

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/2020/0357/OOM
Our Ref: 158339	Response Planning Consultation AQ
Date:	
Tel Ext: 01287 612429	

Environmental Protection Planning Consultation Response

Proposal:	OUTLINE PLANNING APPLICATION FOR DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF UP TO 418,000 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS B1), HGV AND CAR PARKING AND ASSOCIATED INFRASTRUCTURE WORKS ALL MATTERS RESERVED OTHER THAN ACCESS
Premises:	South Tees Development Corporation, 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:

I note that an Air quality assessment has been submitted in support of this application.

The assessment acknowledges sensitive receptors defined as those residential properties/schools/hospitals that are likely to experience a change in pollutant concentrations and/or dust nuisance due to the construction and operation of the proposed scheme, but does not include nearby commercial operations whose activities could be affected from dust emissions during demolition and construction works.

The assessment states there will be no significant effects as a result of the operational phase of the proposed development once constructed

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 any engineering works, a detailed CEMP shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the engineering works period. The Statement shall provide the following details as stated in Chapter H - Ground Conditions and Remediation Ground report. The IAQM construction dust guidance should also be referred to

REASON: To protect and to ensure that the development can be carried out safely without unacceptable risks to workers, or commercial neighbours.

- All mitigation measures noted in para F6.5- F6.6 shall be adhered to

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