

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

# Memo

From:	<b>Mr Mick Gent</b>	To:	Development Department
Job Title:	<b>Contaminated Land Officer</b>		
Email:		Name:	Mr Pedlow
Our Ref:	159273		
Date:	03/09/2020	Your Ref:	R/2020/0318/FFM
Tel Ext:	01287 612429	Response	Planning Consultation Con Land

## Environmental Protection Planning Consultation Response

<b>Proposal:</b>	<b>ENGINEERING OPERATIONS ASSOCIATED WITH GROUND REMEDIATION AND PREPARATION INCLUDING REMOVAL OF FORMER RAILWAY EMBANKMENT AND WORKS TO HOLME BECK AND KNITTING WIFE BECK</b>
<b>Premises:</b>	<b>South Tees Development Corporation, Trunk Road, Redcar, TS10 5QW</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 a phase 2 environmental assessment addendum has been submitted in further support of this application.

The addendum contains additional site data and site characterisation not available at the time of issue of the above report due to restrictions pertaining to Covid-19.

The additional sampling and investigation has identified that further gas monitoring is necessary, elevated arsenic and total cyanide, asbestos (amosite) detected in soils and further exceedances against UK Drinking Water Standards (DWS) have been detected in groundwater.

The assessment states that

“In light of the additional data collected and presented in this report, refinement of the existing CSM for the site is considered warranted.” For both Human health and groundwater.

In order to minimise the environmental impact, I would recommend amending my previous condition relating to unexpected contamination to include the full

Contaminated Land condition and also reiteration of the following condition onto any planning permission which may be granted:

- Prior to commencement of any engineering works, a detailed EMP shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the engineering works period. The Statement shall provide the following as stated in the ROA and remediation strategy;
- Waste Management Procedures (including any offsite movement of waste material)
- Noise and vibration
- Air quality and dust management (to include the management of potential airborne asbestos)
- Any ecological mitigations required
- Surface water drainage
- Spills and environmental releases
- Monitoring and measuring procedures
- Relevant policies, legal requirements and key stakeholders

REASON: To protect and to ensure that the development can be carried out safely without unacceptable risks to workers, or commercial neighbours.