

Delegated Report

KCC Consultation

Planning Application No: 20250278

Location: Tarmac Northfleet Works The Shore Northfleet Gravesend

Description: KCC Re-Consultation EDC/24/91 (GR/0102/2024) - Application under Regulation 3 of the Town and Country Planning General Regulations 1992 - The erection of a silo for storage of pulverised fuel ash (PFA) including outload tower, vehicular access, and drainage infrastructure.

Applicant: Kent County Council

Site Visit Date: None (desktop assessment)

Introduction

Kent County Council (KCC), as the determining Planning Authority, has re-consulted Gravesham Borough Council (GBC) for its views on an application for the erection of a silo for the storage of pulverised fuel ash (PFA) including outload tower, vehicular access, and drainage infrastructure at Tarmac Northfleet Works, The Shore, Northfleet (KCC reference GR/0102/2024).

Submitted Documents/Plans

The planning application documents are available on the KCC website using reference GR/0102/2024 via the following link;

[Planning Register : Kent County Council](#)

Relevant Planning History

Reference	Description	Decision	Decision Date
20240689	KCC Consultation - The erection of a silo for storage of pulverised fuel ash (PVA) including outload tower, vehicular access, and drainage infrastructure.	Observations Sent	04.09.2024

Officer's Analysis

KCC re-consulted GBC following the submission of additional information by the applicant in response to the issues raised by the GBC Environmental Protection Team (Regulatory Services) in application reference 20240689.

The following comments have been provided by the GBC Environmental Protection Team (Regulatory Services) in relation to the new information;

The updated noise assessment dated 12 March 2025 WBM has been reviewed. The previous assessment used on site noise data from the existing facility operating at Northfleet. However, the updated noise report uses noise measurements from a facility the same as the new /proposed set up with a PFA silo and loading area, so advises that this is more representative of the noise levels

likely to be experienced if the proposal goes ahead at Northfleet.

A further BS4142 assessment has been undertaken using this data and the background noise data taken for the previous assessment. For the daytime, noise levels are well below background (-10 to -44dB) at surrounding residential premises. For nighttime, the predicted levels are much better than in the previous noise assessment with levels being between -5 and -39dB below background. Although our preferred level is for noise levels to be 10dB below existing background, this is not introducing a new noise source as such, it's more a replacement. So, in this respect, the conclusion of the noise assessment that the overall impact will be low is accepted and it's agreed that no noise mitigation will be needed.

The comments of the GBC Environmental Protection Team (Regulatory Services) should be taken into consideration in the determination of application reference GR/0102/2024 by KCC.

Conclusion & Recommendation

The application should be considered against relevant local and national planning policy and consultation responses as appropriate. The comments of the GBC Environmental Protection Team (Regulatory Services) should be taken into consideration in the determination.

Kent County Council is thanked for consulting Gravesham Borough Council.

(For a detailed response wording, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	6th May 2025	Dated:	06 May 2025