

Adrian Miller  
Redcar & Cleveland Borough Council  
Redcar & Cleveland House  
Kirkleatham Street  
Redcar  
Redcar and Cleveland  
TS10 1RT

**Our ref:** NA/2023/116237/01-L01  
**Your ref:** R/2023/0247/OOM  
**Date:** 18 April 2023

Dear Adrian

**OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE CONSTRUCTION OF A BOTTOM ASH FACILITY AND ASSOCIATED DEVELOPMENT GRANGETOWN PRAIRIE LAND EAST OF JOHN BOYLE ROAD AND WEST OF TEES DOCK ROAD, GRANGETOWN, REDCAR**

Thank you for referring the above application which we received on 30 March 2023.

**Environment Agency Position**

We have **NO OBJECTIONS** to the proposed development as submitted. However, we have the following comments/advice to offer:

**Environmental Permitting (England and Wales) Regulations 2016 - Advice to Applicant**

This development will require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12. If the applicant requires any additional pre application discussions with the Environment Agency concerning their proposed permit application for the site, then they will need to contact our National Permitting Service.

The pre application process changed on the 1st April 2018. Any pre-application queries are now coordinated by the Permitting and Support Centre (P&SC) for both simple and complex applications. The basic level of pre application advice is free. If you require more in-depth advice, an enhanced pre application service is available.

The enhanced service costs £100 an hour plus VAT. Further information is available at <https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>. The webpage also includes a little further explanation about basic and enhanced pre app and any associated costs.

If you cannot access the form, please contact the Environment Agency and they will send you a paper copy by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) or telephoning 03708 506 506 (call charges).

### **Landfills - Advice to LPA/Applicant**

The proposed development is located within 250 metres of a landfill site that is potentially producing landfill gas. Landfill gas consists of methane and carbon dioxide. It is produced as the waste in the landfill site degrades. Methane can present a risk of fire and explosion. Carbon dioxide can present a risk of asphyxiation or suffocation. The trace constituents of landfill gas can be toxic and can give rise to long and short term health risks as well as odour nuisance.

The risks associated with landfill gas will depend on the controls in place to prevent uncontrolled release of landfill gas from the landfill site. Older landfill sites may have poorer controls in place and the level of risk may be higher or uncertain due to a lack of historical records of waste inputs or control measures.

The following publications provide further advice on the risks from landfill gas and ways of managing these:

- Waste Management Paper No 27
- Environment Agency LFTGN03 'Guidance on the Management of Landfill Gas'
- Building Research Establishment guidance – BR 414 'Protective Measures for Housing on Gas-contaminated Land' 2001
- Building Research Establishment guidance – BR 212 'Construction of new buildings on gas-contaminated land' 1991
- CIRIA Guidance – C665 'Assessing risks posed by hazardous ground gases to buildings' 2007.

### **Teeswork Environment and Biodiversity Strategy - Advice to LPA**

This application is located with the Teeswork boundary. Therefore, the principles of the Teeswork Environment and Biodiversity Strategy is applicable to this development, and should be considered as part of the determination of planning conditions, if applicable.

### **Decision notice - Information for LPA**

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Please do not hesitate contact me if you have any question regarding this letter.

Yours sincerely

**Lucy Mo**  
**Planning Technical Specialist - Sustainable Places**

Direct dial 020847 46524  
Direct e-mail [lucy.mo@environment-agency.gov.uk](mailto:lucy.mo@environment-agency.gov.uk)