

Memo

From:	Mr Mick Gent	To:	Development Department
Job Title:	Contaminated Land Officer		
Email:		Name:	Mr Pedlow
Our Ref:	166924		
Date:	14/06/2021	Your Ref:	R/2021/0422/CD
Tel Ext:	01287 612429	Response	Planning Consultation Con Land

Environmental Protection Planning Consultation Response

Proposal:	PARTIAL DISCHARGE OF CONDITION 16 (PHASE 2) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM FOR DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF UP TO 418,000 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS B1), HGV AND CAR PARKING AND ASSOCIATED INFRASTRUCTURE WORKS ALL MATTERS RESERVED OTHER THAN ACCESS
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 an Enabling Earthworks and Remediation Strategy Report has been submitted in support of partially discharging condition 16 of outline planning permission R/2020/0357/OOM.

At the time of the condition discharge application further ground investigation of the southern area of the site is been carried out in order to inform current data gaps and to investigate the current geo-environmental conditions.

The findings of these works shall be reviewed once complete to confirm the accuracy of the conceptual site model, contaminant distribution and the requirements of the remediation strategy.

The Remedial Strategy will address the risks to Human Health by capping in situ as the appropriate remedial technology to address all contaminants with the exception of volatile contaminants (e.g. benzene / naphthalene (when associated with NAPL).

Soils containing free phase NAPL or soils exceeding the hydrocarbon reuse criteria will be treated to reduce hydrocarbon concentrations. Once hydrocarbon concentrations are below the reuse criteria, these soils will be reused as fill.

In order to facilitate development a temporary cover system will be installed across the footprint of the site; comprising 200mm of site won or certified imported materials. The purpose of this capping layer is to mitigate the direct contact, or inhalation/ingestion of dust pathways that may be associated with other contaminants which may be present, such as heavy metals or low levels of asbestos.

A permanent cover system will be incorporated into the design and construction works on future development.

The remediation will be conducted alongside the enabling earthworks.

The strategy report is satisfactory and therefore condition 16 can be partially discharged.

however, Chapter 5 discusses reporting and preparation of pre-commencement plans covering Enabling Earthworks Remediation Implementation Plan, Materials Management Plan and a Construction Environmental Management Plan which will need to be supplied to the LA for approval prior to commencement of the enabling works.

Also, because data gaps exist in the south of the site in the vicinity of the potential source area no detailed characterisation has been undertaken in this area of the site. Further data is currently being collected from across the site, including addressing these data gaps, the Conceptual Site Model and Remediation Strategy shall be reviewed based on the findings of these works and where required updated to ensure that the strategy remains valid and comprehensive.

Additionally, changes to the remediation strategy may be required during the remediation works, as a result of encountering unexpected contamination. Should unexpected contamination be encountered, then further characterisation and risk assessment will be undertaken as required.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. prior to implementation of any amendments to the agreed strategy. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Any such amendments to the remediation strategy shall be required to be fully documented within the Verification Report (on completion of the works).