



South Tyneside Council

Mr M Armstrong
EH and S Delivery Leader
Dow Microbial Control
Rohm and Haas (UK) Ltd
The Dow Chemical Company
Ellison Street
Jarrow
NE32 3DJ

Date: 17/09/2015
Our ref: ST/0762/15/EIA
Your ref:

This matter is being dealt with by:
Christina Snowdon on 0191 4247412
e-mail address:
planningapplications@southtyneside.gov.uk

Dear Mr Armstrong

Screening Opinion of the Local Planning Authority

Town and Country Planning (Environmental Impact Assessment) Regulations 2011

Proposal: Request for Environmental Impact Assessment (EIA) screening opinion for the proposed demolition of the site

Description: Rohm and Haas (UK) Ltd
The Dow Chemical Company
Ellison Street
Jarrow
NE32 3DJ

With reference to your recent request for the above received by the Council on the 29/07/2015, and to the additional information received on 20/08/2015, I hereby notify you of the Council's screening opinion as to whether the proposed development requires an Environmental Impact Assessment to be carried out under the above regulations and the submission of an Environmental Statement.

The consideration of whether a particular development requires an Environmental Impact Assessment depends upon whether it is classed as Schedule 1 or Schedule 2 development, as defined by the regulations. I am satisfied that the development is not a development that falls within Schedule 1 and as such would not automatically require the submission of an Environmental Statement.

With respect to Schedule 2 development the Council, as Local Planning Authority, is duty bound to consider whether any part of the development falls within a 'sensitive area', as defined by the regulations, or whether any applicable threshold or criterion in the corresponding part of Column 2 of Schedule 2 is exceeded, or met, in relation to the development proposed.

The proposed development does not lie within a sensitive area, as defined by the regulations. However, the proposed development falls within the Infrastructure Projects description of development in column 1 (criteria 10 b) of Schedule 2 of the regulations and exceeds the 5 hectare threshold in column 2. Therefore, the Council must adopt a screening opinion and consider whether there would be any significant effects on the environment, be they positive or negative and Schedule 3 of the regulations outlines the three criteria that must be taken into account in making this decision.

1. The characteristics of the development

The proposed demolition works would take place within the Rohm and Haas (UK) Ltd site, which has an area of approximately 13.5 hectares.

There are no other developments in the locality that would result in a negative cumulative impact.

The proposed demolition works would not result in any significant use of natural resources.

It is proposed that all materials that can be recycled will be separated and removed from the site prior to the start of demolition. Any materials that cannot be recycled will be sent to a local licensed landfill facility. Any waste materials produced as a result of the demolition works will be reused on or off site if possible. Waste materials will be regularly removed from the site to avoid build-up of material to provide space for safe working and to reduce the risk of runoff into the River Tyne. Concrete and brick arisings will be stockpiled, processed and crushed on site. Processed material will be reused on site for regrading works.

Where asbestos is present within the building fabric it is proposed that it will be removed in accordance with the Control of Asbestos Regulations 2012. The Council's Environmental Protection Section has raised the issue of the production of 'special material' (*Asbestos, non-recyclable insulation etc.*). In this respect it is not possible to determine what contamination exists above ground within the former process buildings. It is expected that these will be separately assessed prior to demolition to ensure there are no airborne contaminants resulting from previous chemical processes. This would be a general requirement to ensure compliance with health and safety and environmental legislation.

It is proposed that specialist chemical manufacturing units will be disposed of at a waste recycling centre or licensed tip.

It is considered that waste materials have been identified for appropriate disposal and there are no indications that the demolition work will risk and impact upon controlled waters.

The proposed demolition works have potential to generate some noise and vibration and dust. There are residential properties in close proximity to the demolition site, including Ellison Place/Chaytor Street, Spencer Street and Milton Street. It is proposed that a range of practices will be adopted to reduce noise, vibration and dust, including best practice working methods and restricting working hours. The Council's Environmental Protection Section has assessed the proposal and it is considered that with the implementation of mitigation measures, including suitable dust control measures, such as water sprays, wheel cleaning, sheeting of loaded wagons, and the protection of stockpiles from wind whip, any impacts with regard to dust, noise and vibration are unlikely to be significant (and such impacts would be temporary, taking place over a relatively short period of time).

It is estimated that approximately 1000 tonnes of ferrous scrap metal, 100 tonnes of non-ferrous scrap metal, 100 tonnes of "special" material (such as asbestos) would be removed from the site following the demolition works. It is proposed that the bulk of materials to be taken off site will be transported using large tipper haulage lorries with a typical load of 20 tonnes. A container lorry would be used to remove hazardous materials, such as asbestos. This will result in approximately 60 HGV movements (120 two

way movements). This is likely to take place over 10 weeks at the beginning of the demolition works. In addition, there would be approximately 20 HGV movements (40 two way movements) to bring apparatus on to site, and this will take place at each end of the demolition material moving period (ie week 0 and week 11). In summary, the proposed demolition works will result in 8 HGV movements per day in week 0, 2-3 HGV movements per day in weeks 1-10, and 8 HGV movements per day in week 11. It is indicated that this is not dissimilar to the existing HGV movements at the site, which are 6-8 movements Monday to Friday. The Council's Environmental Protection Section has assessed traffic flows and it is considered that whilst traffic flows may be noticeable, they will not be significant and there is no better alternative for the removal of the demolition material.

