

Delegated Report

Approval of Details Application

Application no:	20260646
Location:	Elizabeth Gardens West Street Gravesend Kent
Description:	Application for the approval of condition 3 (Code of Construction Practice) attached to planning reference number 20260175.
Applicant:	Statutory Port Authority - Port Of London Authority
Site Visit Date:	N/A

Planning permission was granted under application ref. 20260175 on 17 June 2026 for 'Erection of two electrical cabinets.' This was subject to a number of conditions including no. 3 which this application seeks to discharge.

The information that has been submitted in pursuance to this condition is:

- Application form; and
- Code of Construction Practice.

Consultees

GBC Environmental Protection

The submitted Code of Construction Practice satisfactorily addresses the requirements of condition 3. There is no objection to the condition being discharged.

Analysis

Condition 3 is as follows:

3. No development shall be commenced until a comprehensive Code of Construction Practice covering environmental impacts during the construction phase of this development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include details of hours of work during the construction period, delivery times for materials, parking of vehicles of site personnel and visitors, loading and unloading of plant materials, storage of materials and wheel washing proposals. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.

Reason: To minimise the impact on residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

The proposed site layout is as follows:



- Details of hours of work – 09:00 – 17:00 Monday – Friday and no working over weekends or on bank holidays;
- Delivery times for materials – Between 10:00 – 14:30 and will be delivered via West Street (A226) and into Elizabeth Gardens;
- Loading and unloading of plant materials – in Elizabeth Gardens;
- Storage of materials - Due to the small scale of the works, materials will be brought in when required and not stored on site but should anything require storage on site, it shall be stored within the fenced works area (outlined in red above);
- Traffic management – Site traffic shall approach from the west via Bath Street and West Street. The site shall allow pedestrian access to Elizabeth Gardens and The Rum Puncheon. Vehicles size will be limited to maximum of 3.5T except in exceptional circumstances where 7.5T are required for skip lorries for example. Vehicles shall manoeuvre only under the control of a banksman and the number of movements will be kept to a minimum;
- Parking of vehicles of site personnel and visitors – 2 parking spaces for operatives to be provided in the area outlined in yellow above, any vehicles beyond this, for example, visitors, will find their own parking arrangements off-site – possibly in Church Street car park;
- Emissions – Workers will, where practicable, arrive on site by public transport;
- Wheel washing – Not deemed to be required - the works area and traffic routes are segregated, and vehicles will be parked on hardstanding at all times, meaning no risk of site contamination getting on the wheels and onto roadways/into water courses;
- Site security – site will be secured with Heras fencing with a set of lockable gates fronting the site compound and to deter potential arson, waste skips shall be removed regularly and no flammable materials disposed of in them;
- Waste – Waste will be kept to a minimum and disposed of regularly by a contractor with a valid waste carrier licence;

- **Pollution** - It is not envisaged that the construction processes pose potential for pollution or the need for significant use of hazardous chemicals but due to the proximity to the River Thames any chemicals that are required for use on site will be kept to a minimal volume and accommodated in 110% bund and where appropriate spill-kits be provided. Local drains will be protected from run-off from the site.
- **Dust** - Water suppression systems shall be utilised to control levels of dust, plant shall be utilised with noise and vibration mitigation measures engineered into their design, and the site and Elizabeth Gardens will be frequently swept;
- **Noise & Vibration** - Local electricity supply will be used where required to avoid the use of generators, radios will not be permitted, and the opening and closing of the site entrance will be kept to a minimum and coordinated with deliveries and collections;
- **Housekeeping** – Site will be kept in a clean and safe condition at all times, the adjacent areas shall be routinely checked and monitored for any rubbish that has escaped the site, and the works area and Elizabeth Gardens will be frequently swept;

GBC Environmental Protection advise that the Code of Construction Practice satisfactorily addresses the requirements of condition 3 and there is no objection to the condition being discharged.

Conclusion

It is considered that sufficient information has been submitted to discharge condition no. 3 of planning permission reference number 20260175.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	7th August 2026	Dated:	7th August 2026