

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From:	Mr Mick Gent	To:	Development Department
Job Title:	Contaminated Land Officer		
Email:		Name:	Mr Pedlow
Our Ref:	163443		
Date:	23/02/2021	Your Ref:	R/2020/0819/ESM
Tel Ext:	01287 612429	Response	Planning Consultation Con Land

Environmental Protection Planning Consultation Response

Proposal:	OUTLINE PLANNING APPLICATION FOR DEVELOPMENT OF UP TO 139,353 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS E), HGV AND CAR PARKING, WORKS TO WATERCOURSE INCLUDING REALIGNMENT AND ASSOCIATED INFRASTRUCTURE WORKS (ALL MATTERS RESERVED)
Premises:	South Tees Development Corporation, Trunk Road, Redcar, TS10 5QW

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 ground conditions report Chapter H volumes 2&3 have been submitted in support of this application.

The report shows that a number of potential impacts of varying significance to receptors, associated with land quality, ground conditions and contamination have been identified. These potential impacts have been considered and assessed within the context of the proposed construction (including the proposed remediation works detailed in the remediation strategy [Arcadis 2020 H4])

Since the application is submitted in outline, the final floorspace and mix of uses is currently unknown with the precise footprint of floorspace to be delivered at the reserved matters stage.

Although significant areas of the site have been subject to ground investigation and analysis of the Made Ground to date have indicated that the potential contaminant

concentrations are generally below commercial end use criteria, the entire site has not been investigated.

There has been a number of previous intrusive investigations undertaken across the site involving significant scopes of geochemical and geotechnical assessment such that ground conditions and contamination at the site are considered to be well characterised. However, while a remediation strategy has been developed [Arcadis 2020 Appendix H4] there remain some outstanding data gaps and aspects of remediation design which require addressing prior to remediation and redevelopment. There are still areas of the site that need demolition and further geochemical and geotechnical characterisation of ground conditions and contamination at the site need to be carried out.

This will likely require further site investigation and risk assessment in order to fully characterise the site and identify the need, or otherwise, for additional survey work and / or remediation work and to inform detailed design statements (in line with the overall remedial strategy) produced to support the development of specific areas during subsequent phases of development.

Paragraph H2.6 reiterates Paragraph 178 of the National Planning Policy Framework which requires that “planning policies and decisions should ensure that:

- (a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- (b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- (c) adequate site investigation information, prepared by a competent person, is available to inform these assessments”.

Therefore, 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:

REASON: To fully characterise the site and to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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