



Delegated Report

Adjoining Authority Planning Application

Planning Application No:	20250823
Location:	Britannia Refined Metals Ltd Lower Road Northfleet Gravesend
Description:	KCC Consultation GR/23/376/R - Non-material amendment to planning application GR/23/376 to amend the design, size and location of the approved UKPN substation.
Applicant:	KCC
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Kent County Council has submitted the following in support of the application:

Consultation letter dated 13 August 2025

Relevant Planning History

Reference	Description	Decision	Decision Date
20250229	KCC Consultation GR/23/376/R42; Details of a report on the economic viability and development potential for the adjacent wharf pursuant to condition 42 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility	Observations sent	23.07.2025
20250137	KCC Consultation GR/23/376/R10 (KCC/GR/0137/2024) - Details of a built survey report confirming a continuous tidal flood defence level of 7m AOD pursuant to Condition 10 of planning permission GR/23/376.	Observations sent	04.03.2025
20250120	KCC Re-Consultation GR/23/376/R13 (KCC/GR/0126/2024) - Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Details of an updated landscape and ecological enhancement scheme pursuant to Condition 13 of planning permission GR/23/376.	Observations sent	28.02.2025
20240986	KCC Consultation GR/23/376/R23 - Details of a scheme of external lighting pursuant to Condition 23 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.	Observations sent	20.11.2024
20240958	KCC Consultation GR/23/376/R11&R22 - Details of external construction materials pursuant to Condition 11 and a Dust Management Plan (DMP) pursuant to Condition 22 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.	Observations sent	20.11.2024

20240896	KCC Consultation GR/23/376/R10 - Details of a built survey report confirming a continuous tidal flood defence level of 7m AOD pursuant to Condition 10 of planning permission GR/23/376.	Observations sent	24.10.2024
20240799	KCC Consultation GR/23/376/R13 - Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Details of an updated landscape and ecological enhancement scheme pursuant to Condition 13 of planning permission GR/23/376.	Observations sent	19.09.2024
20240311	KCC Application - GR/23/376/R5. Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Details of a strategy to deal with potential risks associated with any contamination of the site pursuant to Condition 5 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.	Observations sent	26.04.2024
20240294	KCC Consultation GR/23/376/RVARA - Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Details of an Archaeological Investigation (Condition 3), a Construction Environmental Management Plan (Condition 4), and a request to carry out piling between March and August (condition 17) pursuant to planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.	Observations sent	18.04.2024
20240250	KCC Consultation GR/23/376/R6 (KCC/GR/0040/2024) - Details of piling risk assessment pursuant to condition 6 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.	Observations sent	18.04.2024
20240249	KCC Consultation GR/23/376/RVAR (KCC/GR/0035/2024) - Details of a final design and program for repairing and raising flood defence level to 7M AOD (inclusive of the existing sheet piled wall and the northern flood gate) (Condition 7), details of the detailed final design for the removal of the southern flood gate and its replacement with a fixed flood defence Condition 8) and details of a program of repairs and maintenance for the northern flood gate (Condition 9) pursuant to planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.	Observations sent	02.04.2024
20231309	KCC Consultation GR/23/376 (KCC/GR/0050/2023) Application under Regulation 3 of the Town _ Country Planning General Regulations 1992 - Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling/management facilities. The proposed development includes the demolition of existing buildings, construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf.	Observations sent	12.01.2024
20230376	KCC Consultation - Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding,	Observations sent	10.05.2023

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Recommendation

Due to the nature of the proposal being a non-material amendment to the originally approved application there are no objections.

Kent County Council is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	20th August 2025	Dated:	20 th August 2025