

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From: Mr Mick Gent	To: Development Department
Job Title: Contaminated Land Officer	
Email:	Name: Mr Miller
Our Ref: 176935	
Date: 17/04/2023	Your Ref: R/2023/0224/CD
Tel Ext: 01287 612429	Response: Planning Consultation Con Land

Environmental Protection Planning Consultation Response

Proposal:	DISCHARGE OF CONDITIONS R/2019/0767/OOM
Premises:	land off, Tees Dock Road, Middlesbrough, TS6 6UE

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:

Section 5.2 Contaminated Land of the CEMP states that an updated Contaminated Land Risk Assessment shall be undertaken prior to site development which may include additional ground investigation to characterise soil and groundwater conditions. Subsequently a Strategy shall be developed for site which would look to refine further baseline assessments, consider the risks associated with any identified contamination and propose appropriate construction phase mitigation measures to reduce the potential for impacts to occur. Where the presence of contaminated materials is known or suspected, testing of soil samples in advance of construction will be used to clarify the baseline conditions and potential contaminants in the soil. Subsequently, verification testing will be undertaken in order to establish contamination levels and thereby determine an appropriate methodology for dealing with materials suspected as being contaminated. A watching brief will also be maintained during site re-development works.

Conditions 5&6 of outline planning permission R/2019/0767/OOM covers contamination issues and will be addressed under further condition discharge application when they are submitted.