

**Redcar & Cleveland Borough Council**  
**Adults and Communities**

# Memo

From: <b>Mr Mick Gent</b>	To: Development Department
Job Title: <b>Contaminated Land Officer</b>	
Email:	Name: Mr Pedlow
Our Ref: 162520	
Date: 04/01/2021	Your Ref: R/2020/0685/ESM
Tel Ext: 01287 612429	Response: Planning Consultation Nuisance

## Environmental Protection Planning Consultation Response

<b>Proposal:</b>	<b>DEMOLITION OF EXISTING REDUNDANT QUAY STRUCTURES, CAPITAL DREDGING AND DEVELOPMENT OF NEW QUAY AND ASSOCIATED WORKS (PHASE 2)</b>
<b>Premises:</b>	<b>land at, South Bank Wharf, Tees Dock, TS06 6UD</b>

### 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 a noise and vibration statement has been submitted in support of this application. The assessment states that it is understood that construction works are to be undertaken 24 hours a day which will include the following activities:

- Demolition of the existing South Bank Wharf;
- Installation of tubular king piles and spigots;
- Installation of infill sheet piles;
- Installation of anchor wall;
- Installation of heavy load area piles;
- Heavy load slab;
- Filling and compaction;
- Installation of pile plugs and cope beam;
- Installation of quay furniture;
- Lighting and ducts;
- Excavation of front wall;
- Dredging; and
- Vessel deliveries

The assessment assumes that piling activities there will be an on time of 30% and if this is carried out during evening and night times there is a potential for piling noise to affect residential areas approx 1km away from the site and amenity to be affected.

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 activities on this site be limited to between 08:00 and 18:00hrs

REASON: In the interest of neighbour amenity.

## **Air Quality**

I note a Construction Phase Dust and Fine Particulate Matter Assessment has been submitted in support of this application.

The site is potentially contaminated and any earthworks, construction or demolition activity has the potential to emit contaminated dust.

The dust assessment determined that there was a risk of impacts resulting from construction activities without the implementation of mitigation measures.

The assessment provides highly recommended mitigation measures tailored to the proposed development for construction and demolition activities.

In order to minimise the environmental impact, I would recommend that all the recommendations within the Construction Phase Dust and Fine Particulate Matter Assessment be included within any planning permission which may be granted:

**REASON:** To protect the amenity of nearby commercial residents and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors