

SUBJECT
R/2022/0494/FFM Clarifications

DATE
27/07/22

DEPARTMENT
Arcadis Leeds

COPIES TO
John McNicholas (Teesworks)
Lauren Carr-Duffy (Teesworks)
Rachel Dodd (Lichfields)
Sarah Bullock (Atkins)

TO
Mick Gent (RCBC)

OUR REF
10035117-AUK-XX-XX-CO-ZZ-0555-01-
Steel_House_Mounds

PROJECT NUMBER
10035117

FROM
Jonathan Miles
E Jonathan.Miles@arcadis.com

R/2022/0494/FFM- Land North of Teesworks Area and North East of Steel House - Clarification on Remediation

Background

To facilitate future development at the Teesworks site, which will assist the development of the wider Teesworks site, South Tees Development Corporation (STDC) plan to remove a vegetated mound to the east of Steel House offices down to create a level site at approximately 5.1 mAOD. This development is covered by Planning Ref. R/2022/0494/FFM.

In a comment on the application dated 28th June 2022, ref 173050, the Contaminated Land Officer at Redcar and Cleveland Borough Council (RCBC) has recommended the submission of a Remedial Statement as a potential Planning Condition (Appendix A).

This Memo is intended to provide clarity as to why STDC believe a Remedial Statement is *not required* under this planning application *but should be submitted as a Remedial Strategy as part of a future application to develop the site*.

Rationale

The removal of the mound is required to prepare a level area that to facilitate the following:

1. Allow a comprehensive ground investigation (GI) and associated environmental risk assessment to be conducted as mound removal occurs;
2. To allow a Remediation Strategy to be completed (if required by the findings of the further risk assessment).
3. To collect / establish design parameters for the development to be submitted as part of a future planning application
4. The removal of the mounds *is not* considered to represent the remediation of the site.

A GI report has been submitted in support of the application [Arcadis, "Steel House East Mounds, Teesworks, Redcar. Ground Investigation. Ref. 10047374-AUK-XX-XX-RP-ZZ-0524-01-Steel House East Mounds GI, May 2022].

The intention of this document was to characterise the material within the mounds that is to be excavated and removed from site and to assess its suitability as bulk fill elsewhere on the Teesworks. The GI was not intended to assess soils that will remain in situ at the site following removal of the mounds, or to assess groundwater as this is to be subject to further assessment as part of an additional GI as referred to above. As such the soils under the mounds have not been assessed and a Remedial Statement cannot be prepared at this point.

As the mounds are removed additional GI, environmental risk assessment and development of a Remedial Strategy (if required) will be undertaken. Arcadis understand from STDC that this information will be used in support of a further Planning application for the construction of the end use development.

Further Arcadis understand from STDC that the Planning Application for end use development construction is expected within 6 months of the grant of Planning to remove the mounds. As such following removal of the mounds the soils to remain on site will be subject to immediate further assessment and appropriate remediation (if required). Arcadis consider the requirement for a Remedial Strategy for the site is more appropriate with the upcoming application rather than Planning Ref. R/2022/0494/FFM.

In the event that the development does not proceed within 6 months, STDC will engage with RCBC as to if a temporary cap should be installed to prevent dust/direct contact if required by the environmental risk assessment. Should this be the case a Design Statement would be submitted.

Please do not hesitate to contact Arcadis if further clarification is required.

Enc.

Appendix A – RCBC Memo 28/06/22