



## ADDENDUM REPORT

### Item No 2

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#### APPLICATION DETAILS

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<b>Application No:</b>	25/0189/FUL
<b>Location:</b>	Vacant land adjacent to new Medical Centre, Stokesley Road, Middlesbrough, TS7 0NB
<b>Proposal:</b>	Erection of single storey community building with associated parking and external works
<b>Applicant:</b>	Middlesbrough Council
<b>Agent:</b>	Middlesbrough Council
<b>Ward:</b>	Nunthorpe
<b>Recommendation:</b>	Approve Conditionally

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#### BACKGROUND

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1. Subsequent to the completion of the Officer Committee Report, the following documents have been submitted by the applicant for consideration as part of the application.
  - Phase Two Site Investigation
  - Ground Gas Risk Assessment
  - Noise Impact Assessment
2. Officers in the Council's Environmental Health service have been consulted on the additional documentation for comment.
3. The Phase Two Site Investigation concluded there are no significant issues in terms of land contamination subject to gas monitoring. With regard to the Ground Gas Risk Assessment, Officers were in agreement with the findings that gas protection measures are not required, as the site is in suitable condition for use by the public. In the event of approval of the application, it is recommended that the site investigation and remediation condition be replaced by a condition requesting the submission of information of any unexpected contamination.
4. As for noise impacts, the Noise Impact Assessment concluded that the proposed plant for the Community Building would have noise levels slightly exceeding night-time background levels. As the rated noise levels from plant/equipment should not exceed the existing background noise levels at night, a condition is recommended for a noise assessment to be submitted for any plant and machinery installed at the site. This is to ensure the reasonable amenities of the occupiers of the nearby properties.

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## CONCLUSION

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5. As this update report does not include all matters under consideration, it needs to be read in conjunction with the original Officer report which put forward a recommendation for conditional approval.
6. It is the officer opinion that the application should be approved in line with the conditions in the main report, subject to the following:

Condition 4 (Site Investigation and Remediation Works) be replaced with a new condition Reporting of Unexpected Contamination:

### **Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the development hereby approved, which was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the appropriate decontamination of the site in the interests of safety, local amenity, and the amenities of the future users of the site.

An additional condition is recommended to deal with noise from any plant and machinery:

### **Commercial Premises Noise Assessment**

A BS: 4142 noise assessment shall be submitted to and approved in writing by the Local Planning Authority before the use hereby commences. The assessment shall identify noise levels at the site along with the noise which will be generated at the development and its impact upon neighbouring premises. The assessment should identify noise from sources such as deliveries being made, noise from fixed plant and machinery at the development and noise from the use of the car park. The rated noise from the development should be less than 5dB above background noise level during the day and should be equal or less than background noise levels at night. The assessment should include details of any measures identified to protect neighbouring premises from noise. Any measures identified in the assessment to protect residents from noise generated due to the use of the site should be implemented before the use of the development commences and retained on site in an operational state for the lifetime of the development.

Reason: To ensure a satisfactory form of development in the interests of the amenities of residents having regard for Policies DC1, CS5 of the Local Plan and section 12 of the NPPF

Case Officer: Peter Wilson  
Committee Date: 03-Jul-2025