

Environmental Protection COMMENTS

Case Number	20240684
Case Officer	Mr Ethan Bonthron
Address	4 Gouge Avenue, Northfleet, Gravesend, Kent, DA11 8DP

Proposal	Outline application for the demolition of existing dwelling and erection of new residential development with layout and access to be determined.
Consultation Expiry Date	26 August 2024
Date of Response	21 August 2024 (JO)

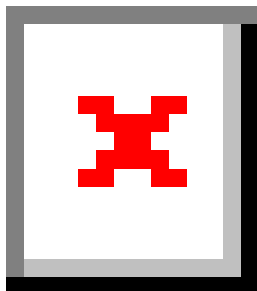
The following to be considered:

Code of Practice on Construction and Demolition

Please apply as appropriate to minimise the impact on nearby residential properties.

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is



important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Drainage/sewerage informative

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.

Smoke Control Informative

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk