

Mr David Pedlow
Planning Services
Redar and Cleveland Borough Council
Redcar and Cleveland House
Kirkleatham Street
Redcar
TS10 1RT

Date: 13 September 2022
Our ref: 63262/01/AGR/rdo/25776355v1
Your ref:

Dear David

NZT Site Remediation: Discharge of Conditions

We are pleased to submit, on behalf of our client, South Tees Development Corporation (“Teesworks”), an application seeking to discharge details reserved by Conditions 3 and 6, attached to permission R/2021/1048/FFM.

Planning permission was granted on 11 August 2022 for the following development, at land to the west of Warrenby, Redcar:

“Engineering operations associated with ground remediation and preparation of the site”

Condition 3

This application seeks to fully discharge Condition no. 3, which states:

“No phase of development shall take place until a Construction Environmental Management Plan (CEMP) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period of that phase. The CEMP shall include details of any phasing of the approved works across the site and shall demonstrate how the mitigation measures set out in the Ecological Impact Assessment, INCA, dated November 2021 have been incorporated in the construction methods. The CEMP shall also include the following details:

- i. The method to be used to control the emission of dust, noise and vibration from construction works, including any details of any mitigation measures required;*
- ii. Measures to control the deposit of mud and debris on adjoining public highways*
- iii. Site fencing and security*
- iv. Temporary contractors’ buildings, plant, storage of materials, lighting and parking for site operatives*

- v. *The use of temporary generators*
- vi. *The arrangement or turning of vehicles within the site so that they may enter and leave in forward gear*
- vii. *A risk assessment of construction activities with potentially damaging effects on local ecological receptors including any measures to protect those receptors during construction*
- viii. *Roles and responsibilities for the implementation of the CEMP requirements and measures.*
- ix. *Measures to control invasive plant species*
- x. *Measures to control surface water and other water generated as part of the works*

REASON: In the interest of neighbour amenity, highways safety and protection of sites of ecological value in accordance with policies SD4 and N4 of the Redcar and Cleveland Local Plan.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site as it relates to construction details which are often the first works on site and relate to site preparation.”

Condition 6

This application seeks to fully discharge Condition no. 6, which states:

The development within the application boundary (with the exception of the areas outlined in Blue on the submitted 'Net Zero Data Gaps' plan - Plan Ref. No. 10035117-AUK[1]XX-XX-DR-ZZ-0508-01-Net_Zero_Plot_Data_Gaps) shall be implemented in accordance with the measures set out in the submitted Enabling Earthworks and Remediation Strategy Report (Report Ref: 10035117-AUK-XX-XXRP-ZZ-0417-03). That Remediation Strategy Report shall be subject to independent review through the National Quality Mark Scheme. Should that review result in amendments being necessary, a revised Strategy Report shall be submitted and approved by the Local Planning Authority and development carried out in accordance with it.

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 and other offsite receptors, in accordance with the Local Plan and the National Planning Policy Framework.

Conclusion

The following documents have been prepared and are attached to this submission to allow for the above matters to be considered:

- Construction Environmental Management Plan (2421 Rev 0)
- Enabling Earthworks and Remediation Strategy Report (REPORT NO. 10035117-AUK-XX-XX-RP-ZZ-0417-06-Rem_Strat_LWoW)

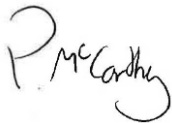
- Contaminated Land Generic Quantitative Risk Assessment and Detailed Quantitative Risk Assessment (10035117-AUK-XX-XX-RP-ZZ-0428-04-LWoW_DQRA)
- Phase 1 Contaminated Land Desk Study (10035117-AUK-XX-XX-RP-ZZ-0520-04-Land West of Warrenby Redcar Preliminary Risk Assessment)
- Water Monitoring Plan (10035117-AUK-XX-XX-MS-ZZ-0569-01-LWoW_Water_Monitoring)

The application form has been submitted online and the requisite application fee of £148.20 has been paid directly via the Planning Portal (Ref PP- 11524753).

We trust that you have sufficient information to validate and progress the application towards determination at the earliest opportunity, and we will contact you shortly to discuss progress.

In the meantime, should you have any queries, or wish to discuss any of the above, please do not hesitate to contact me or my colleague Rachel Dodd.

Yours sincerely



Phil McCarthy
Associate Director