



Delegated Report

Approval of Conditions Application

Application No:	20231206
Location:	Land To The Rear Of Bridge Bar And Club, 24 Stone Street, Gravesend, Kent, DA11 0NP
Description:	Application for the approval of condition 4 and 11 attached to planning permission reference number 20211196 relating to a comprehensive Code of Construction Practice, covering the environmental impacts from the clearance/construction phase of this development and full details of the phasing of the development.
Applicant:	Mr Lakh Kallar, Kallarview Construction Limited

Submitted Documents/Plans

- Application Form – dated 28 November 2023;
- Construction Logistics Plan – by Lanmor Consulting (ref. 231707/CLP/MS/RS/01 – Rev. A) – dated August 2023.
- ~~Construction Logistics Plan – by Lanmor Consulting (ref. 231707/CLP/MS/RS/01) – dated August 2023 – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20211196	Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans.	PERMITTED	14.02.2022

Consultations, Publicity and Representations

GBC Regulatory Services (Environmental Protection) –

Response 25/01/2024 – Only Condition 4 in relation to the Code of Construction Practice is relevant to Environmental Protection. Having reviewed the submitted 'Construction Logistics Plan' by Lanmore Consulting dated August 2023, the following comments are made below in reference to the requirements of Condition 4:

- Hours of work - the specified hours given are acceptable. There should be no working outside of these hours.
- Measures to reduce mud and spoil on the public highway from vehicles accessing the site - Reference has been made to keeping roads free from dust, but this is more for the Highways Officer to comment on.
- Measures to prevent nuisance from windblown dust, including fencing and the dampening down with water of excavated construction and covering materials on site, and other areas traversed by plant vehicles and machinery; no burning of waste materials shall be carried out on the site - appropriate and sufficient details regarding dust control have been provided.
- Location of the site compound and fixed plant, as well as areas for storage of materials - The report advises that there will be limited storage on site due to space and materials will be delivered as and when needed, but a small storage area has been provided – this is fine. Details on the plan in Appendix A are fine regarding the location of the site compound, waste storage and material storage areas.
- Measures to alleviate noise and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery - Insufficient detail has been provided to address this point. Section 2.5.1 advises that the appointed contractor will confirm details to deal with noise and vibration. However, the condition requires that measures are to be provided within this document.
- Details of the lorry routes to be used for any importation of any fill or for any building or engineering operations - Again, this is more one for the Highways Officer to comment on. However, it should be noted that the proposed route passes through an AQMA and the site itself falls within an AQMA. In this respect, vehicle engines must not be left unnecessarily idling during offloading.
- Parking for vehicles of site personnel, operatives and visitors - I cannot see that any details have been provided for this section?
- Details of site hoarding - Confirmation that site hoarding will be erected has been provided.

More information is needed regarding measures to alleviate noise and vibration and the section regarding parking of site personnel etc doesn't appear to have been addressed. Until this information has been submitted and approved, it is recommended that Condition 4 is not discharged.

Response 09/04/2024 – The revised Construction Logistics Plan has been reviewed and now covers satisfactory details relating to noise and vibration control.

There is no objection to this condition being fully discharged.

GBC Highways - Until the main contractor is appointed, this can only be considered to be indicative, and as such is not ideal. However, I have the following comments to make:

1. Paragraph 2.4.2 - Gravesham Borough Council should replace Kent Council. Any emergency works would need to be recorded and the reason for the works specified and a copy sent to the Council for its consideration.
2. Section 3.2 - Deliveries and waste removal should only take place between 9:30 am and 3:30pm to avoid the peak times on the adjacent A226. (8:30am and 4:30pm on Athboy Road to reduce conflict with pedestrians using the train). Any vehicle parked for loading or unloading on Rathmore Road (A226) is liable to require traffic management to be agreed with Kent County Council as Highway Authority. All deliveries should be during an agreed time slot to prevent more than one vehicle waiting on the highway.

3. Section 3.4 - Any traffic management measures introduced will need to be agreed with Kent County Council as Highway Authority.
4. It is noted that applicant states all deliveries etc. will be from Athboy Road, the applicant should present swept path/tracked drawings that demonstrates this is possible for all vehicles liable to visit the site.

Preliminary Matters

There were concerns raised by GBC Environmental Protection and GBC Highways relating to the originally submitted Construction Logistics Plan. The agent was contacted regarding the concerns and a revised plan was submitted and reconsulted on.

Officer's Analysis

This application seeks the approval of conditions 4 and 11 attached to planning permission reference 20211196, relating to the comprehensive Code of Construction Practice and the phasing of the development.

