

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/2020/0819/ESM
Our Ref: 163444	Response: Planning Consultation
Date: 23/02/2021	Nuisance
Tel Ext: 01287 612429	

Environmental Protection Planning Consultation Response

Proposal:	OUTLINE PLANNING APPLICATION FOR DEVELOPMENT OF UP TO 139,353 SQM (GRO
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:

Noise and Vibration

Once the ground conditions on the site and construction techniques are confirmed, a detailed construction vibration study will be carried out to quantify the risk of causing a significant effect. Using professional expertise a qualitative assessment has been carried out. Given the large distances from the identified receptors, there would be no risk of causing building damage, however vibration could be potentially perceptible to occupants. Implementation of the principles set out in the Framework CEMP and following the embedded best practicable means ('BPM'), no temporary Significant effect is anticipated.

Construction traffic is not included within the scope of the assessment as the volume of construction traffic is unknown at this stage. Once construction traffic data for the construction phase is available, a construction traffic noise assessment will be carried out to determine whether further mitigation, over and above the proposed CEMP and CTMP, is required in order to minimise the temporary impacts. The current measures are already considered appropriate to address a worst-case scenario.

An assessment of noise emissions from the industrial noise source (including building services plant and on-site activities) has been carried out. No permanent

significant effects have been identified due to the building services plant and on-site activities of the site. 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

Air Quality

I note that an Air quality assessment has been submitted in support of this application which states that the overall effect of the proposed development on local air quality is therefore predicted to be Not Significant.

However as this is an outline planning application, the end users of the development site, and therefore specifics of construction, are not known at the time of writing. Once traffic data for the construction phase are available at the detailed stage of the planning process, the data should be screened using the IAQM/EPUK criteria [xii] and, if the criteria are exceeded, then an air quality modelling assessment would be required.

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

- Further assessment of construction traffic and operational/industrial noise including vibration and building/mechanical services be carried out once detailed information is known to ensure that operational noise does not adversely affect the noise sensitive receptors
- Wherever possible construction piling activities shall be carried out during daytime hours.

REASON: In the interest of neighbour amenity.

- Prior to the development first being brought into permitted end use, a scheme for the enclosure of any noise emitting plant and machinery shall be submitted to and approved by the Local Planning Authority. The scheme shall include details of sound-proofing material, sound-insulating material, mounting to reduce vibration and transmission of structural borne sound, and ventilation or extraction systems required for the enclosure. The approved scheme shall be implemented prior to the first occupation of the building and shall thereafter be retained and maintained.

REASON: To ensure the retention of the existing environment and be free from intrusive levels of noise and activity in the interests of the amenity of the area and all developments in Teesworks will be designed to ensure that the combined noise from the operational of all developments will not exceed the ambient noise levels at noise sensitive receptors.

- Before construction starts, the contractor will prepare and agree a document called a Construction Environmental Management Plan' ('CEMP') which will set out measures to ensure that any adverse impacts during the construction period will be kept to a minimum.

REASON: To protect the amenity of nearby residents and in the interests of highway safety.

- Once traffic data for the construction phase are available at the detailed stage of the planning process, the data shall be screened using the IAQM/EPUK criteria [xii] and, if the criteria are exceeded, then an air quality modelling assessment will be required.

REASON: To protect the amenity of nearby residents and in the interests of highway safety.