



## Summary information – Clementhorpe and South Bank

This is a summary of the information available at our public event on 8 May 2019

### Purpose of the day

In March we presented our outline designs for the Clementhorpe Flood Alleviation scheme. Discussions were had on the work we have done to date, our proposal and the timescales for planning and construction. A number of concerns were raised by residents in regards to the impact of construction on the area, particularly noise, vegetation removal and traffic management. This public event has been tailored to cover the potential impact of construction and information has been taken directly from that submitted as part of our planning application. This is live on the City of York Council website ref: 19/00570/FUL. A determination is expected by Friday 17th May.

### What we have done so far

We published our initial proposed works in November 2017. Once we had “firmed” up these initial proposals, we then met residents again in July 2018. Since then we have liaised with Yorkshire Water and other utilities to ensure we have factual evidence of where there are critical infrastructure assets that may require moving as there are cost implications for any scheme that we carry out. We have conducted visual and more detailed surveys of the buildings involved in our proposals to ascertain their stability and structure. We have undertaken ground investigations across the city and completed a range of environmental, threshold, topographic, and noise surveys. We have kept residents up to date through newsletters.

### Impact of construction

In common with all large construction projects within residential areas, there will be a level of disruption associated with our works. Whilst we recognise that our proposals may change, we have assessed our current plans to determine the impact on the local

community. Detailed information has been submitted as part of our planning application. Once detailed design is complete, we will finalise our mitigation plans and engage directly with the community prior to commencing construction.

### Impact on the highway

A northern section of Terry Avenue between Dukes Wharf and Postern Close will be closed during construction works including Clementhorpe/Terry Avenue junction. Site constraints mean vehicular, pedestrian and cycle access on the public highway at Terry Avenue will not be possible during construction. As such, pedestrians, cyclists and motorists will be diverted and use alternative routes. Diversions are expected to be in place for a period up to 18 months.

### Construction noise

Our construction works will have the potential to generate significant noise and vibration impacts. As part of our planning submission we have carried out a Construction Noise Assessment. This shows that work, particularly piling, will have adverse impacts on some residential properties in the vicinity of Waterfront House. Working with City of York Council and local residents, appropriate mitigation will be determined prior to construction.

### Vegetation management

To allow temporary access, crown lifting may be required on seven trees close to Millennium Bridge. As well as this crown lifting may be needed to install passing places in front of Rowntree Park. This will be confirmed once our Construction Traffic Management Plan is finalised.

One tree will need removing as part of our flood defence works. This is located in the North Western corner of the Roomzzz Aparthotel site near to the garages of Dukes Wharf.

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Where possible we will avoid large scale tree works. Existing vegetation will be protected through the use of root protection zones and protective fencing. This will ensure sufficient roots and soil are retained and protected throughout the construction period.

### Vehicular access: options

As a waterfront location surrounded by residential development and Skeldergate Bridge, which is height restricted, options for access to the site are limited. Due to the closure of Clementhorpe, to allow the construction of Waterfront House flood defences and bi-fold flood gate, temporary access for an extended period will be required using another route. A desk top assessment has been carried out to identify options for access across the area. Ongoing engagement with City of York Council highways department, as documented in our Statement of Community Involvement, has allowed the preferred option of Butcher Terrace to be identified.

### Vehicular access: preferred option

As part of our planning application, we have submitted an outline Construction Traffic Management Plan (CTMP). This document, prepared in consultation with the Highways Authority, sets out the anticipated construction traffic and programme associated with the construction of the Clementhorpe flood alleviation scheme. A full CTMP will be produced and consulted on prior to construction. JBA Bentley, as construction contractor, will be responsible for implementing and monitoring this full plan during construction.

### Construction access

Construction access will be mainly from Butcher Terrace to the site compound where construction traffic will then access the working area via the section of Terry Avenue currently used as a public byway. A temporary highway will be created for construction related vehicles as well as other traffic requiring access for residents and users of Rowntree Park, the Caravan Park and Roomzzz Aparthotel. This will allow for two way traffic with suitable passing places introduced into the road side verge.

