

David Pedlow  
Redcar & Cleveland Borough Council  
Development Management  
Redcar & Cleveland House  
Kirkleatham Street  
Redcar  
Redcar and Cleveland  
TS10 1RT

**Our ref:** NA/2021/115467/01-L01  
**Your ref:** R/2021/0473/ESM  
**Date:** 08 July 2021

Dear David,

**RESERVED MATTERS APPLICATION FOR 76,200 SQM FLOOR SPACE  
FOLLOWING APPROVAL OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM.  
LAND AT SOUTH TEES DEVELOPMENT CORPORATION, EAST OF SMITHS DOCK  
ROAD AND WEST OF TEES DOCK ROAD, SOUTH BANK.**

Thank you for consulting us on the above planning application which we received 15 June 2021.

**Environment Agency position**

We have reviewed the submitted proposal. We agree with the covering letter that this subsequent EIA application does not change the conclusions of the original Environment Statement. We therefore have **no objections** to raise to this reserved matters application.

Please note that the outline EIA for this proposal (R/2020/0357/OOM) was approved conditionally, several conditions relating to the Water Framework Directive and biodiversity are yet to be discharged that will set out the strategy to manage subsequent reserved matters applications. We wish to be consulted once these are submitted for consideration.

Beyond this, please note the following informative comments:

**Adjacent Landfill – Advice to LPA**

The development is due to take place adjacent to a permitted landfill site. The site, known as 'High Tip', was a landfill site associated with the former steelworks. The landfill site is currently incomplete and further waste input or engineering works are likely to take place on the site. The site is monitored around its perimeter for gas and groundwater via a selection of installed boreholes. The developer should ensure the development works do not impinge on these boreholes during the works

We must also make the developer aware that the landfill site is not fully engineered along its base and sides (due to legislative requirements at the time of the site's development). Therefore, there is no engineered barrier across much of the site and, as such, there may be a risk of leachate or gas migration from the site. This will need to be considered when undertaking any earthworks close to the site and when assessing the design of any

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building which is due to be installed close to the landfill site boundary. Section 2.6.2 of the remediation strategy report suggests that further ground gas monitoring is being undertaken as part of a wider study in order to assess the risk of ground gas to the development. This work should be used to inform if the development is appropriate and if any gas protection measures are required. . It is pleasing to note that the LPA have conditioned the need for a gas risk assessment in order to inform the need for any gas protection measures. This is important as the adjacent landfill site ('High Tip') is unlined.

The remediation strategy report also details the principles of materials reuse across the development site and confirms that this will be undertaken in accordance with the CL:AIRE DoWCoP protocols, with MMPs being produced where necessary. The Agency liaises regularly with the developer (and their consultants) around the production of MMPs and would expect to continue to do so around future MMPs necessary for this work.

Sections 4.3.2 and 4.3.3 of the remediation strategy report detail a potential need for an Environmental Permit for soil treatment and a water discharge. Please contact the Environment Agency direct to discuss these requirements: [gary.wallace@environment-agency.gov.uk](mailto:gary.wallace@environment-agency.gov.uk)

Should you require any additional information please don't hesitate to contact me.

Yours sincerely

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