



Delegated Report

Application No: 20211532

Location: Thomas Trucks, Hardys Corner, 2 Vale Road, Northfleet DA11 8BZ

Description: Application for approval of condition 4, 7, 8, 9, 10, 11, 15 and 17 attached to planning permission reference number 20190727 relating to the surface water drainage (4), air handling system (7), hard landscaping scheme (8), external lighting (9), cycle storage (10), refuse storage (11), soft landscaping scheme (15) and infiltration of surface water drainage (17).

Applicant: BRT Properties Kent LTD

Submitted Documents/Plans

Application form received 13 December 2021.
Covering letter received 13 December 2021.
Technical note received 13 December 2021.
Drainage details received 13 December 2021.
Storm sewer design received 13 December 2021.
Zehnder ComfoAir 155 WM Specification received 13 December 2021.
Zehnder ComfoAir 155 WM Specification received 13 December 2021.
Air Quality Scheme Checklist received 13 December 2021.
Acoustic Details received 13 December 2021.
Drawing no. 1501 (engineering layout sheet 2) received 13 December 2021.
Drawing no. 1500 (engineering layout sheet 1) received 13 December 2021.
Drawing no. 1540 (typical construction details) received 13 December 2021.
Drawing no. 1530 (typical drainage details) received 13 December 2021.
Drawing no. 1510 (manhole schedule) received 13 December 2021.
Drawing no. 1511 (drainage layout sheet 2) received 13 December 2021.
Drawing no. 1510 (drainage layout sheet 1) received 13 December 2021.
Drawing nos. 01B, 02B, 03B, 04B, 05B, 06B, 07B, 08B, 09B and 10B received 13 December 2021.
Drawing no. 6223-PD-24 rev A (proposed landscaping plan) received 13 December 2021.
Drawing no. 6223-PD-23 rev A (refuse and cycle stores) received 13 December 2021.
Drawing no. 6223-PD-22 rev B (proposed elevations and sections) received 13 December 2021.
Drawing no. 6223-PD-21 rev B (proposed floor plans) received 13 December 2021.
Supplementary drainage details (letter from Southern Water) received 22 February 2022.
Supplementary drainage details (calculations) received 22 February 2022.
Supplementary drainage details (calculations) received 22 February 2022.

Relevant Planning History

20190727

Erection of a two storey building with rooms in the roof space to provide 10 x two bedroom self-contained flats, with associated access, car parking and amenity space.

PER

29.10.2019

Consultations, Publicity and Representations

Environment Agency

This application relates to conditions that was not requested by us, we therefore have no comments to make with regards to the discharge of condition.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

Environmental Protection

The conditions relevant to this Service are condition(s) (7) and (9) of planning permission 20190727. These comments will be focusing on Condition (9) only, which states:

9. Prior to the first occupation of the development hereby approved, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site.

This service is overall satisfied with the submitted proposed landscaping Plan including exterior lighting equipment. The equipment chosen including wall and bollard lights are suitable for this development and unlikely to cause a statutory nuisance on residents or nearby dwellings. We are therefore happy with the information provided and condition (9) of planning permission 20190727 can be discharged.

Condition (7) - can confirm that the scheme is approved and that part of condition 7 is fulfilled, however in order to discharge condition 7 fully the approved system must be installed prior to occupation and the system commissioned to ensure it fulfils its purpose etc with the report being submitted to the LPA. A final visit by the LPA will be undertaken to see the scheme in place and working.

GBC Highways

I have no objections to the release of conditions;

(4) Surface water drainage, although individual gullies are not shown. This requires southern water approval as it eventually drains to their sewer.

(8) Hard landscaping

(9) External lighting

(10) Cycles storage

I do however note that there are two pumping stations one for the surface water and the other for

the foul water. I would normally associate these with an above ground cabinet where the electricity supply can be isolated and also contain any other control equipment, (such as pump failure/high water alarm) to avoid any local flooding in the vent of failure of any equipment or the possibility of a blockage of the rising main. (The rising main being the pipe between the pump and the chamber where it connects with the gravity sewer)

KCC Floor and Water Management

Kent County Council as Lead Local Flood Authority have reviewed the re-submitted information and have no objection to the discharge of conditions 4 and 17.

GBC Waste

I have reviewed the above planning application and have the following comments.

I am happy with the location of the bin store and the provision of bins for the site.

I do have the following comments;

- There is no food waste provision for the site.
 - Food Waste – 1 x 140ltr bin per 10 flats with an individual 5ltr caddy per flat
- The immediate area outside the bin store should be level with the road, should not include an incline and the installation of a drop kerb where necessary is mandatory. Car parking spaces should not be allocated immediately in front of the access to the bin store. Measures to be in place so cars cannot park in front of the Vale Road bin store (Flats 1-5)
- It is the responsibility of the developer to pay for the bins, this can be done through the Council's Waste Management Team.
- **Collections from sites will not occur until containers are in place. It is the responsibility of the developer to collect and remove any waste at their cost until the Council is satisfied that all waste requirements have been met. All complaints in regard to non-collection due to the fault of the developer will be passed onto to the developer for response.**
- The Council should be informed at least two weeks prior to the waste collections by the council taking place.

Analysis

This is an application for approval of condition 4, 7, 8, 9, 10,11,15 and 17 attached to planning permission reference number 20190727 relating to the surface water drainage (4), air handling system (7), hard landscaping scheme (8), external lighting (9), cycle storage (10), refuse storage (11), soft landscaping scheme (15) and infiltration of surface water drainage (17).

