



Delegated Report

Adjoining Authority Consultation

Planning Application No: 20260489

Location: Berth 40A Port Of Tilbury Tilbury Freeport Tilbury

Description: Thurrock Borough Council Consultation - Application for the variation of condition no. 3 (plans) of planning permission ref. 23/00554/FUL (Construction and operation of a cementitious products importation, manufacture and distribution facility).

Applicant: Thurrock Borough Council

Submitted Documents/Plans

Consultation Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20230529	Thurrock consultation - Construction and operation of a cementitious products importation, manufacture and distribution facility.	Observations Sent	31.05.23
20220717	Thurrock Consultation - 22/00466/FUL - Construction and operation of a cementitious products manufacturing facility	Observations Sent	22.07.22
20211337	Thurrock Consultation 21/01811/SCO - Environmental Impact Assessment Scoping pursuant to Part 4 (15) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to a Cementitious Products Manufacturing Facility.	Observations Sent	15.11.21

Proposal

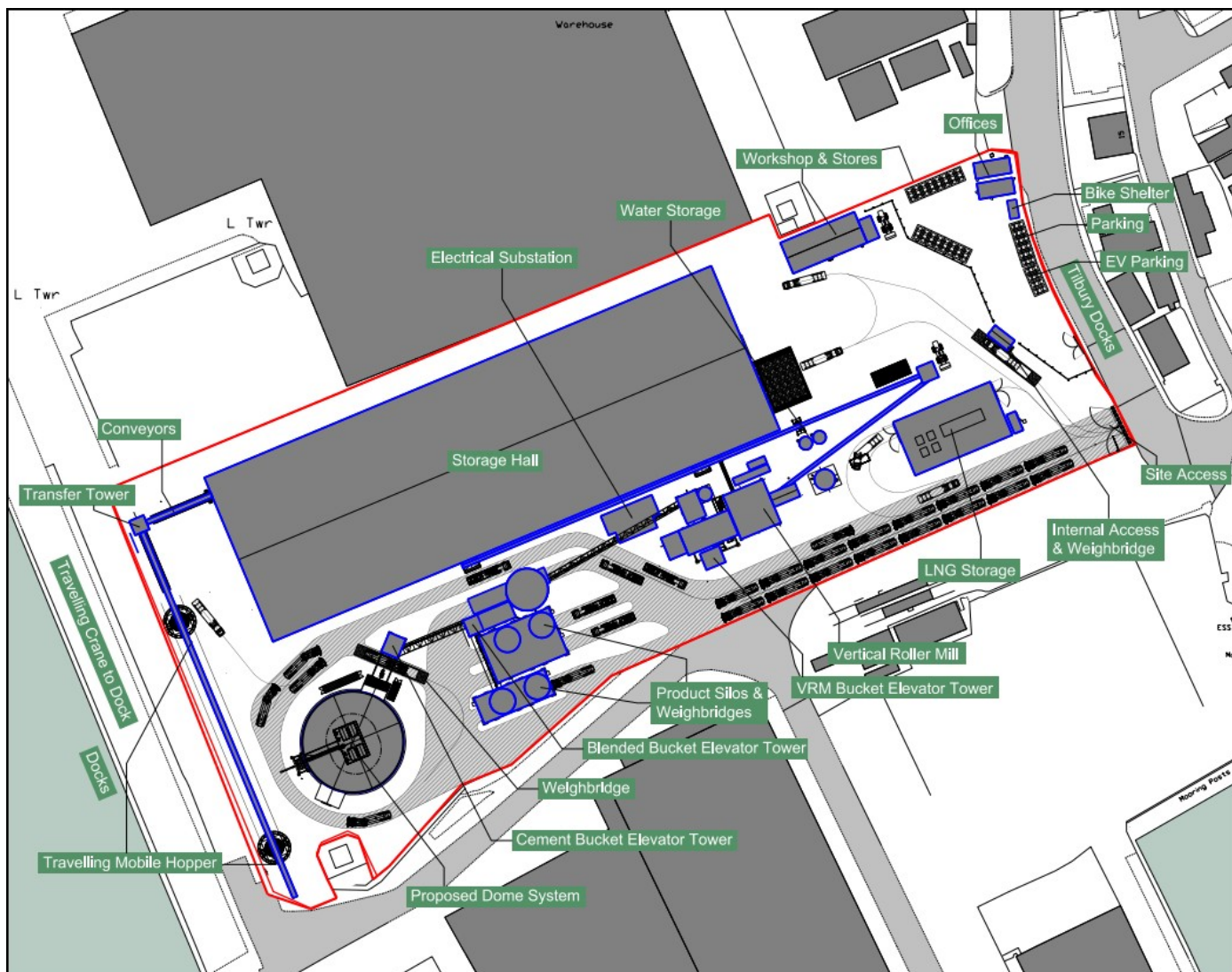
The planning application is for an amendment to a previously approved scheme for the importation of granulated blast furnace slag by bulk vessels and finished cement. The facility would include mills, product silos, a storage building, associated handling, processing, storage and loading areas including internal haul roads, lorry loading silos and weighbridges, and the construction of ancillary offices, workshop, and associated car parking and bike shelter.

