

The Lighthouse Green Fuels Order

Application Reference: EN0110025

Applicant: LGF Projects Limited

Environmental Statement Volume III

Appendix 23A: Commitments Schedule

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Abbreviations

Abbreviation	In Full / Term
AIL	Abnormal Indivisible Load
BAT	Best Available Techniques
BPM	Best Practicable Means
CEMP	Construction Environmental Management Plan
CHP	Combined Heat and Power
CNVMP	Construction Noise and Vibration Management Plan
COMAH	The Control of Major Accident Hazards Regulations 2015
COSHH	Control of Substances Hazardous to Health
CTMP	Construction Traffic Management Plan
CWTP	Construction Workers Travel Plan
DCO	Development Consent Order
DEMP	Decommissioning Environmental Management Plan
DTMP	Decommissioning Traffic Management Plan
ECow	Ecological Clerk of Works
EPC Contractor	Engineering Procurement and Construction Contractor
ES	Environmental Statement
fCEMP	Framework Construction Environmental Management Plan
fCTMP	Framework Construction Traffic Management Plan
FEED	Front-End Engineering Design
fLBMES	Framework Landscape and Biodiversity Mitigation and Enhancement Strategy
FRAP	Flood Risk Activity Permit
fSWMP	Framework Site Waste Management Plan
HSE	Health, Safety and Environment
LBMES	Landscape and Biodiversity Mitigation and Enhancement Strategy
LGF	Lighthouse Green Fuels
mAOD	Metres Above Ordnance Datum/
MAPP	Major Accident Prevention Policy
MSDS	Material Safety Data Sheet
MW	Megawatts
NSR	Noise Sensitive Receptor
NWL	Northumbrian Water Limited
QRA	Quantitative Risk Assessment
RCBC	Redcar and Cleveland Borough Council

Abbreviation	In Full / Term
SSSI	Site of Special Scientific Interest
STBC	Stockton-on-Tees Borough Council
SWMP	Site Waste Management Plan

1 Introduction

- 1.1.1 This **Commitments Schedule (Application Document Ref. 6.3)** has been prepared by Arup on behalf of LGF Projects Limited (the Applicant), to support an application (the Application) seeking development consent for the construction, operation, maintenance and decommissioning of the Lighthouse Green Fuels project (the Proposed Development) on land within the administrative boundaries of Stockton-on-Tees Borough Council (STBC) and Redcar and Cleveland Borough Council (RCBC).

1.2 The Purpose and Structure of this Document

- 1.2.1 This Commitments Schedule sets out the embedded and additional environmental mitigation measures as identified across the Environmental Statement (ES), that would be adopted during the construction, operation and decommissioning phases of the Proposed Development.
- 1.2.2 As a register it is intended to allow stakeholders to track commitments from the ES through to the relevant securing mechanisms.
- 1.2.3 The Commitments Schedule itself is not intended to be secured, it simply provides a record of the commitments that have been made by the Applicant and the mechanisms by which they are secured.
- 1.2.4 For each commitment the securing mechanism is identified. Predominantly, this includes reference to Schedule 2 of the **Draft DCO (Application Document Ref. 3.1)**.
- 1.2.5 Table 1.1 sets out the schedule of commitments the Applicant has made in the DCO Application. This document is a live document and may be updated throughout the process of examination where this is considered necessary.

