

## **Redcar and Cleveland Borough Council**

### **Planning (Development Management)**

APPLICATION NUMBER: R/2022/0411/CD  
LOCATION: LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK  
PROPOSAL: PARTIALLY DISCHARGE CONDITION 18 (NOISE) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM FOR DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF UP TO 418,000 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 OTHER THAN ACCESS

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### **APPLICATION SITE**

The application relates to the discharge of conditions relating to planning application R/2020/0357/OOM

The planning permission sought consent for outline planning permission for demolition of existing structures on site and the development of up to 418,000 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 other than access and was approved conditionally on 03/12/2020.

The discharge relates to the partial discharge of condition 18 in so far as it relates to Phase 3 of the outline application (Reserved Matters for first end user SeAH Monopile Manufacturing Facility).

### **CONDITION DETAILS**

The following information has been submitted for condition 18

18 In accordance with the phasing plan agreed through the discharge of condition 4, a further noise assessment on the impact of noise from construction works on nearby commercial operators shall be carried out and submitted to and approved by the Local Planning Authority. All mitigation measures included in paragraph F6.5 of Chapter F of the submitted Environmental Statement shall be adhered to during the construction of the development, or where relevant, those that are identified within the noise assessment.

REASON: In the interest of neighbour amenity and protect and to ensure that the development can be carried out safely without unacceptable risks to workers, or commercial neighbours.

**South Industrial Monopile Facility Construction Noise Assessment (Ref 32435-AC-001) April 2022 received by the Local Planning Authority on 28/04/22**

## CONSULTATION RESPONSES

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

*The partial discharge of condition 18 relates to the boundary line specified in figure 1.1 of the Construction Noise Assessment carried out by Hilson Moran reference: 32435-RP-AC-00.*

*Although there are a couple of typos in the report:-*

*1. Logarithmic average of weekend ambient noise levels of 42dB LAeq was used as a representative ambient noise level in this assessment -50dB was actually used, and*

*2. Table 5.2 reports the level above ambient noise for South Tees Business Centre being 6 instead of 7,*

*the report concludes that the predicted highest construction noise level at South Tees Business Centre is 57dBLAeq, 8h and 61dBLAeq, 8h at Trigiene and Metador offices. These levels fall below the lower cut-off construction noise threshold of 65dB, despite being more than 5dB above the pre-construction ambient noise level. Therefore, the effects at the nearest commercial receptors would not be significant.*

*I therefore have no objections to the above proposal.*

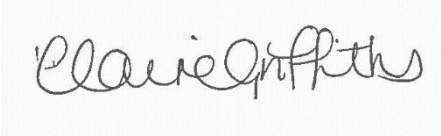
## PLANNING CONSIDERATIONS

The information that has been submitted relates to the impact of noise from construction works on nearby commercial operators. The submitted information has been considered by the Council's environmental protection team. Based on the information provided in so far as it relates to the proposed SeAH development, it is considered that the condition can be partially discharged.

## RECOMMENDATION

Taking into account the content of the report the recommendation is to **partially** discharge condition 18 of application R/2020/0357/OOM in so far as it relates to Phase 3 of the outline application (Reserved Matters for first end user SeAH Monopile Manufacturing Facility).

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	13 June 2022

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	14/06/2022