Note: Previously it was proposed to import clinker for cement manufacture instead of finished cement.

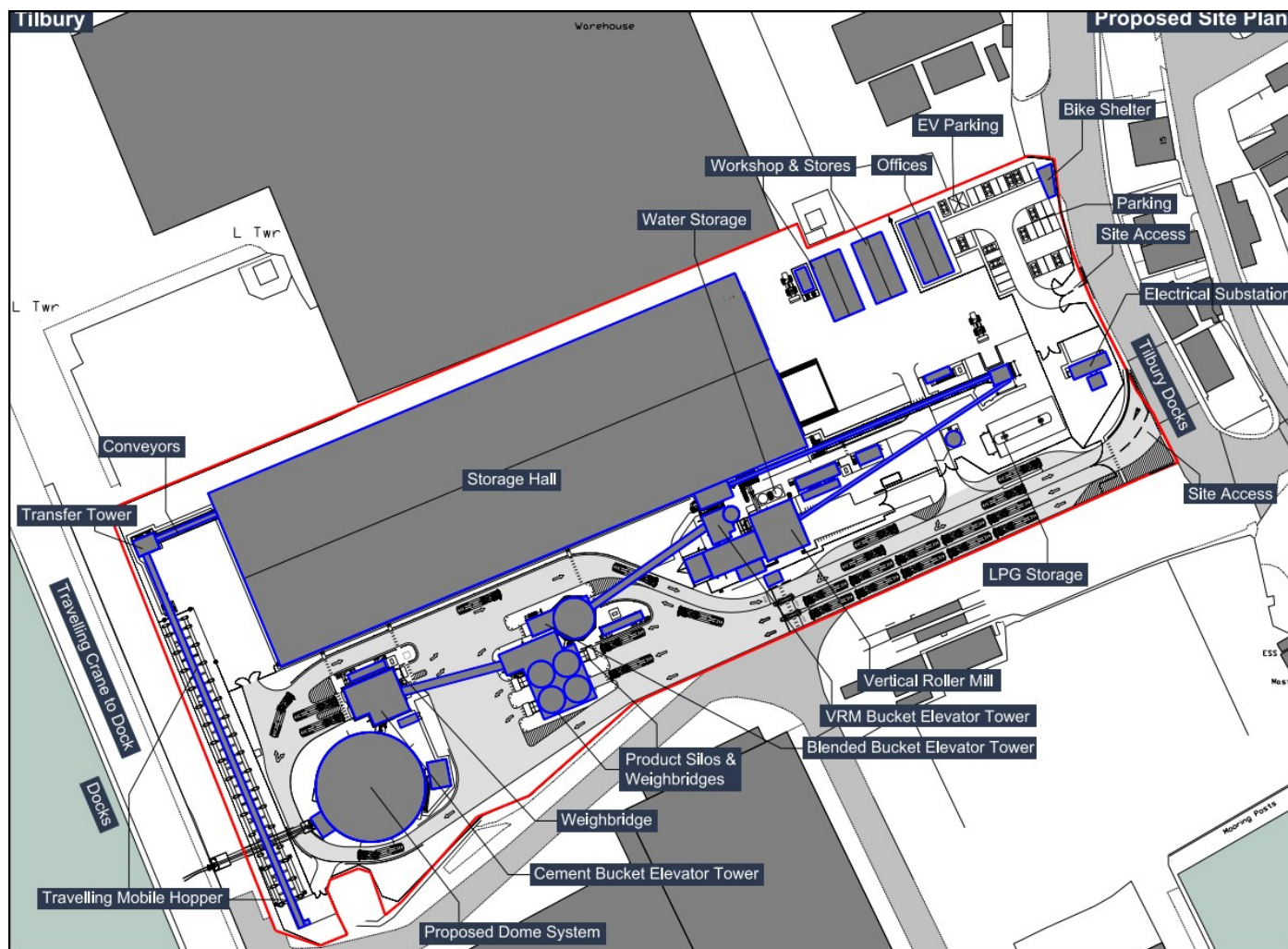
The site of the proposed development is an existing brownfield site measuring circa 3.74 hectares (ha) situated within the Port of Tilbury, Thurrock. The proposed development will replace an existing freight handling site, which currently consists of a large warehouse building and outside stocking area.

