

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2020/0799/CD
LOCATION: LAND AT PRAIRIE SITE GRANGETOWN
REDCAR
PROPOSAL: DISCHARGE OF CONDITION 4 (CEMP) OF
PLANNING PERMISSION R/2020/0318/FFM
FOR ENGINEERING OPERATIONS
ASSOCIATED WITH GROUND REMEDIATION
AND PREPARATION INCLUDING REMOVAL
OF FORMER RAILWAY EMBANKMENT AND
WORKS TO HOLME BECK AND KNITTING
WIFE BECK

APPLICATION SITE

The application relates to the discharge of conditions relating to planning application R/2020/0318/FFM

The planning permission sought consent for engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck and was approved conditionally on 30/09/2020

CONDITION DETAILS

The following information has been submitted for condition 4

Construction Environmental Management Plan Rev A 21/12/2020

4 No phase of development shall take place until a Construction Environmental Management Plan (CEMP) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period of that phase. The CEMP shall include details of any phasing of the approved works across the site and shall demonstrate how the mitigation measures set out in the Habitats Regulations Assessment, Arup, dated 23 June 2020 have been incorporated in the construction methods. The CEMP shall also include the following details:

- i The method to be used to control the emission of dust, noise and vibration from construction works, including any details of any mitigation measures required;
- ii Measures to control the deposit of mud and debris on adjoining public highways
- iii Site fencing and security

- iv Temporary contractors' buildings, plant, storage of materials, lighting and parking for site operatives
- v The use of temporary generators
- vi The arrangement or turning of vehicles within the site so that they may enter and leave in forward gear
- vii A risk assessment of construction activities with potentially damaging effects on local ecological receptors including any measures to protect those receptors during construction
- viii Roles and responsibilities for the implementation of the CEMP requirements and measures.
- ix Measures to control invasive plant species

REASON: In the interest of neighbour amenity, highways safety and protection of sites of ecological value in accordance with policies SD4 and N4 of the Redcar and Cleveland Local Plan.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site as it relates to construction details which are often the first works on site and relate to site preparation.

CONSULTATION RESPONSES

Environment Agency

We have reviewed the submitted Construction Environment Management Plan (CEMP) documents:

- *Construction Environmental Management Plan, Grangetown Prairie Phase 1 Enabling Works, Revision D, December 2020, Seymour Civil Engineering.*
- *Construction Environment Management Plan, Prairie Phase 2 Site Preparation and Remediation Works, Revision 2.0, 8 December 2020, Hall Construction.*

We are satisfied that condition 4 can be discharged.

Natural England

Natural England considers that the information submitted is sufficient to enable the discharge of Condition 4 of permission R/2020/0318/FFM and has no objection.

Northumbrian Water

No comments to make

Redcar and Cleveland Borough Council (Development Engineers)

No objections

Redcar and Cleveland Borough Council (Strategic Transport)

No objections

Redcar and Cleveland Borough Council (LLFA)

No comment to the submitted CEMP in relation to the discharge of condition 4

Redcar and Cleveland Borough Council (Environmental Protection) (Nuisance)

No objections

PLANNING CONSIDERATIONS

As part of the proposed development a condition was imposed that required the submission of a Construction Environmental Managing Plan. The plan deals with a number of areas of interest including; highways matters, noise and vibration, air and water quality, contaminated land, cultural heritage and ecological matters. Due to the diverse nature of the document a number of internal and external consultees have been consulted on the submitted document.

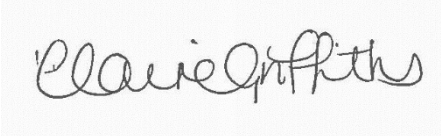
As detailed above none of the consultees have raised any objection with regard to the content of the document.

Based on the consultees responses received the submitted document is considered suitable to discharge the condition.

RECOMMENDATION

Taking into account the content of the report the recommendation is to discharge condition 4

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	28 January 2021

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	29/01/2021