



Delegated Report

Approval of Details Application

Planning Application No: 20240258

Location: Land At St Columbas Close Gravesend Kent

Description: Application for approval of condition 3 attached to planning permission reference number 20221179 relating to a comprehensive Code of Construction Practice covering all environmental impacts of this development.

Applicant: Mr Sam Duckett, Oakwood Building Contractors Ltd

Submitted Documents/Plans

Planning Application Form;
Certificate of Registration under the Waste (England and Wales) Regulations 2011; and
Code of Construction Practices Revision 2 – 24.05.24.

~~Code of Construction Practices – 29.02.24~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240456	Application for approval of condition 11 attached to planning permission reference number 20221179 relating to details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development.	Under Consideration	
20240434	Application for approval of condition 12 attached to planning permission reference number 20221179 relating to details of crime prevention measures according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED)	Under Consideration	
20240372	Application for approval of condition 8 attached to planning permission reference number 20221179 relating to a arboricultural method statement being submitted and approved.	Under Consideration	
20240319	Application for approval of conditions 7, 9 and 27 attached to planning permission reference number 20221179 relating to details of (7) Scheme of sustainable water drainage, (9) Foul and surface water sewage disposal and (27) Infiltration of surface water drainage.	Approval of Details	26.06.2024
20240373	Application for approval of condition 10 attached to planning permission reference number 20221179 relating to details of how the development will offset biodiversity loss/enhance biodiversity.	Approval of Details	19.06.2024

20240323	Application for approval of condition 6 attached to planning permission reference number 20221179 relating to the details of the lighting design and biodiversity.	Approval of Details	11.06.2024
20240261	Application for approval of the first part of condition 5 attached to planning permission reference number 20221179 relating to the implementation of an archaeological field evaluation works in accordance with a Written Scheme of Investigation and timetable.	Approval of Details	23.05.2024
20240260	Application for approval of condition 4 parts a, b and c attached to planning permission reference number 20221179 relating to a strategy to deal with the potential risks associated with any contamination of the site.	Approval of Details	23.05.2024
20221179	Demolition of Nos. 1-12 St Patricks Gardens. Nos. 36-41 St Patricks Gardens and Nos. 28-42 even nos. only St Columbas Close, and the caretakers facility. Erection of 2no. 2 storey buildings, 1no. 3 storeys building and 1no. part 3 and part 4 storey building; to provide 46 residential dwellings (Class C3) residential use, with associated vehicle and pedestrian access, amenity space with hard and soft landscaping, car and cycle parking, refuse and recycling storage provision, and other associated works.	Permitted	06.04.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006).

Consultations

GBC – Environmental Protection

09.04.24 – With reference to the requirements of Condition 3, the following comments are made:

- a) Construction Logistics Plan (CLP) – This is more for the Highways Officer to comment on.
- b) Routing of construction and delivery vehicles to and from site - This is more for the Highways Officer to comment on.
- c) Parking and turning areas for construction and delivery vehicles and site personnel – There does not appear to be any parking areas on site for workers? With regards to parking and turning areas, is more for the Highways Officer to comment on.
- d) Timing of deliveries – Satisfactory information has been provided.
- e) Provision of wheel washing facilities – Details provided are acceptable.
- f) Temporary traffic management/signage - This is more for the Highways Officer to comment on.
- g) Storage of plant and materials – the storage area is quite close to existing residential. Further details are needed as to how management of materials will be undertaken to ensure that there is no overspill or fugitive dust emission from the materials store area. The report advises that this will be 'discussed and agreed.....prior to work commencing'. In order to satisfy condition 3, this needs to be agreed/detailed at this stage.
- h) Dust management controls; - Bearing in mind the proximity of existing residential properties to the site, more information is required. The applicant is advised to consider details and guidance in the IAQM 'Guidance on the assessment of dust from demolition and construction' (Jan 2024)
- i) Location and height of cranes and scaffolding; - This appears to be acceptable, but this does not really fall within our remit.
- j) Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities; - The section dealing with noise is vague and not particularly detailed. Again, more information is required bearing in mind the proximity of existing residential. The same applies to the section on vibration. CFA piling is planned which although is better in terms of vibration than driven piles but can still give rise to vibration.
- k) Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority; - No details regarding predicted noise or vibration levels have been provided. More information is needed.
- l) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority; - No monitoring details have been provided. More information is needed.
- m) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies; - Information submitted is acceptable.
- n) Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded); - Generally the information regarding waste is acceptable but no information regarding final disposal point as required by the condition have been included. More information is needed.
- o) Hours of operation; - The proposed hours are fine.
- p) Smoke management controls; - The information submitted is satisfactory.
- q) Odour controls; - The information submitted is satisfactory.

There are a number of outstanding matters. It is therefore recommended that Condition 3 is not discharged at this time.

In response to these comments, a revised Code of Construction Practices was submitted.

17.06.24 – I've reviewed the revised CMP. This addresses the concerns and inadequacies raised previously. There is no objection to this Condition being discharged.

Officer's Analysis

Condition 3

Code of Construction Practice

- 3. No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering all environmental impacts of this development is provided by the

applicant and submitted for approval to the Local Planning Authority in consultation with the Local Highway Authority. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice. For the avoidance of doubt Code of Construction Practice shall include, but not exclusively cover the following:

- a) Construction Logistics Plan (CLP)
- b) Routing of construction and delivery vehicles to and from site
- c) Parking and turning areas for construction and delivery vehicles and site personnel
- d) Timing of deliveries
- e) Provision of wheel washing facilities
- f) Temporary traffic management/signage
- g) Storage of plant and materials
- h) Dust management controls;
- i) Location and height of cranes and scaffolding;
- j) Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- k) Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority;
- l) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;
- m) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- n) Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);
- o) Hours of operation;
- p) Smoke management controls;
- q) Odour controls; and
- r) Any other matters relevant to this particular site.

Reason: To ensure the free flow of traffic on the highway and to protect the amenity of local residents and businesses in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The following information has been submitted to discharge condition 3:

- Planning Application Form;
- Certificate of Registration under the Waste (England and Wales) Regulations 2011; and
- Code of Construction Practices Revision 2 – 24.05.24.

The submitted revised Code of Construction Practices as received 24th May 2024 satisfies the initial concerns raised by Environmental Protection in relation to onsite parking for workers, storage of plant and materials, dust management controls, noise impact and predicted noise, and the disposal of waste. It is therefore considered that Condition 3 can be discharged.

Conclusion & Recommendation

The applicant has provided a revised Code of Construction Practices which addresses the requirements of Condition 3. As such it is recommended that sufficient information has been provided to discharge condition 3 and no further information or clarification is required.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>

Dated:	1 st July 2024	Dated:	1st July 2024
---------------	---------------------------	---------------	---------------------------------