



Delegated Report

Application No: 20220286

Location: Former St Johns Ambulance, Brigade H Q, Armoury Drive, Gravesend DA12 1NB

Description: Application for approval of condition 5 (parts 1-3), 7, 10, 11, 17 and 18 attached to planning permission reference number 20200561 relating to a remediation strategy to deal with the risks associated with contamination of the site (5, Parts 1-3), a remediation strategy detailing how this contamination will be dealt with (7), Code of Construction Practice (10), details of the facing materials (11), the implementation of a programme of building recording (17) and secured the implementation of a programme of archaeological work (18).

Applicant: Mr. Christopher Ward, The Longley Group

Submitted Documents/Plans

Application form.
Written Scheme of Investigation for Building Recording Survey.
Written Scheme of Investigation for Below Ground Site Investigation received.
Brick and Tile details received 17 March 2022 superseded by an email received 19 April 2022 confirming the proposed brick to be used to be 'Sienna Red' with darker mortar recessed.
Construction Phase Plan.
Pre-Desk Study Assessment.
Drawing no. 2202-S-103 Rev P1 (proposed site layout).
Drawing no. 2202-S-104 Rev P1 (external finishes).
Remediation Strategy.

Relevant Planning History

20200561	Demolition of vacant brick buildings and erection of 2 no. one bedroom bungalows and a two storey block containing 4 no. two bedroom flats with associated access from Albert Murray Close and Armoury Drive, car parking, landscaped amenity and ancillary enclosures.	PER	23.12.2020
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Consultations, Publicity and Representations

GBC Highways

This application needs a little more work. The applicant seems to misunderstand the requirements of pedestrian visibility splays.

A pedestrian visibility splay is measured 2metres back from the back edge of footway/parking aisle down the side of the parking space driveway and 2metres along the back edge of footway/edge of aisle from the side of the parking space. This is to ensure that a driver sat in a parked vehicle has warning of a pedestrian before they start to move. The drawings should be modified to demonstrate this and if it cannot be achieved clearly show what is possible so a qualified judgement can be made.

The Construction Phase Plan seems reasonable as far as it goes, but currently it lacks detail. The access route needs to be clearly identified, clearly taking note of any one way routes cul-de-sacs and the best means of access to the principal ('A' road) network.

A revised Construction Phase Plan was received and the Highways Officer consulted. He raised the following:

- 1, the various appendices do not follow their title page, instead being found together near the end of the document.
- 2, the access and egress routes are shown east and west on Trinity Road, as far as I'm aware the only vehicle link to the main road network is to the west only pedestrian routes exist to the east.

He raises no objection.

KCC Heritage

I am satisfied with the submitted documents by Canterbury Archaeological Trust in relation to Conditions 16 and 17.

The archaeological recording is ongoing at the site and whilst the submitted documents can be approved I would recommend that the conditions are not discharged in full until completion of the archaeological field work and the submission of a report on the findings.

GBC – Environmental Protection

In regards to conditions 5 and 7 attached to planning permission reference number 20200561 relating to (5) - remediation strategy to deal with the risks associated with contamination of the site and (7) remediation strategy. An appropriate remediation strategy for the risks associated with contamination and removal of strategy has been provided and this conditions can be approved.

GBC – Conservation Officer

No comment received.

Analysis

Condition 5 (parts 1-3):

5. *No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:*

1. A preliminary risk assessment which has identified:
All previous uses;
Potential contaminants associated with those uses;
A conceptual model of the site indicating sources, pathways and receptors; and
Potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: *To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.*

A Pre-Desk Study Assessment by Sevenoaks Environmental has been submitted in support of discharging this condition together with a Remediation Strategy. The information provided is acceptable and the condition can be discharged.

Condition 7:

7. *If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.*

Reason: *To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework.*

A Pre-Desk Study Assessment by Sevenoaks Environmental has been submitted in support of discharging this condition together with a Remediation Strategy. The information provided is acceptable and the condition can be discharged.

Condition 10:

10. *No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering all environmental impacts of this development is provided by the applicant and submitted for approval to the Local Planning Authority in consultation with the Local Highway Authority. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice. For the avoidance of doubt Code of Construction Practice shall include, but not exclusively cover*

the following:

- a) Construction Logistics Plan (CLP);
- b) Parking of vehicles of site personnel and visitors;
- c) Storage of plant and materials;
- d) Dust management controls;
- e) Location and height of cranes and scaffolding;
- f) Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- g) Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority;
- h) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;
- i) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- j) Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);
- k) Hours of operation;
- l) Smoke management controls;
- m) Odour controls;
- n) Road cleaning and wheel washing facilities; and
- o) Any other matters relevant to this particular site

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

A Construction Phase Plan by Longley has been submitted and revised on 25 May 2022. The revised report addresses previously missing information and is considered acceptable. This condition can be discharged.

Condition 11:

11. No development shall commence above ground until details of the facing materials including bricks, tiles, rainwater goods, windows and doors, to be used in the construction of the external surfaces of the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy CS19 of the Gravesham Local Core Strategy 2014.

The brick is to be 'Sienna Red' with darker mortar recessed. The roof tiles are to be Marley Modern Concrete Tile (smooth grey) with matching ridge. The windows and doors are to be anthracite Grey uPVC (RAL 7016) and the rainwater goods are to be anthracite grey uPVC (RAL 7016). These materials are considered to be acceptable and this condition can be discharged.

Condition 17:

17. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that historic building features are properly examined and recorded, in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014).

A programme of Building Recording by Sevenoaks Environmental has been submitted in support of this application to discharge this condition. The details submitted are acceptable and this condition can be discharged.

Condition 18:

18. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014).

A programme of Building Recording by Sevenoaks Environmental has been submitted in support of this application to discharge this condition. The details submitted are acceptable and this condition can be discharged.

Recommendation:

Approval of conditions 5 (parts 1-3), 7, 10, 11, 17 and 18 of 20200561.

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 30 May 2022	Dated: 30 May 2022