

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From: Christopher Twigg	To: Development Department
Job Title: Scientific Officer	
Email:	Name: Mr Pedlow
Our Ref: 171641	
Date: 22/03/2022	Your Ref: R/2022/0050/FFM
Tel Ext: 01287 612598	Response Planning Consultation Con Land

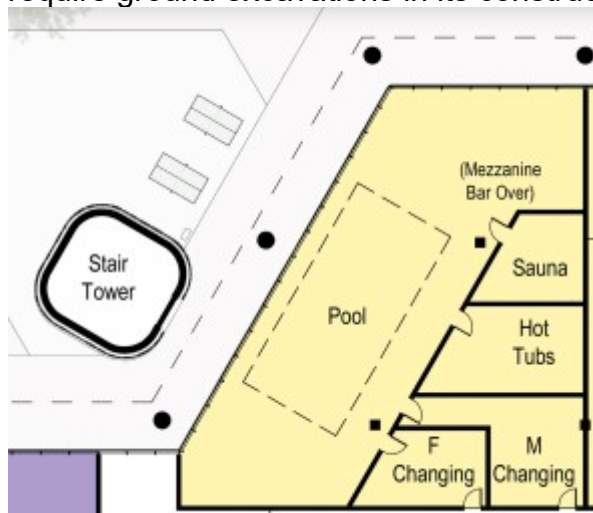
Environmental Protection Planning Consultation Response

Proposal:	ALTERATIONS TO EXISTING OFFICE BUILDING, CAR PARKING AND LANDSCAPING
Premises:	Steel House, Trunk Road, Redcar, TS10 5QW

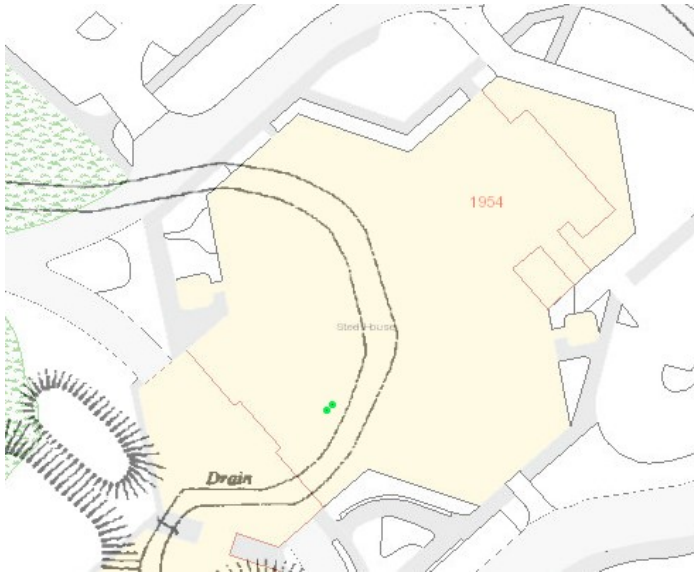
Comments:

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:

A new swimming pool is shown on the Ground Floor plans, which will presumably require ground excavations in its construction.



The 1:25000 Ordnance Survey map from 1954 show this area to be partially occupied by a water course.



Subsequent mapping from after the construction of Steel House in the mid-1970s shows a level, developed site and redirected watercourse, suggesting the area has been filled with unknown material.

The whole site is also listed by the Environment Agency as an historic landfill (pre Control of Pollution Act 1974). As such this area was deposited before the requirement for a waste disposal licence and no formal records exist. However previous correspondence with the Environment Agency suggest an area of deposit for slags, clays sub-soils and top-soils primarily for landscaping purposes.

In order to minimise the environmental impact and to ensure that the site is fully characterised and suitable for the proposed end use 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.