Table 1.1 Commitments Schedule

ES document reference/ chapter	Commitment	Secured by
Construction		
Chapter 4: Proposed Development (ES Volume I, Application Document Ref. 6.1)	The UK SAF Mandate requires SAF to be produced from eligible feedstocks that satisfy the sustainability criteria and other applicable requirements of the Renewable Transport Fuel Obligation (RTFO). As the CHP plant forms an integrated part of the Proposed Development, the biomass from biogenic forestry, sawmill and agricultural residues supplied to the CHP will be managed in accordance with the same RTFO sustainability requirements as those used in the SAF production process. Grade C waste wood, which is not considered biomass under the Industrial Emissions Directive, will be permitted for use exclusively in the CHP plant and is therefore subject to the applicable waste management and environmental permitting requirements, rather than the RTFO sustainability requirements applicable to SAF feedstocks. Compliance will be demonstrated through recognised sustainability assurance schemes, chain of custody requirements and independent verification in accordance with the RTFO Carbon and Sustainability Guidance and any additional requirements introduced under the SAF Mandate. This is expected to include certification under recognised voluntary schemes such as International Sustainability and Carbon Certification, Sustainable Biomass Programme and Forestry Stewardship Council, independent third-party audits, and annual reporting to the RTFO administrator. 1.2.6	Sustainable Aviation Fuel (SAF) Mandate
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1)	A detailed Construction Environmental Management Plan (CEMP(s)) will be prepared by the Engineering Procurement and Construction (EPC) Contractor prior to construction of any relevant part. The detailed CEMP(s) will identify how all commitments made within the ES and DCO documents will be translated into	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Appendix 5A: Framework Construction Environmental Management Plan (fCEMP) (ES Volume III, Application Document Ref. 6.3) Chapters 8-21 (ES Volume I, Application Document Ref. 6.10)	actions on the Site. This includes best practice mitigation measures, and details such as allocation of key roles and responsibilities for onsite personnel. A Framework CEMP (fCEMP) is included at Appendix 5A of the ES (ES Volume III, Application Document Ref. 6.3), which accompanies the DCO Application and sets out the key measures to be employed to control and minimise the impacts on the environment. The requirement in Schedule 2 includes an obligation to prepare detailed CEMP(s) in accordance with the fCEMP and all mitigation measures outlined should be adopted during the various phases of the project.	
Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	The EPC Contractor will also conduct works in line with Best Practicable Means (BPM) as defined in the Control of Pollution Act 1974.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	The detailed CEMP will include a Construction Noise and Vibration Management Plan (CNVMP). This will include a noise and vibration monitoring scheme developed to ensure compliance with construction noise and vibration limits.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Core construction working hours will be between 07:00 and 19:00 Monday to Friday (except bank holidays), Saturday 07:00 to 16:00 and Sunday 08:00 to 17:00. Where works within the Proposed Development are to be conducted outside the core hours, they would comply with any restrictions in the construction hours requirement in the Draft DCO (Application Document Ref. 3.1) and otherwise agreed with the local planning authority, in particular with regard to the control of noise and traffic. Any such works will be minimised and will be carefully managed to reduce effects on the local community.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I,	Temporary construction lighting will be arranged so that glare is minimised outside the construction site. Detailed Lighting Strateg(y)(ies) will be prepared by the EPC	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3) Framework Lighting Strategy at Appendix 13C (ES Volume III, Application Document Ref. 6.3)	Contractor to adhere to the principles set out in the Framework Lighting Strategy at Appendix 13C (ES Volume III, Application Document Ref. 6.3).	
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Chapter 12: Water Environment (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Wheel cleaning facilities will be installed on the Main Site from the start of the construction phase. All HGVs which have left the paved areas and surfaced roads inside the Main Site will use the wheel wash as appropriate when exiting the Main Site. Machinery will be cleaned in accordance with best practice, relevant guidance and the approved Flood Risk Activity Permit (FRAP) (if applicable). The use of a wheel wash is specified in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) and will be included in the detailed CEMP.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	A detailed Site Waste Management Plan (SWMP) based on the Framework SWMP (fSWMP) at Appendix 5B (ES Volume III, Application Document Ref. 6.3) will be prepared by the EPC Contractor, developed as part of the detailed CEMP.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	The detailed SWMP will require that the EPC Contractor segregates principal waste streams within the Site, prior to them being taken to a waste facility for recycling or disposal. All waste removal from the Proposed Development will be undertaken by a fully licensed waste carrier and taken to permitted waste facilities. The detailed SWMP will form part of the detailed CEMP.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	A Commissioning Plan will be agreed with the Environment Agency through an improvement condition outlined in the approved Environmental Permit. This will specify monitoring and control procedures to be used and set out a schedule of commissioning activities (at the end of the construction phase, prior to the start of operation).	The Environmental Permitting (England and Wales) Regulations 2016 [Ref 1]
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Suitably bunded and lined storage areas for flammable/toxic/corrosive materials in the Main Site and on satellite compounds in the Wider Site will be located in a separate secured area, to control the risk of pollution. Material Safety Data Sheets (MSDSs) will be available for all these materials and the Control of Substances Hazardous to Health (COSHH) assessments kept within the relevant risk assessment for the task, all subject to the EPC Contractor's assessment. This commitment is specified in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) and will be included in the detailed CEMP.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1)	All construction laydown areas will be enclosed by security fencing and gates, as appropriate.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)		
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Construction access routes and management of construction traffic are specified in the Framework Construction Traffic Management Plan (fCTMP) (Appendix 18D, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 17: Socioeconomics (ES Volume I, Application Document Ref. 6.1)	An employment and skills plan will be prepared prior to construction.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1) Chapter 12: Water Environment (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Any spoil generated during construction will be stored temporarily within the Site. Spoil which cannot be re-used will be removed from the Site. Where soils are intended to be reused, earthworks would be undertaken in accordance with either a CL:AIRE Definition of Waste Code of Practice [Ref 6] Materials Management Plan (MMP) prepared by the Contractor or an environmental permit. Any soils moved will be managed in accordance with the Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites [Ref 3]. The detailed CEMP will include the construction waste management measures.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1) The Environmental Permitting (England and Wales) Regulations 2016 [Ref 1]

