

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From: Mr Callum Brown	To: Development Department
Job Title: Environmental Health Officer	Name: Mr Pedlow
Email:	Your Ref: R/2022/0355/FFM
Our Ref: 172281	Response Planning Consultation
Date: 20/04/2022	Nuisance
Tel Ext: 01287 612605	

Environmental Protection Planning Consultation Response

Proposal:	ERECTION OF INDUSTRIAL FACILITY (USE CLASS B2/B8), ASSOCIATED STRUCTURES, HARDSTANDING AND LANDSCAPING WORKS
Premises:	Land south of, Tees Dock Road, Middlesbrough

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 have considered this application in terms of noise, dust and vibration from the construction phase of the proposed development, which has the potential to affect the amenity of the area and neighbouring properties. I note that the applicant has detailed in the Remediation Strategy Report, that a Construction Phase Environmental Management Plan will be submitted as part of the proposal, which will include measures to control and monitor: noise, dust, and vibration from the development.

Further I have also considered this application in terms of operational noise from the site once the development is complete, should permission be granted. Having reviewed the documentation submitted, there is little information submitted regarding operational site noise and the effect that this may have on the amenity of neighbouring properties.

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 construction and demolition activities on this site are limited to between 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holidays.

REASON: In the interest of neighbour amenity

- Prior to commencement of construction, a CEMP shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide the following; i) The parking of vehicles for site operatives and visitors; ii) Loading and unloading of plant and materials; iii) Storage of plant and materials used in constructing the development; iv) The erection and maintenance of security hoarding including decorative displays; v) Wheel washing facilities; vi) Methods of demolition; vii) Measures to control the emission of noise dust and vibration during the construction period. viii) A scheme for recycling/disposing of waste resulting from demolition and construction works.

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

- Provide a noise impact assessment, to be carried out by a competent person in accordance with all relevant guidance and standards and of sufficiently robust design to suitably identify any noise/potential noise issues associated with the development. Should the assessment identify that noise may detrimentally impact on residents, then a noise management plan must be provided stating the noise mitigating practices/equipment which is proposed to be installed/implemented.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.