

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From: Mr Mick Gent	To: Development Department
Job Title: Contaminated Land Officer	
Email:	Name: Mr Pedlow
Our Ref: 172180	
Date: 25/04/2022	Your Ref: R/2022/0342/CD
Tel Ext: 01287 612429	Response Planning Consultation Con Land

Environmental Protection Planning Consultation Response

Proposal:	PARTIAL DISCHARGE OF 25 (GAS RISK ASSESSMENT) PHASE 3 OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM FOR DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF UP TO 418,000 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS B1), HGV AND CAR PARKING AND ASSOCIATED INFRASTRUCTURE WORKS ALL MATTERS RESERVED OTHER THAN ACCESS
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 Ground Gas Risk Assessment Technical note in support of partial discharge of condition 25 has been submitted.

Chapter H Ground conditions and remediation for R/2020/0357/OOM Section H4.4 states:

It is important to note that four specific land parcels are enveloped by, but excluded from, the proposed development area which may be nonetheless potentially significant off-site sources of contamination. These areas are listed and shown in Figure 1 below

- 1 Former SSI High Tip - Iron and steel by-products landfill;
- 2 Highfield Environmental Facilities – Hazardous and non-hazardous waste landfill;

3 Hanson Concrete and Tarmac Teesside leasehold areas; and
4 South Bank Coke Ovens (SBCO) –



Figure 1

However, the Clarkebond Ground Gas Risk Assessment Technical note includes the coke ovens shown the proposed masterplan in Figure 2

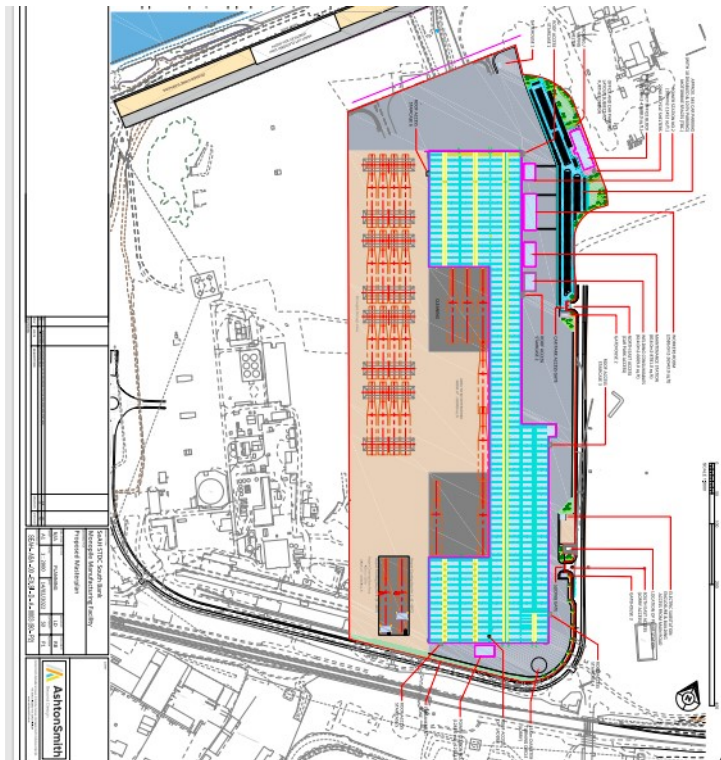


Figure 2

Figure 3 shows the area in relation to the area covered by the outline permission (R/2020/0357/OOM) (black line boundary) and it is only this area that can be discharged at this time.



Figure 3

The Ground Gas Risk Assessment Technical note is acceptable to partially discharge condition 25 however, this is only currently applicable to the area enclosed by the black boundary line as denoted in Figure 3.