

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/2020/0820/ESM
Our Ref: 163448	Response: Planning Consultation
Date: 24/02/2021	Nuisance
Tel Ext: 01287 612429	

Environmental Protection Planning Consultation Response

Proposal:	OUTLINE PLANNING APPLICATION FOR DEVELOPMENT OF UP TO 92,903SQM (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
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:

I note that a **Noise and vibration assessment** has been submitted in support of this application

As this is an outline planning application, the end users of the proposed development and therefore specifics of construction (including construction traffic flows and routes) are not known at the time of writing. As such, an assessment of construction traffic will be undertaken when the detailed design of the scheme and construction programme and traffic flow are confirmed.

Also because this is an outline application, the design has not yet progressed to the level where detailed information regarding the end usage is known. Therefore, design of the mechanical services plant or type of industrial noise has been assessed on the basis of assumed plant and activities. A detailed assessment on building services and plant noise will be carried out once the information is available.

I note that an **Air quality assessment** has been submitted in support of this application. The assessment shows that all pollutant concentrations at all sensitive receptor locations are predicted to be below the relevant air quality objectives. The

report also shows that the magnitude of change for NO₂, PM₁₀ and PM_{2.5} concentrations at all receptors is Negligible and that the overall effect of the proposed development on local air quality is predicted to be Not Significant. Therefore, no mitigation measures are proposed for the operational phase.

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 construction traffic 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 operation 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.

