



Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20250120
Location:	Britannia Refined Metals Ltd Lower Road Northfleet Gravesend
Description:	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.
Applicant:	Kent County Council
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

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

Consultation letter dated 6 February 2025

Relevant Planning History

Reference	Description	Decision	Decision Date
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	Observations sent	18.04.2024

	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.		
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, 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	10.05.2023

The application comprises a Kent County Council consultation on application GR/23/376/R13 relating to the details of an updated landscape and ecological enhancement scheme pursuant to Condition 13 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.

Condition 13 (Details of landscape and ecological enhancement scheme)

The details relating to Condition 13 are as follows:

13. *Within 6 months of the date of this permission, details of an updated landscape and ecological enhancement scheme shall be submitted for the prior written approval of the Waste Planning Authority. The scheme shall include, amongst other matters:*

- *An updated landscape and ecological enhancement scheme designed to enhance the biodiversity value of the land alongside improving the appearance of the site. The updated design should take account of the reasons for designation of the adjacent SSSI, including associated native species and the creation of habitat to support the fauna recorded within the SSSI.*
- *Details of the species and size of plant stock, quantities, and method of planting to be adopted (all new planting should be native trees and hedgerows of local provenance).*
- *Details of appropriate ecological enhancement measures, including replacement bat roost(s).*
- *A programme of implementation and maintenance for a period of not less than 5 years from completion of the development.*

Unless otherwise agreed within a programme of implementation, the scheme shall be delivered as approved within the first planting season available following first occupation of the building hereby permitted. Trees and shrubs planted in accordance with the scheme shall be maintained and any which die, are removed or become seriously damaged or diseased within 5 years of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Waste Planning Authority.

Further to the consultation application considered under 20240799, which raised no objections, (see Planning History above) an amended landscape plan has been submitted. There are no further issues with the additional submissions from the Borough Council's perspective, and the application should be considered against relevant local and national planning policy as appropriate, with expert advice provided as necessary by other consultations.

Recommendation

No objections.

Kent County Council is thanked for consulting Gravesham Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	26th February 2025	Dated:	28 February 2025