

Delegated Report

Approval of Condition Application

Application No:	20250140
Location:	FM Conway, Imperial Wharf, Clifton Marine Parade, Gravesend, Kent, DA11 9NA
Description:	Application for the part approval of condition 12 (Lighting relating only to the new alternative car parking) attached to planning reference number 20220733.
Applicant:	FM Conway Limited

Submitted Documents/Plans

- Application Form – dated 19 February 2025;
- Covering Letter – dated 19 February 2025;
- Lighting Assessment by Tetra Tech (ref. 784-B071233) – dated 15 July 2025.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220733	The installation of two additional bitumen tanks, load out gantry and the installation of a bitumen emulsion plant and alternative car parking.	PERMITTED	11.09.2023

Officer's Analysis

This application seeks approval for condition 12 attached to planning permission reference 20220733, relating to external lighting.

Condition 12 states the following:

12. *Prior to the completion of the development hereby approved, an ecologically sensitive lighting plan shall be submitted to and approved in writing by the local planning authority.*

The plan shall:

- a) Identify any areas / features on or off site that are particularly sensitive to light disturbance for ecological features; and*
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not have any significant effect upon biodiversity features.*

All lighting shall be installed in accordance with the specifications and locations set out in the plan, and these shall be maintained thereafter in accordance with the plan. Under no circumstances should any other lighting be installed without prior to consent from the local planning authority.

The condition was attached to ensure that the development does not impact on any ecological interests.

This application has been supported by a lighting assessment by Tetrattech (ref. 784-B071233), which sets out the type of lighting in the development, as well as the ecological and residential receptors within the vicinity. The assessment demonstrates that the lighting would not impact ecological and residential receptors, and the light spill beyond the site boundaries would be limited, and would not exceed the 1lux levels for late emerging species such as bats.

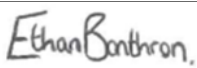
Therefore, sufficient information has been submitted to discharge condition 14.

Conclusion

The details submitted are adequate to discharge Condition 14 (External Lighting).

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	24 th July 2025	Dated:	24 th July 2025