

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From: Mr Mick Gent	To: Development Department
Job Title: Contaminated Land Officer	
Email:	Name: Mr Pedlow
Our Ref: 175141	
Date: 07/11/2022	Your Ref: R/2022/0816/FFM
Tel Ext: 01287 612429	Response: Planning Consultation Con Land

Environmental Protection Planning Consultation Response

Proposal:	FORMATION OF HARDSTANDING, BUILDINGS, ACCESS ROADS FROM A1085 TRUNK ROAD, ASSOCIATED FACILITIES AND LANDSCAPING WORKS IN ASSOCIATION WITH THE CREATION OF A PARK AND RIDE FACILITY
Premises:	Land East of, Steel House, 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 note, and plan have been submitted in support of this application.

The note states that a report will be prepared including a Generic Qualitative Risk Assessment (GQRA). This GQRA will assess the risk to human health and environmental receptors which may be posed by the development. Should the GQRA identify unacceptable risks, further assessment (a Detailed Quantitative Risk Assessment) or remedial strategy will be developed and submitted to Redcar and Cleveland Borough Council for review. If required, the remedial strategy will detail works to be carried out to further assess or mitigate any identified risks, together with a methodology to validate how such works have been completed successfully.

In order to minimise the environmental impact, I would recommend the inclusion of the standard contaminated land condition onto any planning permission which may be granted: