

**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: 165683	
Date: 08/04/2021	Your Ref: R/2021/0166/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 OF THE SITE</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 several documents including Environmental Risk Assessment (ERA) and Remedial Options Appraisal (ROA) and covering letter have been submitted in support of this application.

Although the covering letter states that *“the reports provide sufficient detail for the Council to understand the ground conditions, risk of contaminants and the remediation strategy to the areas that are not currently covered by buildings,”* the application and remedial options appraisal are based on previous site investigation carried out on the external area around the TLRS and no Site Investigation has been carried out within the building as building is not yet been demolished.

The ROA is based on findings from the ERA report and currently only looks to deal with asbestos as this is the only contaminant of concern.

Further investigation therefore needs to be carried out to fully characterise the site including gas monitoring to establish if the proposed ROA is still appropriate and does not need any variation due to the findings of any subsequent investigation.

In order to ensure that the site is fully characterised, I would recommend the inclusion of the full Standard Contaminated Land condition onto any planning permission which may be granted:

Reason : 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.