

Hi,

Can the environmental comments below please be scanned to the file?

Thanks,

Michael Pingram BSc (Hons) MSc MRTPI
Senior Planning Officer



[REDACTED]
Tendring District Council, Town Hall, Station Road, Clacton on Sea, CO15 1SE

Tendring District Council – Local Validation List Consultation

*We're excited to invite you to participate in the 6-week consultation period for our brand-new Local Validation List. The consultation period started on **Monday 2nd October 2023**. Your feedback and insights are crucial in shaping the future of our locality. Please follow this link to find out more on how to take part and submit your feedback [Local Validation List \(tendringdc.uk\)](https://www.tendringdc.uk).*

From: Katie Wesley-Smith <[REDACTED]>
Sent: Thursday, November 2, 2023 2:04 PM
To: Michael Pingram <[REDACTED]>
Subject: 23/01527/OUT: The Old Parsonage, Makins Road, Parkeston

Good Afternoon Michael – With reference to the above application, I can advise the EP team have reviewed the proposal, and have the following comments to make:

Noise: Given the sites proximity to the International Port of Harwich, the EP Team would suggest further information is provided to evidence the predicted noise levels within the residential units will conform to the 'indoor ambient noise levels for dwellings guideline values' specified within BS8233:2014 - 'Guidance on sound insulation and noise reduction for buildings'. Information should be submitted to and approved in writing by the Local Planning Authority.

REASON: to protect the health and amenity of future residents

Contaminated Land: Given the sites proximity to the International Port of Harwich and a currently dis-used Petrol Service Station and having consideration that the land has also been subjected to the fly tipping of waste, the EP Team are requesting a minimum of a Phase One Contaminated Land Survey be performed, to ensure the land is suitable for the proposed end use - The following works shall be conducted by competent persons and in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and Environment Agencies "Land Contamination Risk Management (LCRM) " and other current guidance deemed authoritative for the purposes. The development hereby permitted shall not commence until the measures set out in the approved report have been implemented.

A. Site Characterisation

Notwithstanding the details submitted with this application, no development shall commence other than that required to carry out additional necessary investigation which in this case includes demolition, site clearance, removal of underground tanks and old structures until an investigation and risk assessment has been submitted to and approved in writing by the local planning authority. The

risk assessment shall assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:

- (i) a survey of extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - o Human health,
 - o Properly (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o Adjoining land,
 - o Groundwaters and surface waters,
 - o Ecological systems
 - o Archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

REASON - To ensure that any risks (to future users of the land and neighbouring land and to controlled waters, property and ecological systems) arising from any land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Demolition and Construction Method Statement: In order to minimise potential nuisance to nearby existing residents caused by construction and demolition works, Environmental Protection ask that the following is submitted: Prior to the commencement of any construction or demolition works, the applicant (or their contractors) shall submit a full method statement to, and receive written approval from, the Environmental Protection Team. This should at minimum include the following where applicable.

o Noise Control

- 1) The use of barriers to mitigate the impact of noisy operations will be used where possible. This may include the retention of part(s) of the original buildings during the demolition process to act in this capacity.
- 2) No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00(except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holidays.
- 3) The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228.
- 4) Mobile plant to be resident on site during extended works shall be fitted with non-audible reversing alarms (subject to HSE agreement).
- 5) Prior to the commencement of any piling works which may be necessary, a full method statement shall be agreed in writing with the Planning Authority (in consultation with Pollution and Environmental Control). This will contain a rationale for the piling method chosen and details of the techniques to be employed which minimise noise and vibration to nearby residents.
- 6) If there is a requirement to work outside of the recommended hours the applicant or contractor must submit a request in writing for approval by Pollution and Environmental Control prior to the commencement of works.

o Emission Control

1) All waste arising from the demolition process, ground clearance and construction processes to be recycled or removed from the site subject to agreement with the Local Planning Authority and other relevant agencies.

2) No materials produced as a result of the site development or clearance shall be burned on site.

3) All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.

4) All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

Adherence to the above condition will significantly reduce the likelihood of public complaint and potential enforcement action by Pollution and Environmental Control. The condition gives the best practice for Demolition and Construction sites. Failure to follow them may result in enforcement action under nuisance legislation (Environmental Protection Act 1990), or the imposition of controls on working hours (Control of Pollution Act 1974).

REASON: to protect the amenity of nearby residential dwellings

Should you have any queries concerning this, or if there is something I have missed on this application, please do let me know.

Many Thanks

Katie

Katie W Smith BSc (Hons) MCIEH CEnvH
Chartered Environmental Health Practitioner
Environmental Protection Team Manager

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