

Planning Team
Gravesham Borough Council
Civic Centre,
Windmill St,
Gravesend
DA12 1AU

17 December 2025

Dear Ms Alison Webster ,

Re: Condition Compliance for Construction and operation of a Green Hydrogen Electrolyser and associated infrastructure. (20250251)

Please find below and enclosed documents relating to the pre-commencement conditions relating to development application no. 20250251 for the construction and operation of a Green Hydrogen Electrolyser and associated infrastructure. at Northfleet, Kent.

The conditions to be discharged are detailed below; they relate to the construction of Development of a pulp laydown area and associated infrastructure. RES, acting on behalf of Kimberly Clark, requests written approval from Gravesham Borough Council that the works shown on the plan are acceptable in relation to these conditions.

No.	Condition Wording	Condition Compliance
1	The development hereby approved shall be begun not later than 3 years following the date of this decision.	Noted
2	The development hereby permitted shall be carried out in accordance with the following schedule of approved plans.	Noted
3)	The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.	Noted. A watching brief will be undertaken during construction, and should any contamination be encountered, the appropriate steps indicated under condition 4 will be implemented.

4i)	Notwithstanding the details shown on the approved plans, submitted documents and application form: (i) before any works commence, a UXO Operational Risk Management plan for unexploded ordnance (UXO) as detailed in Appendix D of the Phase 1 Geoenvironmental Desk Study dated 09/06/20123 (G-22-049 Rev 2) by GVR Geoservices Ltd shall be implemented in full or implemented in full as to other necessary mitigation	Please find attached the updated risk management plan dated December 2025.
ii)	(ii) before bringing into use the Electrolyser herein approved a mitigation completion verification report must be submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to existing and proposed premises have been satisfactorily mitigated.	Noted – a mitigation completion verification report will be submitted pre-operation, for approval by the local planning authority
5	The construction of the development herein approved shall be carried out in accordance with the submitted Construction Environment Management Plan unless otherwise agreed in writing by the Local Planning Authority.	Noted
6	The precautionary mitigation detailed in section 6.4 (further recommendations) of the submitted Preliminary Ecological Appraisal shall be adhered to during the construction stage of development.	Noted
7)	Notwithstanding the details shown on the approved plans, submitted documents and application form, before any works commence, a topographical site survey and/or a CCTV survey showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed flow will be no greater than the existing contributing flows, and full details of foul sewerage and surface water disposal, shall be submitted to and approved in writing by the Local Planning Authority. The development shall	Please see attached topographic survey and CCTV survey drawings, dated May 23 and July 23 respectively, capturing existing drainage network serving the proposed development site. The attached Flood Risk Assessment by RSK dated Feb 25 calculates the existing storm flow rates within the drainage network in Appendix I, and states in Section 7.4 that the proposed development will not increase hardstanding and therefore runoff rates leaving site.

	thereafter be carried out in full accordance with the approved details before the development hereby permitted is first brought into use and thereafter maintained.	The attached drawing 05135-RES-DRN-DR-PT-002 identifies: - The proposed / existing surface water network that will serve the development site in maintaining a surface water route to the Thames. - The proposed wastewater connection point into Southern Water's foul sewer that crosses the development site.
8)	The development herein approved shall be carried out in accordance with the submitted Operational Environment Management Plan unless otherwise agreed in writing by the Local Planning Authority.	Noted

Kind regards,

Craig Allison

Development Project Manager - Hydrogen

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