

My ref 21/00361/SR
Your ref 21/00054/DIS

PLANNING CONSULTATION RESPONSE

From	Environmental Health	Date	23 Jan 2021
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To	Development Management
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Address	Former Garage, Former Total UK Limited (S659), Westholme Terrace, Sunderland SR2 9QA
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Thank you for your recent consultation regarding the above application. It is understood that the applicant seeks consent for Discharge of condition 3 (CEMP) attached to planning application 19/01593/FUL. (Part 1 of 3)

Environmental health has examined the submitted documentation and considers that further information should be provided within the CEMP to enable partial discharge of the condition. Notes are provided in the table below.

***Note that the CEMP only addresses impacts associated with demolition, site clearance and remediation. Future construction works are not incorporated.**

****Please also note that remedial works for contaminated land are addressed within the Phase 2 report which has been attached to this application. The Phase 2 report should be appended to application reference 21/00056/DIS to support discharge of Condition 4 of the original permission.**

The information in the table below should be provided to the Applicant;

The following appraisal of the submitted documentation may be useful to the Applicant in the determination and preparation of additional works and information	
Construction Environmental Management	No working times are specified. It is suggested that, given the proximity of sensitive receptors, working

	<p>times should be 08.00 - 18.00 weekdays and 08.00 - 13.00 (or 09.00 - 14.00) Saturdays.</p> <p>Standards controls are noted for control of dust and noise. <u>Condition 3 highlighted our concern that remediation of the land may generate dust and odours associated with contaminants arising from the former use as a petrol retail operation</u> (petrol and diesel storage tanks and transfer lines). This has not been acknowledged within the CEMP. Measures should be implemented and clearly incorporated in the Plan to ensure that during the excavation of the site any contaminants encountered are immediately recognised and dealt with in a way that will minimise emissions of contaminants to the air during excavation, handling and transport. The CEMP should be amended appropriately.</p> <p>Please identify how the petroleum and diesel storage tanks have been, or are to be, dealt with.</p> <p>Noise and air pollution arising from plant and equipment on site should be minimised by the following measures:</p> <p>Selection of suitably silenced and properly maintained plant and vehicles Avoidance of queuing and idling of vehicles. Concrete breaking and crushing should be noted in the plan, particularly if consideration is being given to utilising a mobile crusher.</p> <p>An amended CEMP will be assessed as soon as it is received.</p>
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If you require any further information please do not hesitate to contact the Environmental Health Team.