



Delegated Report

Application No:	20220955
Location:	St Johns Ambulance, Brigade H Q, Armoury Drive, Gravesend
Description:	Application for approval of condition 5 attached to planning permission reference number 20200561 relating to the risks associated with contamination of the site and a remediation strategy detailing how this contamination will be dealt with
Applicant:	Mr. Christopher Ward, The Longley Group

Submitted Documents/Plans

Application form
Drawing no. S004 rev A (new flats foundations section)
Drawing no. S001 rev B (new flats foundation plans, sections and details)
Remediation Strategy (rev B) by Sevenoaks Environmental Consultancy Ltd
Updated Ground Gas Risk Assessment Addendum Letter Report by Sevenoaks Environmental Consultancy Ltd
Written Scheme of Investigation for Building Recording Survey by Sevenoaks Environmental Consultancy Ltd
Underground Utilities Plan
Ground Gas Risk Assessment Addendum Letter Report from Sevenoaks Environmental Consultancy
Well Chamber Capping Method Statement
CCTV Drainage Survey Report by Sevenoaks Environmental Consultancy Ltd
Technical Addendum to Remediation Strategy by Sevenoaks Environmental Consultancy Ltd
Preliminary Geo-Environmental Site Investigation Report by Sevenoaks Environmental Consultancy Ltd
Watching Brief for Below Ground Site Investigation Report by Sevenoaks Environmental Consultancy Ltd
Written Scheme of Investigation for Below Ground Site Investigation by Sevenoaks Environmental Consultancy Ltd
Supplementary Geo-Environmental Site Investigation by Sevenoaks Environmental Consultancy Ltd
Preliminary Factual and Interpretive Geotechnical Site Investigation Report by Sevenoaks Environmental Consultancy Ltd

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.
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Consultations, Publicity and Representations

GBC Environmental Protection

I have now reviewed the updated gas risk assessment and updated remediation strategy prepared by Sevenoaks Environmental (documents dated 10/11/22 and 08/11/22 respectively).

I am satisfied that ground gas risks have been assessed correctly and protection measures proposed are considered to be appropriate. The remediation strategy sets out measures to protect end users, to comprise removal of impacted made ground soils and hard standing, reduced formation inspection and testing, importation and placement of clean cover soils over a high visibility geotextile marker layer and incorporation of gas protection measures within new residential units.

These measures are agreed.

As such I can recommend condition 5 can now be discharged.

Condition 6 (provision of verification report prior to occupation) and Condition 7 (notification of previously unidentified contamination encounter during development) will need to remain until such time as the groundworks phase of construction is complete (for condition 7) and, until soft landscaped areas and ground gas protection measures are installed and verified for condition 6.

Analysis

This application sought to discharge planning conditions 5 and 7 of 20200561 however, condition 7 is not able to be discharged at this point in time. The applicant has confirmed the withdrawal of condition 7 from the application. Condition 5 is pasted below:

Condition 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.

The ground gas risks have been assessed correctly and protection measures proposed are considered to be appropriate. The remediation strategy sets out measures to protect end users, to comprise removal of impacted made ground soils and hard standing, reduced formation inspection and testing, importation and placement of clean cover soils over a high visibility geotextile marker layer and incorporation of gas protection measures within new residential units. These measures are agreed and therefore this condition can be discharged.

Recommendation:

Approved condition

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: 
Dated: 29 November 2022	Dated: 29 th November 2022