

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From: Mr Mick Gent	To: Development Department
Job Title: Contaminated Land Officer	Name: Mr Pedlow
Email:	Your Ref: R/2019/0427/FFM
Our Ref: 153730	Response Planning Consultation
Date: 06/08/2019	Nuisance
Tel Ext: 01287 612429	

Environmental Protection Planning Consultation Response

Proposal:	DEMOLITION OF STRUCTURES AND ENGINEERING OPERATIONS ASSOCIATED WITH GROUND PREPARATION AND TEMPORARY STORAGE OF SOILS AND ITS FINAL USE IN THE REMEDIATION AND PREPARATION OF LAND FOR REGENERATION AND DEVELOPMENT
Premises:	Land At Former, South Bank Works, Dockside Road, South Bank, Middlesbrough, TS6 6UZ

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 amended remediation strategy has been submitted in support of this application which includes enabling activities such as demolition of structures and engineering operations associated with the ground preparation and the temporary storage of soils.

The strategy acknowledges that there is a potential that dust, noise and vibration and potentially odours nuisance may be generated during excavation, haulage, backfilling and soil stockpiling, particularly for dust during periods of dry weather. It will be the responsibility of the remediation contractor to ensure no nuisance arises.

Mitigation measures to be adopted include:

- Maintenance of site traffic routes, and enforcement of speed limits to minimise the potential generation of dust.
- All wagons leaving the site to be sheeted.
- Water sprays to be used during operations as and when required to minimise potential for dust generation.
- Road sweeper to be deployed to clean public highways adjacent to site, where required. Road sweepers are not appropriate for the internal roadways.

In order to minimise the environmental impact I would recommend the inclusion of the following conditions onto any planning permission which may be granted:

- Prior to commencement of construction, a CEMP shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide the following;
 - i) The parking of vehicles for site operatives and visitors;
 - ii) Loading and unloading of plant and materials;
 - iii) Storage of plant and materials used in constructing the development;
 - iv) Wheel washing facilities;
 - v) Methods of demolition;
 - vi) Measures to control the emission of noise dust and vibration during the construction period.
 - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of neighbour amenity and maintaining good Air Quality