

FAO: Alison Webster
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Date: 14 November 2025
Our ref: 65610/02/NG/NWh/40311172v1

Dear Ms Webster

Cascades Leisure Centre, Thong Lane, Gravesend, DA12 4LG:

Application to discharge Condition 3 of planning permission ref. 20221293

On behalf of our client, Gravesham Borough Council ('GBC'), please find enclosed an application seeking to discharge Condition 3 of planning permission reference number 20221293 ('the planning permission').

Alongside this covering letter, the application submission comprises:

- 1 Completed application form; and
- 2 Construction Environmental Management Plan, prepared by Willmott Dixon.

The relevant fee of £298.00 plus the £85.00 service charge has been paid via the Planning Portal.

Background

Full planning permission was granted on 3 March 2023 for:

"Demolition of the existing Cascades Leisure Centre and public house and redevelopment of the site to provide a new leisure centre with community pool, leisure water, cafe, soft play, 'clip n climb' facility, a six court sports hall, fitness suite, spin studio, 2 no. fitness studios, 2 no. squash courts, a new tennis/netball court, improvements to the existing play area, landscaping across the site and associated car parking."

GBC are seeking to discharge the relevant pre-commencement conditions and are proposing to implement the permission, through the demolition of Regan's Bar, which is sited where the new Leisure Centre would be located.

Condition 3

Condition 3 of the planning permission is a pre-commencement condition requiring the submission of a Construction Environmental Management Plan.

Condition 3 of the planning permission states:

“No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The document shall be based on the submitted draft Construction, Environmental Management Plan and cover all environmental impacts from the clearance and construction phases of this development including details of the following, as well as any other measures deemed reasonably necessary:

- a Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery.*
- b A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery.*
- c A Construction Traffic Management Plan covering:*
 - Means of direct access to the site from the adjoining maintainable public highway*
 - Surface treatment of the access to avoid spill of migratory material on to the maintainable public highway.*
 - Details of numbers and routing of construction and delivery vehicles to / from site*
 - Timing of deliveries and waste movement.*
 - Loading and unloading of plant and materials away from the maintainable public highway.*
 - Parking and turning areas for construction and delivery vehicles and site personnel.*
 - Type and location of wheel washing and chassis cleaning facilities.*
 - Temporary traffic management / signage.*
- d Details of the location of the proposed construction compound.*
- e Details of security fencing and other site security measures.*
- f Details of stockpile areas for building materials or for fill or removed topsoil.*
- g A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage.*
- h Ecological mitigation measures.*
- i Measures to be undertaken to protect any public sewers and water apparatus.*
- j Details of vibration monitoring and mitigation during any necessary piling works.*

- k Details of the location, form and visual appearance of any site hoardings along road frontages and footpaths including decorative displays and facilities for public viewing, where appropriate.*
- l Details of pest control.*
- m Details of temporary construction or security lighting; and*
- n Monitoring and review provisions with the Local Planning Authority.*
- o A Community Engagement Strategy covering how local residents, community groups and businesses will be kept informed about the development and construction timetable and works taking place, until completion of the development.*

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.”

The enclosed Construction Environmental Management Plan (‘CEMP’) has been prepared by Willmott Dixon and addresses each individual condition requirement. This includes providing details relating to: Noise and Dust management, construction traffic management and parking, site run off, hoarding, ecological mitigation and temporary site lighting, and the amongst other things. The CEMP also gives consideration to nearby residents’ amenity throughout construction and includes a commitment to the considerate constructors scheme.

On this basis, it is considered that the enclosed CEMP suitably address the condition requirements and is sufficient to progress discharge.

Conclusion

We trust the submission documents provide you with sufficient information to enable the discharge of the above condition. Please do not hesitate to contact myself or my colleague Kelly Phillips should you need any further information.

Yours sincerely



Nuala Wheatley
Associate Director
BSc (Hons) MSc MRTPI