

**SUBJECT**  
Prairie Planning Conditions

**DATE**  
25<sup>th</sup> November 2020

**DEPARTMENT**  
Arcadis Leeds

**COPIES TO**  
-  
Heather Overhead

**TO**  
Anthony Greally Lichfields

**OUR REF**  
  
10035117-AUK-XX-XX-CO-ZZ-0245-01-Prairie Conditions

**PROJECT NUMBER**  
10035117

**FROM**  
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As requested we have reviewed the available ground investigation and assessment data for the Prairie site.

The site has been granted planning permission by Redcar and Cleveland Borough Council (RCBC), planning ref R/2020/0318/FFM. Condition 5 of permission R/2020/0318/FFM requires that

*No phase of development shall commence until a scheme to deal with any site contamination within that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to human health. Development shall only proceed in accordance with the approved scheme*

The site has been subject to recent ground investigation as detailed in the following reports:

Report Reference	Author	Date
4251 Prairie Site Ground Investigation Factual Report	Allied Exploration and Geotechnics	10 <sup>th</sup> November 2020
4287 Eston Road Ground Investigation Factual Report		12 <sup>th</sup> November 2020
Grangetown Prairie Area Environmental Site Assessment 10035117-AUK-XX-XX-RP-ZZ-0062-02-Prairie_ESA	Arcadis	November 2020
Grangetown Prairie Area Environmental Site Assessment 10035117-AUK-XX-XX-RP-ZZ-0117-02-Prairie_ESA Addendum	Arcadis	November 2020
Grangetown Prairie Area CSM Review and Risk Assessment 10035117-AUK-XX-XX-RP-ZZ-0088-01-Prairie_Risk Assessment	Arcadis	July 2020
Grangetown Prairie Area Remediation Options Appraisal and Enabling Earthworks and Remediation Strategy Report 10035117-AUK-XX-XX-RP-ZZ-0066-01-Prairie ROA and Strategy	Arcadis	June 2020

Additionally, the site was subject to ground investigation by Enviros in 2008 and Shadbolt Environmental in 2011. This information has been used to inform the site assessment, but has not been relied upon due to the age of the data and modern improvements in lab practices etc.

The recent investigations included trial pits and boreholes across the site and the collections of samples of soil, water and ground gas. The risk assessment and remedial strategy identified localised areas of soil requiring remediation based on the presence of non aqueous phase liquids, particularly in the vicinity of former coke ovens in the south west of the site and a fuel storage area in the east. These soils will be segregated and treated to make them suitable for reuse or disposed of off site.

The proposed earthworks will involve processing of made ground to remove obstructions and will

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allow inspection of soils for other areas of NAPL impact., or other unexpected contaminants. The contaminated land team at RCBC will be kept abreast of any additional risks identified and the mitigation works proposed. The remedial strategy also details works which will be carried out to validate materials which are reused on site are chemically suitable.

Ground investigation has identified low levels of asbestos fibres within the shallow made ground on site. The remedial strategy allows for installation of a capping layer across the site surface to prevent direct contact with soil, or generation of dust. The contractor is preparing a CEMP which will detail how dust will be mitigated during remedial works.

On completion of all works, a validation report will be provided detailing the works carried out and the efficacy of the remedial strategy.

Copies of the reports detailed above are attached for information.

We believe that the assessment work and the proposed remedial strategy will fulfil the requirements of condition 5 of permission R/2020/0318/FFM and would recommend these are submitted to discharge that condition.