

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: 158341	Response: Planning Consultation
Date: 07/08/2020	Nuisance
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 a Noise and Vibration assessment has been submitted in support of this application

As this is an outline application, the design has not yet progressed to the level where detailed information regarding the end usage is known. Therefore, design of the mechanical services plant or type of industrial noise cannot be assessed with any certainty. Accordingly, it is anticipated that noise from building services and plant will be assessed at detailed planning or controlled through the specification of noise emission limits and acoustic design requirements

The assessment notes a small increase in road traffic noise due to increased traffic movements but expects this to be minimal and has not identified any significant effects from operational or construction noise sources on the surrounding residential receptors but the following steps are recommended to ensure established criteria are met:

- Use of BPM during the construction phase;
- Appropriate layout/orientation of service yards to provide screening of HGV movements and loading noise; and
- At the detailed planning stage, the design of building services plant and industrial noise sources would be designed in line with BS4142 and national policies. Assessments would be required to be submitted by individual operators intending to occupy the site. The assessments should demonstrate that noise from individual sites, in addition to the site as a whole, does not exceed the noise criteria.

However, there has been no consideration within the assessment for nearby commercial operators and the effects from construction noise/vibration

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 the Ground Conditions and Remediation report. (Chapter H - Ground Conditions and Remediation)

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

- A further noise assessment on the impact of noise from construction works on nearby commercial operators shall be carried out and submitted to and approved by the Local Planning Authority.

REASON: In the interest of neighbour amenity