It is proposed that the risk of accidents during demolition will be minimised by adherence to the contractor's Health and Safety and operational procedures.

2. The location of the development

The site to be demolished is a chemical plant that manufactures a synthetic biocide used in a range of personal care and industrial processes and applications. The site comprises a large number of existing buildings, including administrative buildings, plant warehouses and utility buildings. Throughout the site there are above ground gantries holding industrial piping used to transport liquids and gases. It also comprises bulk storage compounds and vehicle tracks. There is an earth bund to the southeast of the site.

The site forms part of the wider Viking Industrial Estate. The site is bounded to the north by the southern bank of the River Tyne, to the east by Tyne Street (and the entrance to the Tyne Pedestrian and cycle tunnel entrance), to the west and south west by industrial uses within the Viking Industrial Estate and to the south by residential properties (including the densely developed residential streets of Ellison Place, Clayton Street, Spenser Street, Union Street, Milton Street and Walter Street), with the nearest residential properties being located approximately 10 metres from the site. The site is located approximately 160 metres to the north of Jarrow Town Centre (240 metres to the north of the primary shopping centre). The site is located approximately 360 metres from the Palmer Community Hospital, 380 metres from the Jarrow Community Centre and 310 metres from Dunn Street Primary School.

With regard to heritage assets, it is considered that the proposed demolition works will not impact on any scheduled monuments or conservation areas in the locality due to the separation distances involved. There are a number of listed buildings in the locality. The site is approximately 10 metres from the entrance to the listed Tyne Pedestrian and Cycle Tunnel and 400m to the listed Sir Charles Palmer statue. The County Archaeologist has been consulted on the proposals and has confirmed that the proposed demolition is unlikely to affect the settings of any nearby designated heritage assets. Furthermore, although the site was previously an historic dry dock and ship slipways, given the extensive industrial works in the past it is unlikely that any heritage assets remain within the site. Confirmation has been received that the buildings and structures to be demolished are all relatively modern (built from the 1960's onwards) and as none of the structures to be demolished are historic it is considered that there would be no adverse impact on archaeology.

The information submitted states that a Phase 1 habitat and protected species scoping survey has been undertaken and this indicates that the site has a negligible to low risk of supporting any species protected by law. The Council's Countryside Officer has been consulted on the impact of the demolition

works on ecology. It is considered that the habitats on site are limited with small amounts of trees/scrub and some ephemeral /short perennial vegetation. This may have some interest for priority species such as the dingy skipper butterfly, which may require some protection / mitigation. There is also a risk of impacts on nesting birds should they be present, and a strategy is proposed to deal with this potential risk.

The other main consideration is the potential impacts on the species for which the Northumbria Coast Special Protection Area is designated, namely overwintering purple sandpiper and turnstone. Given the location of the development on the River Tyne, and within 850m of Jarrow Slake and the Port of Tyne mudflats where turnstone have been recorded, it is possible that turnstone may occasionally roost on the proposed demolition site. However, it is considered that there is no likely significant effect on the SPA species. Whilst some birds may occasionally use the site for roosting, it is highly unlikely that they would do so in any great numbers. In addition, the majority of the works are planned with the overwintering bird period and any disturbance to the relevant species would be of short duration and temporary. It is therefore considered that the demolition works are unlikely to result in any significant effects to ecology.

Most of the site is located in Flood Zone 1 and it is proposed that emergency flood response management plans will ensure that the risk of adverse effects from flooding during the demolition works will be minimised.

The nearest Air Quality Management Area is located approximately 1.7 km to the south of the site and it is considered that the proposed demolition works would not have a significant impact on this area.

3. Characteristics of the potential impact

In relation to points 1 and 2 above, the potential significant impacts of the proposed demolition works are primarily considered to be associated with the creation of noise, dust and vibration. Although the site area is 13.5 ha, the physical demolition works will impact on approximately 2 ha. The works are likely to take approximately 24 weeks. The works are not considered to be unduly complex and they will be short-term and temporary. Given the proximity of the site to nearby properties, including residential properties, it is probable that there will be some impact. However, adherence to good practice should ensure that the impacts are minimised and not significant. It is therefore considered that the impact of the works on the affected population will not be significant.

Conclusion

It is the Council's opinion that the proposed development, whilst being a Schedule 2 development under the above regulations, would not, on the basis of all the information provided, have significant environmental impacts for it to require the carrying out of an Environmental Impact Assessment and the submission of an Environmental Statement.

You should be aware that the comments made regarding the likely environmental impacts of the proposed development relate only to the Council's need to issue a screening opinion under the above regulations. They do not represent the Council's views as to the planning merits of any planning application, or its conformity with development plan policies within the Regional Spatial Strategy, South Tyneside Unitary Development Plan or Local Development Framework.

A copy of this Screening Opinion has been placed on the planning register.

Yours sincerely



 George Mansbridge
Head of Development Services

We aim to make letters easy to understand. If you found this letter difficult to understand please let us know. Call 0845 145 0100 or email feedback@southtyneside.gov.uk