ES document reference/ chapter	Commitment	Secured by
Appendix 5B: Framework Site Waste Management Plan (ES Volume III, Application Document Ref. 6.3)		
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Excavated material will be sampled and screened against site-specific assessment criteria. Any suspected contaminated material will be segregated and placed on an impermeable membrane to prevent leaching of contaminants. These measures form part of the detailed CEMP.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1)	Ground investigations will be undertaken prior to construction to assess ground conditions (including within the landfill in the west of the Main Site). This will be undertaken in accordance with Land Contamination Risk Management Guidance, to inform the development of the detailed design.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1)	If contamination is found, and a risk assessment confirms that there are potential unacceptable impacts to the identified receptors, then a remediation strategy and verification plan will be developed and implemented to mitigate these risks. The remediation strategy and verification plan will be agreed with the Local Planning Authority and Environment Agency prior to each relevant part of the Proposed Development being implemented.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Construction materials will be stored on the Main Site (landside of the quay wall) which is outside of the 1 in 100-year floodplain extent. This commitment forms part of the detailed CEMP.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Any groundwater dewatering required will be managed through the detailed CEMP, prepared by the EPC Contractor, and undertaken in accordance with the requirements of the Environment Agency under the Water Resources Act 1991 [Ref 4] and The Environmental Permitting Regulations (England and Wales) Regulations 2016 [Ref 1]. Water will be settled and tested to ensure that only uncontaminated water is discharged. To avoid flooding, drains/ controlled waters will be assessed to confirm that they have the capacity to receive the volume of water likely to be produced.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1) The Environmental Permitting (England and Wales) Regulations 2016 [Ref 1] Water Resources Act 1991 [Ref 4]
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	For the use of temporary generators on site during construction, an Environmental Permit or medium combustion plant permit will be applied for as required from the Environment Agency, which will regulate emissions from the generators.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Site remediation and preparation works at the Main Site will be completed by the EPC Contractor prior to the commencement of construction of the Proposed Development. This includes: - erection of temporary compounds areas on the Main Site; - where necessary, removal of derelict underground structures and obstructions and removal and treatment of historic environmental contamination as required; and - placement of suitable material (either reused material or imported fill) to form the appropriate platform levels for development on the Main Site. Where required, these works will be managed and controlled through the detailed CEMP, which will be prepared in accordance with the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3).	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Chapter 12: Water Environment (ES Volume I, Application Document Ref. 6.1) Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCMEP (ES Volume III, Application Document Ref. 6.3)	Rainfall runoff from areas where there is a risk of contamination will be managed using temporary drainage systems and/or tankered offsite for treatment (including settlement of suspended solids and oil interceptors) prior to discharge to local watercourses with the approval of the Environment Agency pursuant to a discharge licence These works will be managed through the detailed CEMP and Drainage Strategy, in accordance with the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) and Framework Drainage Strategy (part of the Flood Risk Assessment, Application Document Ref. 5.7).	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

