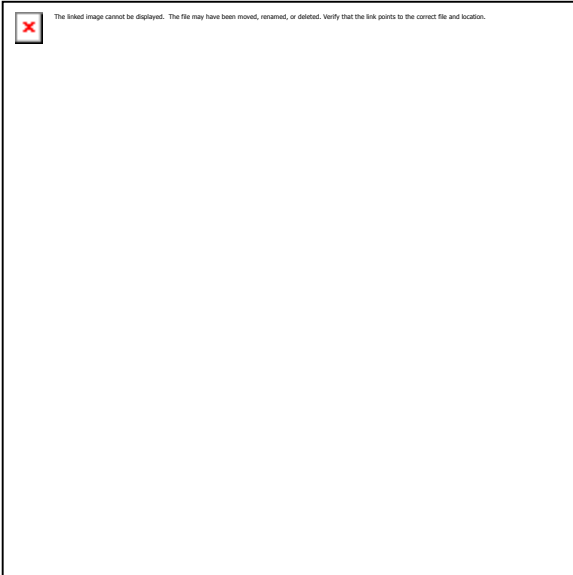




Delegated Report

Planning Application

Application no:	20211465
Location:	The Builders Yard Lower Range Road Gravesend Kent
Description:	Application for approval of condition 8 attached to planning permission reference number 20190520 relating to the details of the Piling Statement.
Applicant:	DCB Kent Ltd
Site Visit Date:	N/A

Planning permission was granted under ref. 20190520 for the erection of a three storey building to form 14 no. two bedroom self-contained flats on 18 February 2020. This was granted subject to conditions including no. 8 which this application seeks to discharge. Condition 8 is as follows:

8. *Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.*

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 caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and Local Plan Core Strategy Policy CS18: Climate Change.*

The information that has been submitted is as follows:

- Application form;
- Piling Statement by We Waldens Engineering Ltd reference 6248.D008.

The statement sets out that Continuous Flight Auger (CFA) piles are proposed which brings the excavated material to the surface during the drilling phase thus allowing the removal of contaminated soils, prevents any contamination in the upper layers and upon reaching the required depth, the auger is extracted whilst simultaneously pumping concrete under pressure into the void this forming the pile. The final pile sizes are to be determined by a specialist pile designer however it is anticipated that the piles will be in the region of 300mm – 400mm in diameter and regardless of the pile size, all piles will penetrate the upper made ground and soft clays and be set at a depth to suit the pile loads and soil capacities.

Consultations

Environment Agency

Given the reported site specific conditions and the risk assessment undertaken for this site and the proposed use of CFA piling methods for this site, we have no objection to the discharge of this condition.

This agreement is on the basis of CFA piling being used by the chosen piling contractor. Any alternative put forward should reconsider the piling risk and we should be re-consulted.

Conclusion

It is considered that sufficient information has been submitted in order to discharge condition 8 of ref. 20190520.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	25th February 2022	Dated:	01 March 2022