

From: Julie Oates <julie.oates@gravesham.gov.uk>
Sent: 17 June 2024 17:50:50 UTC+01:00
To: "Amanda Cue" <amanda.cue@gravesham.gov.uk>
Subject: RE: Condition Discharge - 20240258 - Land At St Columbus Close - Condition 3

Hi Amanda

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

Kind regards

Julie

Julie Oates
Senior Environmental Health Officer
Gravesham Borough Council
e-mail. julie.oates@gravesham.gov.uk

Please note: I only work on Monday and Thursday afternoons

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From: Amanda Cue <amanda.cue@gravesham.gov.uk>
Sent: Wednesday, June 12, 2024 1:46 PM
To: Environmental Protection Team <EP@gravesham.gov.uk>
Subject: FW: Condition Discharge - 20240258 - Land At St Columbus Close - Condition 3

Hi

I have received the revised documents to address your comments.

Please could you confirm if these are now satisfactory?

Thank you.

Kind Regards

Amanda Cue BA (Hons)
Senior Planner (Development Management)
Planning and Regeneration Services
Gravesham Borough Council
☎ 01474 33 74 22

✉ amanda.cue@gravesham.gov.uk

Draft Design for Gravesham – Design Code Supplementary Planning Documents (SPD)
Public Consultation 1 December 2023 to 17:00 29 December 2023 – please visit our [public consultation pages](#) to comment on the Draft SPD

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Please consider the environment before printing this email

From: Sam Duckett <Sam.Duckett@oakwoodbc.co.uk>
Sent: Friday, May 24, 2024 5:02 PM
To: Amanda Cue <amanda.cue@gravesham.gov.uk>
Cc: Simon Doherty <simon.doherty@gravesham.gov.uk>
Subject: RE: Condition Discharge - 20240258 - Land At St Columbus Close - Condition 3

Caution: This email was sent from outside of the organisation. Do not click on links or open attachments unless you recognise the sender.

Hi Amanda

Thanks for your email below. I have attached a revised copy of our documents to discharge Planning Condition No. 3.

Regards

Sam

Sam Duckett BSc (Hons)
Director
E sam.duckett@oakwoodbc.co.uk

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Please consider the environment before printing this email.

We are a New Build Housing Construction (H2) Framework appointed company

From: Amanda Cue <amanda.cue@gravesham.gov.uk>
Sent: Friday, May 17, 2024 2:03 PM
To: Sam Duckett <Sam.Duckett@oakwoodbc.co.uk>
Cc: Simon Doherty <simon.doherty@gravesham.gov.uk>
Subject: Condition Discharge - 20240258 - Land At St Columbus Close - Condition 3

Dear Sam

I write with reference to the above application and condition 3 relating to planning application 20221179.

GBC Environmental Protection have provided the following comments:

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 light of these comments, the proposed comprehensive Code of Construction Practice will need to be amended prior to the condition be discharged.

The application is due for determination on 20th May 2024. If you require additional time, please do let me know and we can agree to a short extension of time.

I look forward to hearing from you.

Kind Regard

Amanda Cue BA (Hons)
Senior Planner (Development Management)
Planning and Regeneration Services
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