



NOADJZ

Application: 20220630
Your Reference: EDC/22/0050

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Ebbsfleet Development Corporation**
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
Kent
DA10 1EE

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **WT Henley Building**
Land At Crete Hall Road
Northfleet
Kent

and being **EDC Reconsultation EDC/22/0050 - Application for approval of reserved matters (relating to layout, scale, appearance and landscaping) pursuant to conditions 4 and 6 of hybrid planning permission reference no. EDC/19/0049 for the refurbishment and change of use of the WT Henley Building comprising ground floor community floorspace, 4no. dwellings at first and second floor,, single storey rear extension and associated external landscaping including details relating to noise mitigation, surface water drainage (condition 9), MVHR (condition 31), and soft landscaping (condition 40).**

Referred to in your application dated 10 June 2022.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

1 The EDC is requested to consider the below recommendations from the Borough Council's Environmental Protection Officers:

These comments are in addition to those made under 20220403 re. noise mitigation (Condition 6(b)) and MVHR (condition 31).

When originally commenting on the conversion of the WT Henley building into residential this Service recommended the requirement for suitable Mechanical Heat Recovery Systems to be installed in this development in order to offer the occupants choice in relation to whether they had the windows open or closed. The provision of ventilation allows the windows to be closed to keep noise from traffic, shipping movements and operational noise and also windblown dust from the

The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

aggregate site nearby, from unreasonably disturbing the occupant. Filtered air is to be provided continuously. If the resident chooses to do so they can have the windows open but may be affected by noise and dust due to the industrial nature of the locality.

The following comments are made in relation to air quality and the MVHR system - Condition 31 (MVHR).

The wording of the condition is as follows:

"31. Prior to installation, details of the proposed mechanical ventilation heat recovery (MVHR) system for the residential dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include air intake locations, dust filtration and show how noise/vibration created by the ductwork serving the ventilation system will be adequately controlled between and within properties. Details shall include arrangements for long term maintenance and efficiency of the systems which, following installation, shall be maintained in full working order at all times."

Comments:

BRP Architects have submitted the Air Quality Note dated May 2022 K48 for this application. It is a single side, very general in its advice and it does not appear to be tailored to this site except for the wording for the additional considerations stating "Approved as part of a wider Cable Wharf development and regeneration of the Northfleet area, measures have been incorporated to assist in achieving lower emissions with the integration of sustainable design measures across the wider development.

Specifically:

Enhancements to the public transport network route running along Crete Hall Road and cycle routes incorporated into the design linking Cable Wharf to the local cycling network for example.

Provision of two fastrack bus stops with real time displays.

Green infrastructure including enhancements to cycle and pedestrian routes, upgrading of the PROW's and providing an enhanced connection along the riverfront. although the note does generally confirm the need for a mechanical ventilation heat recovery system in each of the four flats."

Whilst the information provided in the Air Quality Note is interesting, albeit it is very general information, and the confirmation that enhancements are being made to public transport including two Fast Track bus stops and enhancements to cycle and pedestrian routes etc are welcomed, there still remains outstanding the information needed to comply with the MVHR condition no. 31.

This is assumed to be an oversight and this Service awaits the details of the MVHR scheme.

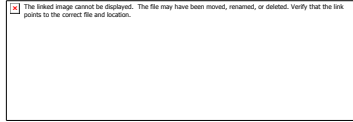
In order to assist this process a MVHR checklist is provided with these comments which details the information needed to be provided to this Service in order to discharge the part of the condition related to approving the scheme.

It should be noted that the noise technical note included mention of the air intakes for the proposed MVHR system being proposed to be located through the building façade and ducted directly to the MVHR unit housed within an isolated services cupboard, therefore noise break-in through the intakes would not be significant. Whilst this solution works from an acoustics standpoint, consideration may need to be given to the likelihood that the air intakes in this location i.e. the elevation nearest the aggregate site, will draw in particulate matter from windblown dust. It is considered that the location of the air intakes/vents needs to be reconsidered to prevent dust being drawn into the residential units.

The EDC is thanked for consulting the Borough Council.

Dated this 30th day of June 2022

Address; Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



Gravesham Borough Council