

**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: 171141	
Date: 29/03/2022	Your Ref: R/2021/1048/FFM
Tel Ext: 01287 612429	Response Planning Consultation Con Land

## Environmental Protection Planning Consultation Response

<b>Proposal:</b>	<b>GROUND REMEDIATION AND PREPARATION OF THE SITE</b>
<b>Premises:</b>	<b>Tees Works, Trunk Road, TS10 5QW</b>

### Comments:

I note that a revised Enabling Earthworks and Remediation Strategy Report dated February 2022 has been submitted together with a briefing note clarifying the implementation of the remedial strategy, including clarification on the nature of the temporary cap / clean cover system and that the final, permanent clean cover system or systems will be the responsibility of the tenant and incorporated within the design of the development.

Also the briefing note provides further clarification on the use of soils exceeding the remediation criteria below a clean cover system where the exposure pathway is driven by direct contact or dust inhalation only. Materials containing contaminants measured in excess of the remediation criteria where the risk is driven by vapour inhalation, or containing visible asbestos, tars or other non-aqueous phase liquids, will not be used as fill during the project; and that coordinates of the samples, analytical results of the testing, material placement records and sampling grid will be included in the Verification Report for the remediation works.

In order to ensure that the site is suitable for use I would recommend the following:-

Following completion of measures identified in the Enabling Earthworks and Remediation Strategy, a validation report that demonstrates the effectiveness of the remediation carried out must be produced which is subject to the approval in writing of the Local Planning Authority to include.:

- Reporting of the verification works to provide evidence that the remediation works which have been undertaken are in accordance with the Enabling Earthworks and Remediation Strategy and briefing note.
- A note stating that any future applicant carry out further ground gas investigation to quantify the ground gas risk on the site in the context of the proposed layout and design.
- A note suggesting that further site investigations/ Remedial actions will be necessary for any future potential piled foundations and process pipelines.
- Further final verification report stating that no unexpected contamination was found at the site and for the areas it was that the appropriate actions were carried out to render the site suitable for use

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.