

Redcar & Cleveland Borough Council
Adults and Communities

Memo

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|---|-----------------------------------|
| From: Mr Mick Gent | To: Development Department |
| Job Title: Contaminated Land Officer | Name: Mr Pedlow |
| Email: | Your Ref: R/2022/0526/CD |
| Our Ref: 173162 | Response Planning Consultation AQ |
| Date: 06/07/2022 | |
| Tel Ext: 01287 612429 | |

environmental Protection Planning Consultation Response

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| Proposal: | PARTIAL DISCHARGE OF CONDITION 28 (CONSTRUCTION TRAFFIC ASSESSMENT) 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 an Air Quality Assessment has been submitted in support of partial discharge of condition 28 of outline planning permission R/2020/0357/OOM.

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 Air Quality Assessment for the SEAH site includes the coke ovens shown the proposed masterplan in Figure 2

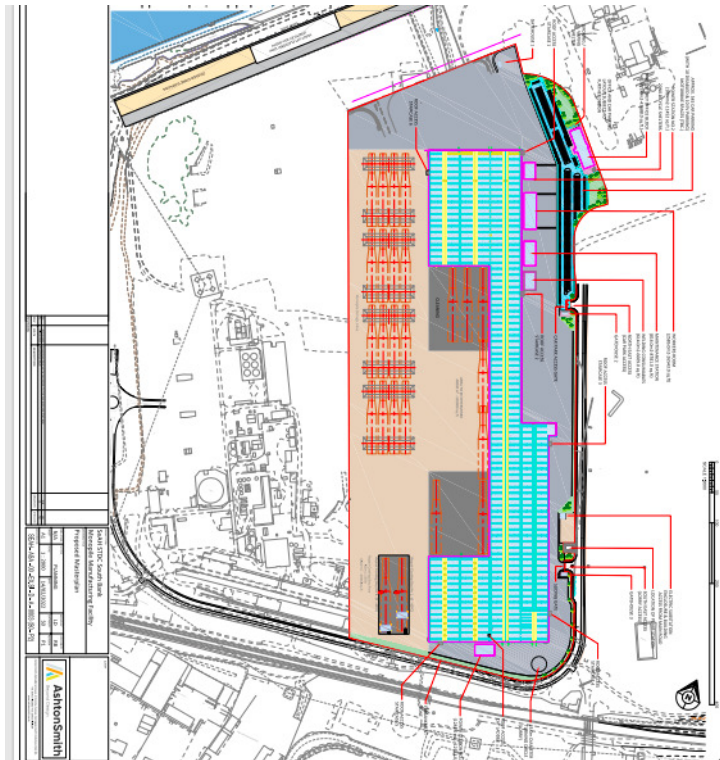


Figure 2

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 Air Quality Assessment is acceptable to partially discharge condition 28 however, this is only currently applicable to the area enclosed by the black boundary line as denoted in Figure 3.