

Memo

| | | | |
|------------|----------------------------------|-----------|--------------------------------|
| From: | Mr Mick Gent | To: | Development Department |
| Job Title: | Contaminated Land Officer | | |
| Email: | | Name: | Mr Miller |
| Our Ref: | 177157 | | |
| Date: | 25/04/2023 | Your Ref: | R/2023/0291/ESM |
| Tel Ext: | 01287 612429 | Response | Planning Consultation Nuisance |

Environmental Protection Planning Consultation Response

| | |
|------------------|--|
| Proposal: | OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR THE DEVELOPMENT OF A 3 LINE LOW-CARBON LITHIUM REFINERY AND ASSOCIATED DOCK-SIDE RECEPTION, HANDLING, STORAGE, AND MANUFACTURING FACILITIES FOR THE PRODUCTION OF HIGH-QUALITY, BATTERY-GRADE LITHIUM HYDROXIDE MONOHYDRATE, TO INCLUDE THE CONSTRUCTION OF UPTO THREE PRODUCTION LINES WITH THE PRODUCTION CAPACITY OF UPTO 75,000 TONNES PER ANNUM. THE PROPOSED DEVELOPMENT WILL INCLUDE AN OFFICE AND WAREHOUSE BUILDINGS, TOGETHER WITH ASSOCIATED SITE INFRASTRUCTURE AND UTILITY SUPPLIES |
| Premises: | Land off, Kinkerdale Road, Teesport, 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:

Noise

I note that Environmental Statement Volume 1: Chapter 12 covering Noise and Vibration has been submitted in support of this application.

Information pertaining to operational plant is not yet available and details of any likely fixed plant items are not known.

Baseline noise levels have been measured at various residential monitoring points offsite, however it does appear that nearby commercial offices and workplaces have not been considered particularly during development construction which could include piling operations.

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 construction noise and vibration assessment be carried out which considers nearby commercial offices and workplaces.

REASON: To minimise the disturbance by noise and vibration of existing commercial occupiers and in the interest of neighbour amenity.

Air Quality

I note that Environmental Statement Volume 1: Chapter 7 covering Air Quality has been submitted in support of this application.

Operational emissions to air from the proposed plant will be Regulated by the Environment Agency under the Inorganic Chemicals Sector, however the assessment does not include odour emissions particularly from the Amine stack.

For construction activities the assessment states that dust impacts are dependent on the proximity of the most sensitive receptors to the site boundary. The area surrounding the Site comprises industrial and warehousing use. Guidance provided by the IAQM suggests that effects of dust and particulate matter generated from a construction site may be experienced up to 350 m from the site.

The area is therefore considered to be of low sensitivity to dust soiling. The background PM₁₀ concentration in the vicinity of the Site is 10.6µg/m³, therefore the sensitivity of the area to impacts on human health from particulates is also considered to be low.

However, it does appear that nearby commercial offices and workplaces have not been considered particularly during development construction which could create disturbance to occupiers/workers and their property at these commercial buildings and offices.

The assessment states that construction works on site would represent a low risk to dust soiling and human health effects. However, with the proposed mitigation measures incorporated into a Construction Environmental Management Plan (CEMP), the residual impact would be negligible.

The assessment recommends that the measures set out in Appendix 7.5 Volume 2 of the ES are incorporated into a Construction Environment Management Plan (CEMP) and approved by the council prior to commencement of any work on site.

- It is therefore recommended that the measures set out in Appendix 7.5 Volume 2 of the ES are incorporated into a Construction Environment Management Plan (CEMP) and approved by the council prior to commencement of any work on site.

REASON: To protect the amenity of nearby commercial businesses and occupiers.

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

REASON: In the interests of the amenity of the area