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Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Chapter 12: Water Environment (ES Volume I, Application Document Ref. 6.1) Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	The drainage systems will incorporate pollution control systems designed in line with the Control of Water Pollution from Construction Sites – Guidance for consultants and contractors C532 [Ref 5], or as agreed with the relevant authorities. Surface watercourses and waterbodies near worksites will be regularly inspected for signs of siltation or other forms of pollution in line with CIRIA Environmental Good Practice on Site Guide C741, whilst pumped groundwater, process effluents and construction site runoff will be tested to ensure compliance with discharge consent requirements. These works will be managed through the detailed CEMP, in accordance with the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3).	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Chapter 12: Water Environment (ES Volume I, Application Document Ref. 6.1) Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1)	A surface water drainage strategy will be incorporated during construction to limit any contaminated run-off from entering surface watercourses (Framework Drainage Strategy, part of the Flood Risk Assessment, Application Document Ref. 5.7).	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)		
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Rainfall runoff from areas of low contamination risk will be captured and stored in settlement ponds for reuse where reasonably practicable to reduce consumptive water use (e.g. to supply wheel wash facilities or for dust suppression).	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Habitats that will be temporarily lost or damaged during construction will be assessed and, where required, mitigated in accordance with the Framework Landscape and Biodiversity Mitigation and Enhancement Strategy (fLBMES) (Application Document Ref. 5.8).	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Requirements for the protection of retained vegetation (e.g. during vehicle movements and construction / re-instatement works), vegetation restoration, soil protection and handling, and temporary soil storage, as stated in the fCEMP.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	In accordance with the Civil Aviation Authority guidance, aviation warning lights will be installed where the constructed work will be over 90m AOD, with details to be	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	approved by the relevant planning authority in consultation with the CAA, as detailed in the fCEMP.	
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Piling works will be completed following preparation of a Piling Risk Assessment, which will be undertaken in accordance with the CL:AIRE guidance [Ref 6], to identify and manage any associated risks to human health and controlled waters. All piling and penetrative foundation works would be carried out in accordance with the approved Piling Risk Assessment to prevent contamination of the underlying soils and groundwater. This is secured by a Requirement in the Draft DCO (Application Document Ref. 3.1) and will be submitted to the local planning authority for approval, in consultation with the Environment Agency.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	The Applicant will ensure that its own staff, its designers and contractors follow the Approved Code of Practice laid down by the CDM Regulations 2015.	Construction Design and Management Regulations (2015)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Foul water from welfare facilities and effluent from construction activities (defined as liquid waste streams) will be collected, treated and conveyed through the drainage system. Where water cannot be treated onsite, this will be tankered offsite to a local treatment facility with details provided within the detailed CEMP.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Application Document Ref. 6.1) Chapter 12: Water Environment (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Engagement with NWL will be undertaken during the detailed design phase to confirm off-site treatment arrangements, where required, and to ensure that any necessary permits and approvals are secured.	
Chapter 8: Air Quality (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Emissions of dust and particulates from the construction phase of the Proposed Development will be controlled in accordance with good industry practice, through incorporation of reasonable appropriate control measures according to the risks posed by the activities undertaken. The management of dust and particulates and application of adequate mitigation measures will be enforced through embedding appropriate measures in the detailed CEMP, as outlined in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 9: Noise and Vibration (ES Volume I, Application Document Ref. 6.1) Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3)	Measures to mitigate noise will be implemented during the construction phase of the Proposed Development in order to minimise impacts at local noise sensitive receptors (NSR) and ecological receptors, particularly with respect to activities required outside of core working hours. Mitigation will be included in the detailed CEMP, as outlined in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 5: Construction Programme and Management (ES Volume I, Application Document Ref. 6.1)	Temporary site lighting is proposed to enable safe working on the construction site in hours of darkness. Construction temporary lighting will be arranged so that glare is minimised outside the construction site. A Framework Lighting Strategy has been prepared as part of the DCO application (Appendix 13C, ES Volume III, Application Document Ref. 6.3) and a detailed Strategy will be prepared by the	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Appendix 5A: fCEMP (ES Volume III, Application Document Ref. 6.3) Appendix 13C: Framework Lighting Strategy (ES Volume III, Application Document Ref. 6.3)	EPC Contractor, to adhere to the principles set out in the Framework Lighting Strategy.	
Appendix 13C: Framework Lighting Strategy (ES Volume III, Application Document Ref. 6.3)	Permanent site lighting is proposed to enable safe working on the site in hours of darkness during operation. This lighting will be arranged so that glare is minimised outside the Main Site. A Framework Lighting Strategy has been prepared as part of the DCO application (Appendix 13C, ES Volume III, Application Document Ref. 6.3) and a detailed Strategy will be prepared by the EPC Contractor, to adhere to the principles set out in the Framework Lighting Strategy.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 18: Traffic and Transport (ES Volume I, Application Document Ref. 6.1)	The EPC Contractor will be required to prepare a detailed Construction Traffic Management Plan (CTMP). This is secured by a Requirement in the Draft DCO (Application Document Ref. 3.1) . This plan will be in accordance with the Framework CTMP (Appendix 18D, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 18: Traffic and Transport (ES Volume I, Application Document Ref. 6.1)	The EPC Contractor will be required to prepare a detailed Construction Workers Travel Plan (CWTP), secured by a Requirement in the Draft DCO (Application Document Ref. 3.1) . This plan will be in accordance with the Framework CWTP (Annex C to Appendix 18A: Transport Assessment, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1)	Contractor health and safety measures during construction will be detailed in a Health and Safety Plan. This will include an Incident Response Plan, which will be in place to outline measures to be implemented if any incidents occur during construction, including accidental releases.	Health and Safety at Work Act (1974) [Ref 8]

