

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:	168872		
Date:	29/09/2021	Your Ref:	R/2021/0753/FFM
Tel Ext:	01287 612429	Response	Planning Consultation Con Land

Environmental Protection Planning Consultation Response

Proposal:	CHANGE OF USE OF LAND TO B2/B8 USE, THE LAYING OF HARDSTANDING AND THE ERECTION OF HISEC SUPER 6 CPNI BOUNDARY FENCING
Premises:	South Tees Development Corporation, land east of, Dockside Road, Middlesbrough

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 this application.

The report states that it is not the intention of this Remediation Strategy to fully address geotechnical development constraints at the site as these are the responsibility of the final developer and dependent on a specific redevelopment scenario. It is anticipated that appropriate engineering controls will be developed by future site users at detailed design stage.

The application is to specifically change the use of land to b2/b8 use with the laying of hardstanding and in order to facilitate development a temporary cover system is to be installed across the footprint of the site; this temporary cover system will comprise a minimum of 200mm of site won or certified imported materials (which may include the Mudstone currently being brought onto site from an off-site source). The presence of the cover system will need to be considered when the final construction phase planning and design are finalised.

I have no objections to the proposed development providing that the development is carried out in line with the Enabling Earthworks and Remediation Strategy Report and that at the future detailed design stage any further works carried out by the final developer will render the site suitable for use.

