

**Redcar & Cleveland Borough Council**  
**Adults and Communities**

# Memo

From: <b>Mr Mick Gent</b>	To: Development Department
Job Title: <b>Contaminated Land Officer</b>	
Email:	Name: Mr Pedlow
Our Ref: 173108	
Date: 30/06/2022	Your Ref: R/2020/0357/OOM
Tel Ext: 01287 612429	Response Planning Consultation Con Land

## Environmental Protection Planning Consultation Response

<b>Proposal:</b>	<b>PARTIAL DISCHARGE OF CONDITION 17 (REMEDIATION STRATEGY) 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</b>
<b>Premises:</b>	<b>South Tees Development Corporation, Trunk Road, Redcar, TS10 5QW</b>

### 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 Remediation Design Statement in support of partial discharge of condition 17 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 remediation design statement includes the coke ovens shown the proposed masterplan in Figure 2

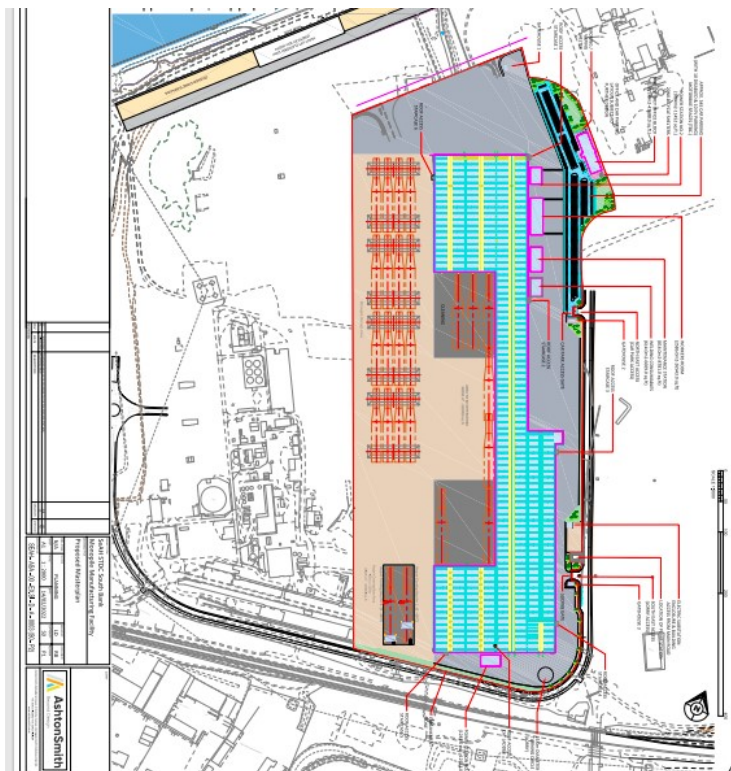


Figure 2

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

Section 6.0 of the document requires verification reporting therefore there will be a requirement for this to be submitted as part of the approved document.

The regulators LA and EA should also be informed in the event of any unexpected contamination.

The remediation design strategy is acceptable to partially discharge condition 17 however, this is only currently applicable to the area enclosed by the black boundary line as denoted in Figure 3.