ES document reference/ chapter	Commitment	Secured by
Chapter 12: Water Environment (ES Volume I, Application Document Ref. 6.1)	Works within 16m of flood defences will be subject to a Flood Risk Activity Permit. This will be included in the detailed CEMP as outlined in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1) Environmental Permitting (England and Wales) Regulations 2016 [Ref 1]
Chapter 12: Water Environment (ES Volume I, Application Document Ref. 6.1)	Use of heavy machinery near waterbodies will be minimised, as far as reasonably practicable (i.e. unless works are required to interface with the river environment to construct the Proposed Development). Refuelling of machinery and HGVs will take place in bunded areas with a minimum 10m buffer from surface water features and drainage assets. This is to be included in the detailed CEMP, as outlined in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 12: Water Environment (ES Volume I, Application Document Ref. 6.1)	To protect waterbodies from fine sediment runoff, subsoil will be stored a minimum of 20m from watercourses on flat lying land (and further where any ground is sloping) (unless the area is appropriately bunded or kerbed). This is to be included in the detailed CEMP, as outlined in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 10: Terrestrial Ecology (ES Volume I, Application Document Ref. 6.1)	The fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) specifies that an Ecological Clerk of Works (ECoW) will be employed to oversee the delivery of all necessary ecological mitigation, including any mitigation to be completed under relevant species mitigation licences, as well as to be present during construction activities for any works with the potential to impact protected species.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 10: Terrestrial Ecology (ES Volume I, Application Document Ref. 6.1)	Sensitive timing and programming of construction will aim to avoid and minimise impacts upon ecological features. For example, where practicable vegetation clearance will not occur March to August (inclusive) to avoid the breeding season for birds and most protected and/or notable fauna. Where certain sensitive periods cannot feasibly be avoided, the use of visual and acoustic screening will be	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
	developed and employed during construction to avoid disturbance to nearby ecological features and supervised clearance by an ECoW will be implemented. Vegetation clearance work will be undertaken to meet requirements under the Wildlife and Countryside Act 1981 [Ref 9]. This is to be included in the detailed CEMP, as outlined in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3).	Wildlife and Countryside Act 1981 [Ref 9]
Chapter 10: Terrestrial Ecology (ES Volume I, Application Document Ref. 6.1)	The use of visual and acoustic screening will be developed and employed during construction to avoid disturbance to nearby ecological features (e.g. bird assemblages). This is to be included in the detailed CEMP, as outlined in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 10: Terrestrial Ecology (ES Volume I, Application Document Ref. 6.1)	An Invasive Species Management Plan will be developed to prevent the spread of Invasive Non-Native Species (INNS) of flora and fauna during construction. This will be included in the detailed CEMP, as outlined in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 10: Terrestrial Ecology (ES Volume I, Application Document Ref. 6.1)	Compensatory habitat will be created for Schedule 1 species, notable and Teesmouth and Cleveland Coast SSSI assemblage ground nesting bird species, and notable terrestrial invertebrate species present at the Main Site. This will be secured as part of the detailed Landscape and Biodiversity Mitigation and Enhancement Strategy (LBMES), based on the Framework LBMES (Application Document Ref. 5.8) , as a Requirement in the Draft DCO (Application Document Ref. 3.1) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 10: Terrestrial Ecology (ES Volume I, Application Document Ref. 6.1)	The relocation of notable terrestrial invertebrate populations will also be required to mitigate the risk of significantly impacting the wider metapopulation. This will be secured as part of the detailed Landscape and Biodiversity Mitigation and Enhancement Strategy (LBMES), based on the Framework LBMES (Application Document Ref. 5.8) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
	Document Ref. 5.8) , as a Requirement in the Draft DCO (Application Document Ref. 3.1) .	
Chapter 13: Landscape and Visual Amenity (ES Volume I, Application Document Ref. 6.1)	A detailed Lighting Strategy will be submitted to the local planning authority for approval prior to installation, designed in accordance with relevant standards and in accordance with the principles set out in the Framework Lighting Strategy (Appendix 13C, ES Volume III, Application Document Ref. 6.3) .	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Operation		
Chapter 4: Proposed Development (ES Volume I, Application Document Ref. 6.1)	An Environmental Permit will be obtained from the Environment Agency prior to the operation of the Proposed Development; this will set out the preventative and control measures that must be applied to minimise risks of accidental releases to the environment and also the approach to managing accidents and emergencies in accordance with the use of Best Available Techniques (BAT). The permit application will be underpinned by a suitable accredited management system and design and control philosophy to demonstrate how the operator will maintain operational control of the plant and associated activities. The Proposed Development will comply with its Environmental Permit to ensure that any impacts of emissions to air, soil, surface and groundwater, to the environment and human health would be minimised and avoided where practical. This will contain commitments in relation to prevention of contamination, and any sampling required to ensure compliance with the Environmental Permit for the operations. The Proposed Development will be designed such that process emissions to air comply with the Emission Limit Values (EL) requirements specified in the Industrials Emissions Directive (IED), or, if tighter, the LCP BRef. This will be regulated by the	The Environmental Permitting (England and Wales) Regulations 2016 [Ref 1]

