



Delegated Report

Approval of Conditions Application

Planning Application No: 20230205

Location: Seacon Terminals Ltd Tower Wharf Lower Road Northfleet

Description: Application for the approval of conditions 3 and 4 attached to planning permission 20201048 relating to details of the Condition (3) External Materials and Condition (4) Construction Environmental Management Plan.

Applicant: James Roth, Seacon Terminals Ltd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Supplementary Information – External Materials;
Construction Environmental Management Plan;
Drawing No. 196-A-02-155 Rev P02 – External Dockers Staircase Sheet 1;
Drawing No. 196-A-02-156 Rev P02 – External Dockers Staircase Sheet 2; and
Drawing No. 196-A-01-115 Rev P02 – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20201048	Construction of replacement river jetty approach (existing landside approach ramp to be demolished - remainder of existing 1950's jetty approach to be retained but retired from use); erection of replacement office/mess facilities to south eastern corner of site and associated re-arrangement of existing employee/guest car park; demolition of existing office, site clearance and works to provide relocated open storage area; and other ancillary works.	Permission	10.05.2021

Proposal

This application seeks consent to approve and discharge conditions 3 and 4 of approved planning application 20201048.

Condition 3 is as follows:

Prior to the commencement of works on the new office building herein approved full details of materials, including colour, rainwater goods, soil and vent pipes and any other external elements shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with those details.

Reason: To ensure a satisfactory standard of appearance upon the locality in accordance with Policy CS19 of the Local Plan Core Strategy Policy 2014.

Condition 4 is as follows:

Construction Management Plan

Prior to the commencement of development of each phase (Phase 1 Jetty development, Phase 2 Office Building development and Phase 3 Storage area development) a comprehensive Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The document shall 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) Air quality and dust management*
- (b) Noise management measures;*
- (c) Details of vibration monitoring and mitigation during piling works;*
- (d) Construction Drainage Design Plan;*
- (e) Construction traffic management plan, including vehicle routing and signage;*
- (f) Details of emergency access during any road closure;*
- (g) Type and location of wheel washing facilities;*
- (h) Measures to prevent contractor parking on local roads;*
- (i) Measures to maximise sustainable import/export of goods and materials during construction;*
- (j) Movement, storage and treatment of bulk materials and spoil;*
- (k) Measures to avoid adverse impacts on ecology and biodiversity;*
- (l) Details of temporary construction lighting;*
- (m) Monitoring and review provisions with the Local Planning Authority.*

Development shall be carried out in accordance with the approved document.

Reason: To ensure that a suitable programme of all works is set out from the commencement of development, to demonstrate that the free flow of traffic on the highway and to minimise the impact on local residents and businesses, in accordance with Local Plan Core Strategy Policies CS11, CS12 and CS19

Consultations

GBC - Environmental Protection

Looking at the history of this application, the original planning reference appears to be 20201048 and not 20201042 as given above.

Only Condition 4 (Construction Environmental Management Plan) relates to Environmental Protection (EP). In respect of matters in the CEMP relevant to our team (air quality, dust, noise, vibration, lighting), these are addressed. As far as EP is concerned, the CEMP is satisfactory, and the condition can be discharged.

Officer Analysis

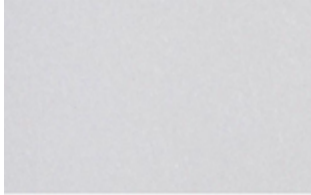
Condition 3 – External Materials

The following information has been submitted to discharge condition 3

Planning Application Form;
Supplementary Information – External Materials;
Drawing No. 196-A-02-155 Rev P02 – External Dockers Staircase Sheet 1;
Drawing No. 196-A-02-156 Rev P02 – External Dockers Staircase Sheet 2; and
Drawing No. 196-A-01-115 Rev P02 – Proposed Elevations.

The following external facing materials are proposed which are acceptable.

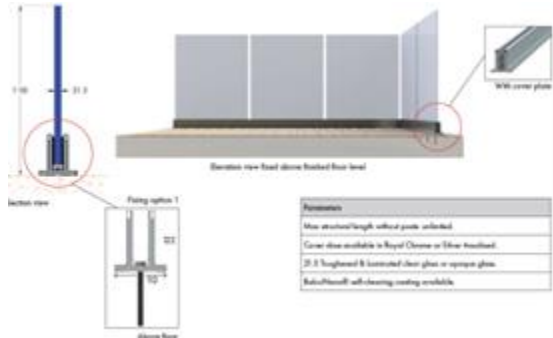
1. Rainscreen cladding board – Equitone Natura – Soft Grey N163



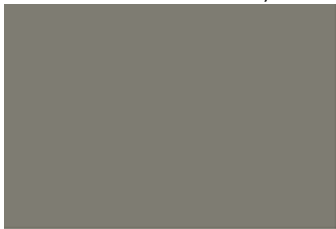
2. Rainscreen cladding board – Linear Equitone – Tegral LT60



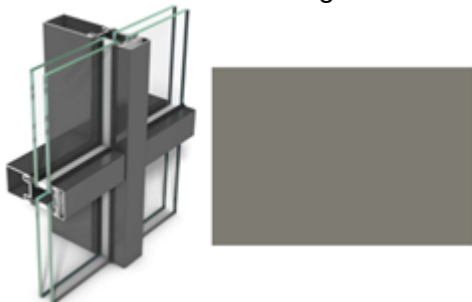
3. Glass balustrade to terrace



4. Aluminium windows, doors and louvre panels



5. Aluminium curtain walling



6. Roof finish – Green roof



7. External Metalwork



8. External Brise Soteil / Solar Shading Fins



No further information is required and condition 3 can be discharged.

Condition 4 – Construction Environmental Management Plan

The purpose of requiring condition 4 was to ensure that a suitable programme of all works is set out from the commencement of development, to demonstrate that the free flow of traffic on the highway and to minimise the impact on local residents and businesses, in accordance with Local Plan Core Strategy Policies CS11, CS12 and CS19.

The submitted Construction Environmental Management Plan (CEMP) addresses the matters relating to air quality, dust, noise, vibration, lighting. Therefore, the CEMP is satisfactory, and the condition can be discharged.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to the required External Materials and Construction Management Plan. As such conditions 3 and 4 are recommended to be discharged.

Recommendation:

Approval of Details

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	26th April 2023	Dated:	27 th April 2023

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