

Our references:

21/0190/AAC

21/0192/AAC

21/0193/AAC

21/0194/AAC

21/0196/AAC

Please ask for: David Richards

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Date: 23 February 2021

Dear Sir,

**Proposal:** Adjoining Authority Consultation for outline planning application for the development of up to 139,353 sqm (gross) of general industry (use class B2) and storage or distribution facilities (use class B8) with office accommodation (use class E) HGV and car parking works to watercourse including realignment and associated infrastructure works (all matters reserved)

**Land Bounded By Tees Dock Road To East Bolckow Road Industrial Estate To South East Eston Road And Vacant Land To West Darlington And Saltburn Railway Line To North West**

**Proposal:** Adjoining Authority Consultation for outline planning application for development of up to 92,903 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)

**Land bounded by teeswork road infrastructure to north west; east and south and tees dock road to west lackenby**

**Proposal:** Adjoining Authority Consultation for outline planning application for development of up to 464,515 sqm (gross) of general industry (use class B2) and storage or distribution facilities (use class B8) with office accommodation (use class E), HGV and car parking and associated infrastructure works (all matters reserved)

**Land bounded by edge of nwl bran sands treatment plant and former ici landfill to south west; redcar bulk terminal to north west line of vegetation tod point road to north east and existing internal roads to south east**

**Proposal:** Adjoining Authority Consultation for outline planning application for the development of up to 185,806 sqm (gross) of general industry (use class B2) and storage or distribution facilities (use class B8) with office accommodation (use class E), HGV and car parking, works to watercourse including realignment and associated infrastructure works (all matters reserved)

**Land bounded by darlington to saltburn railway line to south east; private internal road and open industrial land to north west; section of hot metal transfer railway line open land and south gare road to north; boundary wall of marsh farm**

**Proposal:** Adjoining Authority Consultation for outline planning application for the

**development of up to 15,794 sqm (gross) of office accommodation (use class E) and car parking and associated infrastructure works (all matters reserved)**

**Land bounded by a1085 trunk road to south east and roundabout providing access to local road network; private access track to east; internal roads to west and darlington to saltburn railway to north west redcar**

Thank you for your recent consultation on the above proposals to which I would provide the following response.

### Environmental Health

Regarding the above listed applications please could the following information be provided:

#### Air Quality

The total (car & HGV) proposed trips which will use the A66 & A19 within the Borough of Stockton-on-Tees to the proposal sites, measured as AADT. Can this data be provided for each application site and as a cumulative figure. Can the data also be set against the existing AADT levels for the road to show the potential percentage increase.

Is it also possible to request the predicted traffic data (measured as Annual Average Daily Traffic-AADT) to take into account other existing live/ proposed applications for the Redcar area such as those listed below and detailed in par E3.47 of the Lackenby Air Quality Report:

- Net Carbon Zero Project- Planning Application 20/0846/NSIP (see previous comments attached)
- Redcar Energy Centre- 20/1750/AAC (see previous comments attached)
- Energy from Waste at Prairie site
- South Bank STDC

#### Noise

I have reviewed the documents submitted for each application and I am satisfied that the EHO at Redcar has requested compliance with ProPG, BS5228, BS4142 and BS8233 regarding the operation and construction of the proposed developments. I am satisfied that should the noise levels be acceptable and in accordance with the standards requested for the nearest residential properties in Redcar, they will be acceptable for the nearest residential properties in Stockton due to the significant distance between the two locations.

Below is a breakdown of my comments for each individual application:

#### 21/0192/AAC (Redcar- R/2020/0820/ESM)- Lackenby Site

**Noise-** There should be no significant impact on Stockton residents from construction, operation or transport activities from the proposal. The proposal has not considered Stockton residents but given the outcome of the noise assessments

**Air Quality-** No predicted significant effects on air quality at Redcar or Middlesbrough. No assessment for Stockton area.

#### 21/0193/AAC (Redcar- R/2020/0821/ESM)- Foundry Site

**Noise-** There should be no significant impact on Stockton residents from construction, operation or transport activities from the proposal.

**Air Quality-** No predicted significant effects on air quality at Redcar or Middlesbrough. No assessment for Stockton area.

21/0196/AAC (Redcar- R/2020/0823/ESM)- Steel House

**Noise-** There should be no significant impact on Stockton residents from construction, operation or transport activities from the proposal.

**Air Quality-** No predicted significant effects on air quality at Redcar or Middlesbrough. No assessment for Stockton area.

21/0194/AAC (Redcar- R/2020/0822/ESM)- Long Acres

**Noise-** There should be no significant impact on Stockton residents from construction, operation or transport activities from the proposal.

**Air Quality-** No predicted significant effects on air quality at Redcar or Middlesbrough. No assessment for Stockton area.

21/0190/AAC (Redcar- R/2020/0819/ESM)- Dorman Point

**Noise-** There should be no significant impact on Stockton residents from construction, operation or transport activities from the proposal.

**Air Quality-** No predicted significant effects on air quality at Redcar or Middlesbrough. No assessment for Stockton area.

Highways, Transport and Design

The Highways, Transport and Design Manager has no objections to the above proposals.

Highways

There are no highways objections to the proposals.

Landscape & Visual Comments

There are no landscape and visual objections to the proposals.

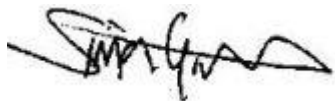
Floods

The LLFA have reviewed the information submitted for the above applications and have no comment to make.

You should also be satisfied that the proposed development mitigates its own impacts and that infrastructure which is required is where ever possible or necessary, provided on site to ensure that the proposals remain sustainable as required by the NPPF. It will be necessary to ensure that any mitigation which is required is appropriately secured through planning conditions or section 106 agreement.

Should you wish to discuss this matter further please do not hesitate to contact the case officer on the above details.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Simon Grundy', written in a cursive style.

Simon Grundy  
Planning Services Manager