022	
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, 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 Enabling Earthworks and Remediation Strategy Report has been submitted in support of this application.

It is understood that the site is proposed to be redeveloped as a carbon capture and storage facility, however no detailed redevelopment design is currently available for the site. As such, this strategy has been produced on the assumption that any redevelopment of the site will be for a generic commercial industrial end use.

The strategy report seeks to provide the baseline ground conditions and to quantify potential risks to human health, controlled waters and built receptors. This report provides an assessment of different potential remediation techniques and identifies an Enabling Earthworks and Remediation Strategy to deliver the proposed development.

The enabling earthworks and remediation will comprise the following activities.

1. Remediation of soils impacted with contaminants above target levels through capping of materials to manage SPR linkages.
2. Removal of NAPL and tar impacted soils to address risks to Human Health.

The report states that a potential data gap has been identified in the vicinity of the former blast furnace stock house. This area is understood to currently be inaccessible owing to ongoing demolition works.

The report also states that previous ground investigation was not designed with a particular redevelopment scenario in mind, and the gas data monitoring was limited and may not be representative of the entire extent of the site under a particular redevelopment. Therefore, additional ground gas monitoring at greater density is recommended prior to any specific redevelopment to determine the risk from ground gases at the site

Contamination testing at the site has identified contaminants of concern including above the screening criteria which pose a risk to Human Health based on an active SPR linkage including Asbestos, PAH and NAPL with further consideration of the NAPL with respect to the risk to human health will be needed as part of the remedial strategy.

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

- Prior to the commencement of the development, further site investigation including gas monitoring shall be carried out and reported to the Local Planning Authority, to ensure that remediation objectives will be achieved by controlling or breaking the identified Source-Pathway-Receptor linkages in order to mitigate identified risks to the identified environmental receptors.

The proposed remediation and site preparation works must be carried out in accordance with the terms of the submitted strategy unless otherwise agreed in writing by the Local Planning Authority. Remediation and enabling works shall be completed prior to the end use of the development.

Following completion of measures identified in the remediation strategy, a validation report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

- 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., 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 validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority

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.