

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/2022/0050/FFM
Our Ref: 171642	Response: Planning Consultation
Date: 22/03/2022	Nuisance
Tel Ext: 01287 612429	

Environmental Protection Planning Consultation Response

Proposal:	ALTERATIONS TO EXISTING OFFICE BUILDING, CAR PARKING AND LANDSCAPING
Premises:	Steel House, 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 the building construction was completed in the mid-1970s and therefore any internal alterations could potentially liberate asbestos materials being used at that time.

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

- Prior to the development being brought into permitted end use, the developer must either submit evidence that the building was built post 2000 or carry out an intrusive asbestos survey in accordance with HSG264 and provide a mitigation plan to reduce risks to potential workers.

REASON: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.