Existing tree roots will be protected by the use of geotextile to allow the carriageway to be extended. Terry Avenue will be fully reinstated and returned to a public byway following completion of the construction works.

Some direct access for large construction vehicles to the Clementhorpe/ Terry Avenue work site will utilise Clementhorpe from its junction with Bishopthorpe Road where practicable. This will reduce the overall impact on Butcher Terrace, the riverfront and national cycle route 66.

Residents and visitors to Dukes Wharf and Waterfront House will be able to gain access from their respective rear gated entrances via Lower Darnborough Street.

Working hours for construction workers will be from 07:30 to 17:00 hours Monday to Friday. All staff will be encouraged to travel by public transport however we expect most will travel to site by car. Based on a worst case scenario there will be up to 30 two-way trips for the majority of the construction phase, in the AM and PM peak periods (07:30-08:30 and 16:00-17:00 hours).

### Cycle and pedestrian access

Terry Avenue forms a well-used pedestrian thoroughfare into and out of the city centre. There are a number of alternative routes around the works through the residential area of Clementhorpe. Locals will be able to negotiate these alternative routes relatively easily.

Tourist traffic along the river's edge will require one or more signed diversion routes through the area. We will work with the caravan park and Roomzzz Aparthotel to ensure visitors are aware of disruption and access is clearly communicated and sign posted.

### Cyclists / National Cycle Route

It is proposed that cycle routes move to the opposite bank of the river. The route would cross the river at the Millennium Bridge to the south and regain the west bank via Skeldergate Bridge to the north.

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Millennium Bridge and the east bank path is already a cycle route and although Skeldergate Bridge is heavily trafficked, it does already have a cycle lane system in place. Southbound cyclists can exit Skeldergate and, through a series of left turns entirely within cycle lanes, gain access to the east bank of the river via Tower Gardens. Northbound traffic would have to bear right off the river bank through St. Georges Field car park, then go left through Tower Street roundabout and over the bridge. A further left turn into the cycle lane on Bishopgate Street would allow them to regain the original route via a left turn onto Terry Avenue and pass back under the bridge.

We are currently engaging with Sustrans and City of York Councils Cycling Officer to ensure the impact of our works is minimised.

### Construction noise

Findings of our noise assessment suggests that noise levels at nearby residential areas will be high, exceeding 65dB. Given the small separation distances between the works and residential properties, traditional mitigation such as sound buffers is unlikely to be possible.

As works will take place over an elongated period, particularly in regards to piling works, it will be necessary to consider alternative forms of mitigation such as providing a venue for residents to rest during the days and working hours when piling is taking place. This includes residents of:

- Waterfront House, facing the works
- Some residents of Dukes Wharf
- Existing permanent houseboats

It is important to recognise that this assessment is based on our existing proposals. Much of the generated noise is associated with underground works which are yet to be finalised. This assessment therefore highlights the worst case scenario for Clementhorpe. It is important however that residents are aware of the disruption a large project such as this will generate.

### South Bank Property Flood Resilience (PFR)

As communicated previously PFR has been determined as the preferred option for properties in South Bank. We have written to 50 properties in order to determine eligibility for PFR. So far we have received a response from 32% of residents.

- Further engagement will be carried out in order to improve the response rate.
- We are currently procuring a supplier from the PFR framework, in order to start the initial property surveys.
- Once appointed, we will hold a community event and arrange a suitable time for the initial survey to be undertaken. This is programmed for July and August 2019.

### Next Steps

Planning permission was submitted to City of York Council on the 21 March. Determination is expected by the 17 May. You now have the ability to comment positively or negatively about our proposals. You will need to register or log in to leave comments and / or receive updates.

### Staying in touch

We are keen to remain in touch with all residents directly or indirectly affected by flooding within the Clementhorpe area. You can join our mailing list by contacting using the details below.



[yorkfloodplan@environment-agency.gov.uk](mailto:yorkfloodplan@environment-agency.gov.uk)



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Open: Mon | Wed | Thurs 10-4



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