Sustainable Surface Water Drainage

4. Following the clearing of the site no further works shall commence until a scheme for sustainable surface water drainage has been submitted to and approved, in writing, by the Local Planning Authority. The detailed drainage scheme submitted shall:

- (i) demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event (up to and including the climate change adjusted 100yr critical storm);
- (ii) demonstrate that the existing on-site surface water flow-routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including the climate change adjusted critical 100yr storm;
- (iii) demonstrate that infiltration features are not located on parts of the site where contamination might be present;
- (iv) include a timetable for its implementation; and
- (v) include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

Reason To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

This condition was requested by KCC SUDS team. They have reviewed the information submitted and raise no objection. This condition can therefore be discharged.

Air Handling System

7. Notwithstanding the details shown on the approved plans and application form before any above ground works commence a detailed scheme for an air handling system for dust and noise mitigation shall be submitted and approved in writing by the Local Planning Authority. The agreed scheme shall then be installed to the satisfaction of the Local Planning Authority prior to first occupation of any of the flats. The Local Planning Authority shall be provided with a written commissioning report from a competent ventilation engineer that the approved system has been incorporated into the flats and that it fulfils its purpose. An inspection will also be carried out by an officer of the council to see the system in place in suitable working order. The system shall be maintained in full working order at all times. For the avoidance of doubt informative 9 provides further clarification on what information is required to discharge this condition.

Reason To ensure a satisfactory environment for future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

The Air Quality Checklist has been completed for all flats i.e. 1 to 10. The information provided in the checklist includes reference to the windows being openable. This is satisfactory for this scheme as its purpose is to support the noise mitigation measures and to provide sufficient ventilation to the occupants if they choose to keep the windows closed due to outside noise.

The elevation drawing shows the inlet and outlet locations of the air handling system in each flat.

The drawings of the individual flat include the indicative layout of the ducting and position of the MVHR unit, which of the two ComfoAir unit is to be used, as well as the flow rates for the air system in each flat. The indicative ducting layout appears to be satisfactory so too does the flow rates with the supply was approx. 10% greater than the extract rate providing a slight positive pressure. The installation of attenuation at the inlet and outlet is also annotated in the drawings.

The information provided in these documents appears to be comprehensive and satisfactory to fulfil the purpose for which the system is required.

The scheme is approved and that part of condition 7 is fulfilled, however in order to discharge condition 7 fully the approved system must be installed prior to occupation and the system commissioned to ensure it fulfils its purpose etc with the report being submitted to the LPA. A final visit by the LPA will be undertaken to see the scheme in place and working.

Hard Landscaping Scheme

8. Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of any of the residential units whichever is sooner. The scheme shall include:
- proposed boundary treatments;
 - proposed finished levels and contours;
 - details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures.

Reason To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

The submitted plans show permeable block paving to pathways (Marshalls Paviors charcoal and bracken and tobermore hrdopave pedestal in bracken for the access road) and tarmac to driveways. There is a ramp to the entrance with granite speed strips. The boundary treatment consists of acoustic fencing, bow top railing and planting. The stonewall to the front will be retained. The submitted plan is considered acceptable and the condition can be discharged.

External Lighting

9. Prior to the first occupation of the development hereby approved, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site.

Reason In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The submitted proposed landscaping Plan including exterior lighting equipment is acceptable. The equipment chosen including wall and bollard lights are suitable for this development and unlikely to cause a statutory nuisance on residents or nearby dwellings. The LPA is happy with the information provided and condition (9) of planning permission 20190727 can be discharged. This condition can be discharged.

Cycle Storage Facilities

10. Prior to the first occupation of the development hereby approved details of the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle store shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times. For the avoidance of doubt these details shall include a number of secure bike storage lockers.

Reason In order to encourage options for sustainable travel in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014) and saved Policy P3 of Gravesham Local Plan First Review (1994).

No objections in terms of Highways. In terms of location, the bin store and cycle store to the south east will be well screened from the road. In terms of appearance they will be finished in cement planks coloured black with a tiled roof. These details are acceptable and the condition can be discharged.

Refuse Arrangements

11. Prior to the first occupation of the development hereby approved details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times. For the avoidance of doubt the immediate area outside the bin store should be level with the road, should not include an incline and a dropped kerb shall be provided.

Reason In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The plans show a bin store to the southeastern corner of the site with a lockable gate for collection from Vale Road. There are steps down to the bins but no objection is raised to this. Two 1100 litre bins are proposed and one 140 litre food waste bin which is considered acceptable. The second bin store is located to the north of the proposed building and contains the same number of bins. These details are acceptable and the condition can be discharged.

Soft landscaping Scheme

15. Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the dwellings. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The details submitted show suitable plants and landscaping that will complement the development and therefore this condition can be discharged.

Infiltration of Surface Water Drainage

17. No infiltration of surface water drainage into the ground is permitted. The development shall only be carried out in accordance with approved drainage details.

Reason To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

The submitted details are acceptable and this condition can be discharged.

Conclusion:

The Local Planning Authority is satisfied with the details submitted in relation to planning approval 20190727 for the erection of a two storey building with rooms in the roof space to provide 10 x two bedroom self-contained flats, with associated access, car parking and amenity space, and it is considered that conditions 4, 7, 8, 9, 10, 11, 15 and 17 can be discharged.

Recommendation:

Approval of conditions

See draft Decision

Case Officer: AW	Team Leader: FH
Signed: 	Signed: 
Dated: 15 March 2022.	Dated: 15 March 2022