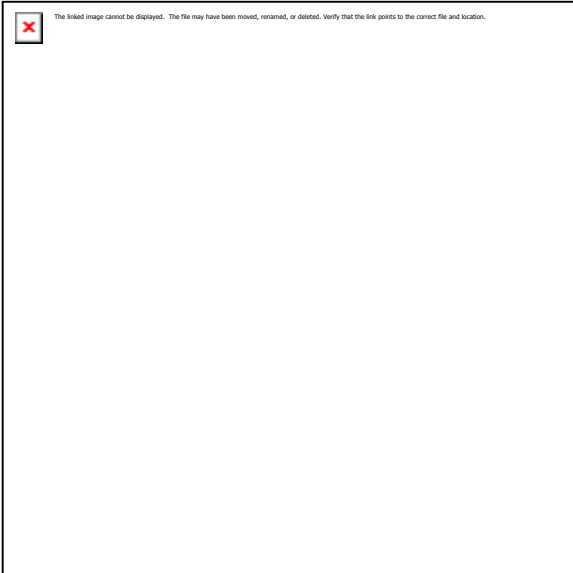




Delegated Report

Planning Application

Application no: 20220399

Location: 128 Milton Road Gravesend Kent

Description: Application for approval of condition 4 of planning permission reference number 20140214 relating to the Air Quality Report.

Applicant: Mr T Duck, Manor Hayes

Site Visit Date: N/A

Planning permission was granted for a 'minor-material amendment to planning permission reference number 20120994 for conversion of premises into a total of 12 units comprising alterations to rear roof slope, omission of roof terraces and re-siting of rear dormer windows to facilitate internal alterations, including installation of roof-mounted photo-voltaic panels' under ref. 20140214 on 21 May 2014.

This was subject to a number of planning conditions including condition nos. 4 which this application seeks to discharge.

Consultations

Environmental Protection (Regulatory Services)

I can confirm that I saw the air quality mitigation schemes working in flats 9, 6, 4 and 1 all of which were in working order according to the approved scheme.

I can also confirm that I am satisfied that the commissioning reports dated 02/08/2022 for the 12 apartments confirm that the scheme has been installed as approved. These reports are 3002-0075 – MVHR Commissioning Pack – Flats 1 -12, 128D Milton Road.

I am therefore satisfied that the air quality condition can be discharged.

Analysis

Condition 4 is as follows:

4. *Prior to the commencement of the works hereby approved a detailed scheme for air quality mitigation, as identified in the Air Quality Assessment carried out by Manor Hayes Limited reference BV/AQ/ADIX010/Draft, shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter, prior to first occupation of any residential unit hereby approved, the Local Planning Authority shall be provided with written confirmation from a competent ventilation engineer that the approved system has been incorporated into all necessary apartments and that it fulfils its purpose (i.e. that it prevents outside air entering the apartments with or without the windows open). The system shall be maintained in full working order at all times.*

Reason *In order to mitigate the poor air quality to ensure acceptable living conditions for the future occupants.*

The information submitted in respect of condition no. 4 was originally not acceptable to discharge the condition and so new information has now been received as follows:

- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 1
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 2
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 3
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 4
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 5
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 6
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 7
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 8
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 9
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 10
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 11
- Completion Pack Version 2 - Mechanical Ventilation with Heat Recovery Ref. 3002-0075 – Flat 12

Environmental Protection confirm that following the revised commissioning reports and a site visit where the air quality mitigation schemes were viewed working in a number of the flats, that an acceptable air mitigation system has been installed the flats and as such it is recommended condition 4 is discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	22nd August 2022	Dated:	23rd August 2022