

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From: Mr Mick Gent	To: Development Department
Job Title: Contaminated Land Officer	
Email:	Name: Mr Pedlow
Our Ref: 162518	
Date: 22/12/2020	Your Ref: R/2020/0684/ESM
Tel Ext: 01287 612429	Response: Planning Consultation Nuisance

Environmental Protection Planning Consultation Response

Proposal:	DEMOLITION OF EXISTING REDUNDANT QUAY STRUCTURES, CAPITAL DREDGING AND DEVELOPMENT OF NEW QUAY AND ASSOCIATED WORKS (PHASE 1)
Premises:	land at, South Bank Wharf, Tees Dock, TS06 6UD

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:

Noise and Vibration

I note that section 17 of the Environmental impact statement covers noise and vibration.

The statement states that construction works including piling operations will not have a significant impact on noise sensitive receptors.

The model calculation (sound plan) assumes that all piling activities will be operational for 30% of the time over a 24hr period but does not state when these operations will take place during this construction period.

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

The working hours for all piling operations activities wherever possible on this site shall be limited to between 08:00 and 18:00 everyday

REASON: In the interest of neighbour amenity.

Air Quality

Section 18 of the Environmental impact statement covers Air Quality.

Appendix 7 desktop survey and preliminary risk assessment indicates the potential of contamination on site and the Air Quality impact statement describes the risk of dust soiling impacts during the construction phase as 'high risk' for demolition and 'medium risk' for earthworks.

There is therefore a great potential for the generation of contaminated dust and subsequent effects on human health and ecological receptors.

The dust assessment determined that there was a risk of impacts resulting from construction activities without the implementation of mitigation measures and para 18.4.1.5 highly recommends Site-specific mitigation measures to be incorporated during the demolition and construction phase.

The Operation phase assessment is satisfactory.

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/demolition, 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 and shall incorporate all the recommendations of para 18.4.1.5.

REASON: To protect on site workers and the amenity of nearby residents.