Condition 4 states the following:

4. *Prior to the commencement of development a comprehensive Code of Construction Practice, covering the environmental impacts from the clearance/construction phase of this development, shall be submitted to and approved, in writing, by the Local Planning Authority. The Code of Construction Practice should include the following:*
 - *Hours of work;*
 - *Measures to reduce mud and spoil on the public highway from vehicles accessing the site;*
 - *Measures to prevent nuisance from wind blown dust, including fencing and the dampening down with water of excavated construction and covering materials on site, and other areas traversed by plant vehicles and machinery; no burning of waste materials shall be carried out on the site;*
 - *Location of the site compound and fixed plant, as well as areas for storage of materials;*
 - *Measures to alleviate noise and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery;*
 - *Details of the lorry routes to be used for any importation of any fill or for any building or engineering operations;*
 - *Parking for vehicles of site personnel, operatives and visitors; and*
 - *Details of site hoarding.*

This condition was attached to ensure that the construction process does not impact the flow of traffic on the highway and minimises impact on residential amenity.

The details submitted in relation to the condition are acceptable:

- Hours of work - the specified hours are acceptable.
- Measures to reduce mud and spoil on the public highway from vehicles accessing the site – The plan details that haul routes will be kept clear of dust, mud and soil as much as possible, with regular sweeping (water assisted). In addition, wheel washing facilities will be provided to prevent issues on the highway.
- Measures to prevent nuisance from windblown dust - appropriate and sufficient details regarding dust control have been provided.
- Location of the site compound and fixed plant, as well as areas for storage of materials - The report advises that there will limited storage on site due to space and materials will be delivered as and

when needed, but a small storage area has been provided – which is acceptable.

Details on the plan in Appendix A are acceptable - regarding the location of the site compound, waste storage and material storage areas.

- Noise and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery - covers satisfactory details relating to noise and vibration control.
- Details of the lorry routes to be used for any importation of any fill or for any building or engineering operations – Details of the sizes and types of lorries as well as their routes have been provided within the plan. There are mitigation measures provided to ensure that the largest vehicles can access and egress from the delivery bay, without impeding flow of traffic, and includes rules against idling, etc.
- Parking for vehicles of site personnel, operatives and visitors – There is no parking available at the site for visitors or contractors. The plan states that personnel will be encouraged to utilise public transport where possible or utilise car parks. In addition to parking abusers, enforcement will be in operation by site management as well as the council's own parking wardens.
- Details of site hoarding - Confirmation that site hoarding will be erected has been provided.

Therefore, it is considered that Condition 4 can be discharged.

Condition 11 states the following:

11. Prior to the commencement of the development full details of the phasing of the development shall be submitted to, and approved in writing by the Local Planning Authority The development shall be carried out in accordance with the approved details.

This condition was attached to ensure that the Local Planning Authority are satisfied that the development is undertaken in a coherent and comprehensive manner.

The submitted Construction Logistics Plan sets out the phasing of the development, which is as follows:

- *Phase 1 – Demolition*
 - Hoarding and protective fencing around site
 - Delivery of materials for hoarding and fencing to be in 1 / 2 rigid vehicle movements
 - Excavator craned onto site to demolish existing building
 - Northern boundary wall will be demolished for site access
 - Machinery to be delivered in 1-2day period with 2 / 3 vehicle movements
- *Phase 2 – Foundation Insulation*
 - Excavation and laying concrete with reinforcement where necessary
 - Excavated material stored then removed when required
 - Intermittent deliveries at this stage, consisting of cement mixers and small goods
 - 1 / 2 large deliveries of blocks and reinforcement – into loading bay on Athboy Rd
 - Mostly smaller deliveries in this phase, with approx. 3 / 4 deliveries of concrete per day when foundations are poured
- *Phase 3 – Superstructure and Roof*
 - Construction of the concrete frame
 - Delivery of concrete, reinforcement, false work, etc. – involving daily delivery of materials (2 – 3 large deliveries per day at peak)
 - Delivery of beams and concrete floor planks – craned off lorries direct into building on the day (1 – 2 lorries per day at peak)

- Delivery of windows and associated fixings – large delivery vehicles (1 – 2 deliveries per day at peak) – stored on site
 - Delivery of bricks, blocks, timber, etc – 10m rigid lorries (1 – 2 deliveries per week) – stored on site
 - Trusses for roof will be craned directly off arctic lorries – meaning vehicles will be parked for long periods and no other deliveries will be scheduled at this time
 - Transit vans will delivery smaller items (1 – 2 movements per week)
 - Schedule to complete within 10-12 months
- *Phase 4 – Internal Fit-out and Finishing Works*
 - Service fixing (plumbing / carpentry / plastering) – delivery of materials on two large rigid vehicles over a couple of weeks
 - Majority of other deliveries will be completed within 15-20 movements (3 – 4 per week)
 - External hardstanding and landscaping – deliveries of 1 – 2 rigid lorries
 - Other smaller transit deliveries expected at this period

The proposed phasing of the development is considered to be acceptable and provides adequate detail for the Local Planning Authority, in a comprehensive and coherent manner. Therefore, it is considered that adequate information has been submitted to approve condition 11.

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	11 th April 2024	Dated:	12 April 2024