

**Redcar & Cleveland Borough Council**  
**Adults and Communities**

# Memo

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| From: <b>Mr Mick Gent</b>                   | To: Development Department              |
| Job Title: <b>Contaminated Land Officer</b> | Name: Mr Miller                         |
| Email:                                      | Your Ref: R/2023/0291/ESM               |
| Our Ref: 177156                             | Response Planning Consultation Con Land |
| Date: 25/04/2023                            |   |
| Tel Ext: 01287 612429                       |   |

## Environmental Protection Planning Consultation Response

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| <b>Proposal:</b> | <b>OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE DEVELOPMENT OF A 3 LINE LOW-CARBON LITHIUM REFINERY AND ASSOCIATED DOCK-SIDE RECEPTION, HANDLING, STORAGE, AND MANUFACTURING FACILITIES FOR THE PRODUCTION OF HIGH-QUALITY, BATTERY-GRADE LITHIUM HYDROXIDE MONOHYDRATE, TO INCLUDE THE CONSTRUCTION OF UPTO THREE PRODUCTION LINES WITH THE PRODUCTION CAPACITY OF UPTO 75,000 TONNES PER ANNUM. THE PROPOSED DEVELOPMENT WILL INCLUDE AN OFFICE AND WAREHOUSE BUILDINGS, TOGETHER WITH ASSOCIATED SITE INFRASTRUCTURE AND UTILITY SUPPLIES</b> |
| <b>Premises:</b> | <b>Land off, Kinkerdale Road, Teesport, Middlesbrough</b>  |

### 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 that Environmental Statement Volume 1: Chapter 14 – Contaminated Land has been submitted in support of this application.

Th report states that prior to demolition and construction, site characterisation comprising extensive ground investigation and subsequent required remediation works will be undertaken which will include establishment of the groundwater regime, which may include additional long-term groundwater monitoring to establish to groundwater regime at the site. A Foundation Works Risk Assessment (FWRA) and Piling Risk Assessment may also be required to minimise contamination risks in relation to the underlying Aquifer.

The report states that further ground investigation to characterize the potential contamination and groundwater and ground gas regime beneath the site is required and will be undertaken prior to construction.

Because the site is not yet fully characterised and in order to minimise the environmental impact I would recommend the inclusion of the full standard Contaminated land Condition onto any planning permission which may be granted: