

Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20220630
Location:	WT Henley Building Land At Crete Hall Road Northfleet Kent
Description:	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).
Applicant:	Ebbsfleet Development Corporation
Site Visit Date:	N/A

Submitted Documents/Plans

The EDC has submitted the following in support of the application:

Consultation letter dated 9 June 2022.

Relevant Planning History

EDC/19/0049: Application for the variation of conditions 2, 3, 4, 5, 6, 10, 11, 39 and 58 attached to planning permission reference no. EDC/17/0038 to relocate residential apartment block building (Block A) in the north-west corner of the site and associated works, including diversion of the public footpath, changes to car parking and installation of a landscaped bund. (GBC ref 20190488) Permitted by EDC 06.09.2019.

Note: The above s73 or minor material amendment application effectively results in the grant of a fresh planning permission, and it was necessary to re-impose the original planning conditions under ref EDC/17/0038, albeit subject to some variation where they are required to reflect the amended scheme, principally relating to updated drawing references.

EDC/17/0038: Hybrid planning application (part full and part outline) comprising: (1) full planning application for the erection of 598 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway accesses and realignment of Crete Hall Road; demolition of rear of WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks; and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building (GBC Ref 20170316). Permitted by EDC 20.03.2019

There are several other planning applications that relate to the discharge of various planning conditions approved by the EDC and which were the subject of consultation with GBC but are not relevant to the consideration of this application.

There are also previous GBC planning applications relating to the whole site.

Internal Consultations

GBC Environmental Protection

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 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.

Recommendation

The EDC is requested to consider the above recommendations from the Borough Council's Environmental Protection Officers.

The EDC is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	29th June 2022	Dated:	30 June 2022