ES document reference/ chapter	Commitment	Secured by
	Environment Agency through the Environmental Permit required for the operation of the Proposed Development. The air quality assessment of operational impacts has assumed that the ELVs will be met for the operational plant as required under the IED and in accordance with use of BAT under the environmental permitting regime. Prevention of contamination is a specific requirement of the Environmental Permit for the operation of the Proposed Development. Therefore, it will be designed so that it will not create any new areas of ground contamination or pathways to receptors as a result of construction or operation. The Environmental Permit will require operational noise from the PCC Site to be controlled through the use of BAT, which will be determined through the Environmental Permit application. Sampling and analysis of pollutants will be undertaken where required including monitoring of exhaust emission levels using Continuous Emissions Monitoring Systems (CEMS) prior to discharge from the stacks.	
Chapter 4: Proposed Development (ES Volume I, Application Document Ref. 6.1).	Maximum design parameters for the Proposed Development will be in accordance with the values presented in Chapter 4: Proposed Development (ES Volume I, Application Document Ref. 6.1).	Part 1 and Part 3 of Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 8: Air Quality (ES Volume I, Application Document Ref. 6.1)	In order to demonstrate compliance with the relevant emission limits, emissions monitoring for the operational plant will be required by the Environmental Permit, which will stipulate continuous monitoring of key pollutant emissions from the stack(s), with quarterly reporting of these results to the Environment Agency. Other emissions will also require periodic extractive sampling to demonstrate compliance with the permit emission limits. Air emissions will be controlled through the environmental permit and regulated by the Environment Agency in accordance with the use of BAT.	The Environmental Permitting (England and Wales) Regulations 2016 [Ref 1]

ES document reference/ chapter	Commitment	Secured by
Chapter 9: Noise and Vibration (ES Volume I, Application Document Ref. 6.1)	To reduce plant noise breakout from enclosures and buildings with continuous operational plant, the façade will meet the minimum sound reduction index (SRI) as specified in Table 9.18 (Chapter 9: Noise and Vibration (ES Volume I, Application Document Ref. 6.1)). Noise emission limits for the operational sound levels of the stacks and quayside unloading have been defined to ensure that rating levels at residential NSRs are limited to below the measured background sound level during the night-time and no greater than +5 dB above the daytime, in accordance with BS 4142:2014+A1:2019 methodology. Operational noise will be controlled through the environmental permit and regulated by the Environment Agency in accordance with the use of BAT.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1) The Environmental Permitting (England and Wales) Regulations 2016 [Ref 1]
Chapter 19: Major Accidents and Disasters (ES Volume I, Application Document Ref. 6.1)	There will be fire detection and suppression systems in place throughout operation.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 19: Major Accidents and Disasters (ES Volume I, Application Document Ref. 6.1)	The operation of the Proposed Development will be regulated through a COMAH licence issued by the HSE and an Environmental Permit issued by the Environment Agency. The Environmental Permit will require the application of BAT for the control of emissions and accident risks.	The Control of Major Accident Hazards Regulations 2015 [Ref 6] The Environmental Permitting (England and Wales) Regulations 2016
Chapter 12: Water Environment (ES Volume I, Application Document Ref. 6.1)	Drainage design will incorporate the principles of the Framework Drainage Strategy (part of the FRA, Application Document Ref. 5.7) ensuring that runoff rates and volumes are controlled and there is no increase in flood risk elsewhere, in accordance with relevant policy and regulatory requirements. These works will be managed through the Drainage Strategy.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)

