From: Pearsons TV & Appliances
Sent: 24 July 2020 16:00
To: Ailsa Teasdale
Subject: Pollution prevention plan

Hi Ailsa
Please find attached pollution prevention plan as requested on conditions response

Many thanks
Mark

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- **Pearsons TV & Appliances**

Terry Dicken Industrial Estate,
Station Road,
Stokesley,
Middlesbrough,
TS9 7AE

Pollution Prevention Plan

Project ref: NYM/2018/0732/FL

Project location: 20 Dikes Lane, Great Ayton, North Yorkshire

Project details:

Conversion of and extension to stable building to form cycle hire shop and café at ground floor and 2 no. holiday letting units at first floor, construction of plant room/store together with alterations to access, provision of parking and landscaping works at 20 Dikes Lane, Great Ayton.

Introduction

The aim of this document is to identify potential pollution risks during the construction phase of the project and to formulate plans to mitigate any such risks prior to the commencement of construction.

In a review of the various Pollution Prevention Guidelines (PPG's) issued by the Environment Alliance, it was deemed that PPG5 – 'Works and maintenance in or near a watercourse' was the only document relevant to the project. Therefore the pollution prevention plan for the project will be formulated in-line with PPG5 despite the fact that it has been withdrawn by the Environment Agency in England.

Silt

Silt pollution is a major cause of environmental incidents and the following steps will be considered/ taken to mitigate the risk of silt contaminating the watercourse:

a) Given the proximity of the watercourse in relation to the construction activities, it is deemed unlikely that there will be any actual disturbance of the riverbed during the construction phase of the project.

b) It is considered likely that water will enter some of the excavations during construction. Steps will be taken to ensure that any dewatering activities will be directed to areas more than 10 meters away from the watercourse. Any pumping will be done at an appropriate rate on to an area of hard standing.

c) Stripping of soil and vegetation can increase the volume of contaminated water run-off. The amount of stripping will be minimised and vegetation will only be stripped from areas that need to be exposed in the near future. All soil stockpiles will be made in excess of 10 meters from the watercourse and will be covered where possible to mitigate run-off.

   If necessary, a silt fence, made of an appropriate geotextile, will be used in conjunction with a settlement lagoon to allow suspended solids to settle before discharge.

d) The plant and wheel wash area will be established approximately 20 meters from the watercourse in an area of hard standing. It is planned to use a collection sump to enable the recycling and reuse of water where possible with settled solids being removed regularly.

Concrete and Cement

Fresh concrete and cement are very alkaline and can cause serious pollution.

In order to mitigate the risk of run-off entering the watercourse, any mixing and washing areas will be situated more than 10 meters from the watercourse.

Storage

Any fuel, oil or chemicals stored on site will be done so in a secure location with an appropriate impervious base and containment system. Other potential contaminants such as sealants, adhesives, paints, etc will also be stored securely on site. The location of this storage will be at least 10 meters from the watercourse.

Security

Damage from vandalism has been shown to be a common cause of pollution.

To mitigate this, the site will be well secured with all building and storage location being locked. The existing boundary hedging will provide some degree of mitigation against ingress.

Incident response

Any incidents that could have a potential environmental impact will be reported to the Environment Agency. A list of contact numbers will be made available on site.

All staff and contractors on site during the construction phase will be issued with a copy of this pollution prevention plan and its compliance will be regularly monitored.