Officer's Analysis

The cover letter submitted with the application to Thurrock details that the proposal seeks to make amendments to the locations of plant/equipment, ancillary buildings and parking area, and to allow the erection of company signage.



Approved Site Plan



Proposed Site Plan

When commenting on the previous application Gravesham Borough Council identified air pollution, noise and visual impacts as the main issues from the Gravesham perspective.

The site is located within the centre of the existing Port of Tilbury in an area known as 'Tilbury Docks'. It is roughly 1.6 km from Northfleet Embankment East (former Northfleet Cement Works), 1.7 km from the Grove Road area, 1.7 km from Northfleet Embankment West and 2.2 km from Gravesend Town Centre. Older development in Northfleet, although further away, is located at significantly higher level than the riverside (30m OD) and therefore looks across the river towards Tilbury.

Whilst this application submits that the overall impact from the previously approved scheme would be limited. It is advised that Thurrock Borough Council should consider the impact of the proposed changes on the air pollution, noise and visual impact to the residents of Gravesham Borough.

Air quality

Previously Gravesham advised that an Air Quality Impact Assessment should have been submitted with the application and concerns were raised as the area of Gravesham would be likely to be impacted on by the cementitious products manufacturing plant is an Air Quality Management Area declared for particulate matter PM10 from aggregate sites.

It was therefore requested that a full and robust assessment of the impact of the emissions to air from the cementitious products manufacturing facility is required by condition and the impacts mitigated in full. If the LPA is not minded requiring this then it is requested that sufficient monitoring is required by condition to ensure that if there is any adverse impact on local air quality then this be addressed and resolved at an

early stage.

With regard to Air Quality, Thurrock Council found that the submitted Air Quality Assessment was considered to be “Negligible” in accordance with the IAQM impact descriptor matrix. They attached a planning condition which requires all HDVs accessing the site during its use-phase must be at least Euro VI compliant.

Given the latest changes proposed to the scheme Gravesham LPA submit that an updated Air Quality Assessment should be submitted with this application for amendments, to ensure that the Air Quality Impact from the developments operations would be acceptable, in addition to retaining the HDV condition.

Noise

Gravesham Borough found the Noise Impact Assessment submitted to be acceptable but requested future monitoring.

It is noted that Thurrock Council placed no conditions on the approved application with relation to Noise Impact. Although the Noise Impact Assessment was previously accepted, Gravesham LPA submit that an updated Noise Impact Assessment should be submitted with this application for amendments, to ensure that the Noise Impact from the developments operations would be acceptable.

Visual Impacts

The Landscape Character Area of Botany Marshes within Gravesham Borough is relevant to be considered, as well as the urban areas of Gravesend to the south of the River Thames, which contain a number of potentially affected listed buildings and conservation areas.

The LVIA submitted previously was reviewed and the Borough Council were satisfied with the level of detail and robustness of the LVIA and the conclusions made such that there would be no significant adverse impact on Gravesham Borough. It was requested that the exterior appearance of the development be considered carefully to integrate it into the surrounding environment. Whilst the changes in layout do appear to be contained within the existing site, and it is claimed that there would be no increase in height, the borough council request that Thurrock consider the visual impact of the changes on Gravesham residents in assessing the overall changes proposed.

Conclusion

Thurrock Council is requested to consider the following recommendations from Gravesham Borough Council:

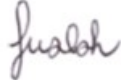
1. The future residential development of Northfleet Riverside and Gravesend Town Centre as set out in Policy CS03 and Policy CS05 of the Gravesham Local Plan Core Strategy 2014 should be taken into account when assessing the application for amendment, particularly as environmental improvements such as air quality are specifically sought.
2. With regards to air quality and noise the recommendations submitted previously of the Borough Council's Environmental Protection Officer should be taken into account. Specifically, consideration should be given as to whether update Noise Impact Assessment and Air Quality Assessment is required to fully assess the impacts of the proposed changes on the environment and residents.
3. The Borough Council requests that the exterior appearance of the development be considered carefully to integrate it into the surrounding environment and ensure appropriate appearance from the Gravesham Borough viewpoint.

Recommendation

OSENT - Observations Sent

(see draft Decision)



Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	26th May 2026	Dated:	26 May 2026