ES document reference/ chapter	Commitment	Secured by
Chapter 20: Marine Navigation (ES Volume I, Application Document Ref. 6.1)	A vessel deconfliction plan will be developed by the Contractor and Applicant to set out measures to reduce congestion of vessel traffic. This will be developed in consultation with PD Teesport and vessel traffic services.	Schedule 10 of the draft DCO (Application Document Ref. 3.1) – Deemed Marine Licence condition
Decommissioning		
Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1) Chapter 9: Noise and Vibration (ES Volume I, Application Document Ref. 6.1) Chapter 14: Greenhouse Gas (ES Volume I, Application Document Ref. 6.1) Chapter 10: Terrestrial Ecology (ES Volume I, Application Document Ref. 6.1)	Decommissioning activities will be conducted in accordance with the appropriate guidance and legislation at the time of closure of the Proposed Development. A Decommissioning Environmental Management Plan (DEMP) will be produced as part of the site surrender process for any part of the authorised development and must be approved by the relevant planning authority prior to any decommissioning works of that part taking place. The DEMP will consider all potential environmental risks and contain guidance on how risks can be removed, mitigated or managed. A range of pollution control and mitigation measures similar to those during construction will be put in place to avoid, reduce or minimise the risks. These will include a similar range of measures to those defined in the fCEMP (Appendix 5A, ES Volume III, Application Document Ref. 6.3) and will form part of the DEMP.	Schedule 2 of the Draft DCO (Application Document Ref. 3.1)
Chapter 21: Geology and Soils (ES Volume I, Application Document Ref. 6.1)	The Environmental Permit will include requirement for a permit surrender Site Condition Report and remediation of any deterioration of the site condition.	The Environmental Permitting (England and Wales) Regulations 2016 [Ref 1]

References

- Ref 1 UK Government (2024) Sustainable Aviation Fuel (SAF) Mandate. Available online: <https://www.gov.uk/government/collections/sustainable-aviation-fuel-saf-mandate> [Accessed July 2026]
- Ref 2 UK Government (2016) The Environmental Permitting (England and Wales) Regulations 2016. Available online: <https://www.legislation.gov.uk/ukxi/2016/1154/contents> [Accessed July 2026]
- Ref 3 UK Government (2011) Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites. Available online: <https://www.gov.uk/government/publications/code-of-practice-for-the-sustainable-use-of-soils-on-construction-sites> [Accessed July 2026]
- Ref 4 UK Government (1991) Water Resources Act 1991. Available online: <https://www.legislation.gov.uk/ukpga/1991/57/contents> [Accessed July 2026]
- Ref 5 Ciria (2001) Control of Water Pollution from Construction Sites – Guidance for consultants and contractors C532. Available online: https://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C532 [Accessed July 2026]
- Ref 6 CL:AIRE (2025) Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. Available online: <https://claire.co.uk/home/news-new/piling-and-penetrative-ground-improvement-methods-on-land-affected-by-contamination-guidance-on-pollution-prevention.html> [Accessed July 2026]
- Ref 7 UK Government (2015) Control of Major Accident Hazards Regulations 2015 (COMAH) [Online] Available online: <https://www.legislation.gov.uk/ukxi/2015/483/contents> [Accessed July 2026]
- Ref 8 UK Government (1974) Health and Safety at Work Act (1974), Available online: <https://www.legislation.gov.uk/ukpga/1974/37/contents> [Accessed July 2026]
- Ref 9 UK Government (1981). Wildlife and Countryside Act 1981. Available online: <https://www.legislation.gov.uk/ukpga/1981/69/contents> [Accessed June 2026].]



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