

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/2022/0494/FFM
Our Ref: 173050	Response Planning Consultation Con Land
Date: 28/06/2022	
Tel Ext: 01287 612429	

Environmental Protection Planning Consultation Response

Proposal:	ENGINEERING OPERATIONS ASSOCIATED WITH THE REMOVAL OF MOUNDS, INSTALLATION OF HAUL ROAD; TEMPORARY BRIDGE OVER WATERCOURSE AND ASSOCIATED WORKS
Premises:	Teesworks (formerly 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 Investigation Report has been submitted in support of this application for Engineering works to remove of mounds to approximately 5.10m AOD with the excavated material intended to be used elsewhere on the wider Teesworks site.

Excavation of 14no. trial pits into the mounds on site to a target depth of 4.5m or refusal, or until natural material was encountered; and photographs of the dug trial pits show that an assortment of mixed rubbish was tipped to enable the land raise including tyres metals and pipes etc.

The report states that Asbestos was found in 4 of the 27no. samples tested and was quantified at 0.001 to 0.326% and described as loose insulation (3 samples) or loose asbestos fibres (1 sample) (amosite, chrysotile, crocidolite). The report states that the presence of quantifiable levels of asbestos in soil warrants further consideration under any reuse scenario. Asbestos in shallow soils in areas without buildings or hardstanding has the potential to become airborne and available for inhalation, particularly during construction, posing chronic risks to human health.

The report states that the waste horizons which have been identified within the mounds overlying the site, will need to be segregated and appropriately disposed of.

The report concludes and recommends that:

- Material from the mounds is considered suitable for re-use on the wider Teesworks site based on material composition and chemical concentrations. Material will require screening / management to ensure waste elements are removed before re-use.
- Removal of asbestos insulation may be licensable work and a specialist insulation contractor should be contracted to carry out this phase of segregation and disposal.
- A field compaction trial should be carried out to confirm the most suitable compaction method and plant.
- As material is to be reused as a bulk fill elsewhere on Teesworks, prior to this re-use a Materials Management Plan will be required.

However, it is not clear if the remaining 'cut' mounds will be re-covered with a suitable capping layer to ensure that any waste left within the mounds will be adequately covered.

In order to minimise the environmental impact, I would recommend the report conclusions and recommendations are adhered to and also that remedial statement is submitted addressing the remaining cut mounds to ensure that any remaining waste (asbestos etc) is suitably covered, and the site is left in a condition suitable for the intended use by removing unacceptable risks to human health.

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.