

Delegated Report

Approval of Details Application

Planning Application No: 20250586

Location: Land At St Columbas Close Gravesend Kent

Description: Application for the approval of condition 23 (Waste Management Plan) and condition 24 (Delivery and Service Plan) attached to planning reference number 20221179.

Applicant: Oakwood Building Contractors Ltd

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Waste Management Plan
- Delivery and Service

Relevant Planning History

Reference	Description	Outcome	Decision Date
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

Consultations, Publicity and Representations

Environmental Protection

Looking at the original application and comments it does not appear that Environmental Protection commented on either of these matters or requested these conditions.

Nevertheless, the submitted information for both conditions has been reviewed and there is no objection to both conditions being discharged.

Waste Management

No objections

Officer's Analysis

This application seeks to discharge condition 23 (Waste Management Plan) and condition 24 (Delivery and Service Plan) attached to planning reference number 20221179.

Condition 23 states:

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements along with a refuse collection management plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores and the management plan shall include arrangements for how the bins shall be taken nearer to the public highway on collection days and then returned to the bin store after the refuse has been collected. The development shall be carried out in accordance with the approved details prior to first occupation of any of the residential units hereby permitted and shall thereafter be retained for such purposes at all times.

Reason In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Condition 24 States:

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details and arrangements for deliveries and servicing the proposed development, shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved. The servicing strategy shall include the following:

(a) Details for the servicing of the residential apartments and communal spaces to be provided as part of the development, to have regard to the phased delivery of the development and interim arrangements required until such time as the whole development is built out and operating;

(b) Details as to how existing properties will be serviced during the construction of the development and once it has been built out (if this differs).

Reason To ensure acceptable delivery and servicing arrangements to enable the efficient operation of the development and to minimise any potential impacts on the road network and existing properties and businesses and in accordance with adopted Local Plan Core Strategy Policies CS11 and CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Refuse Strategy Plan

The refuse strategy plan states that the contractor “will confirm the refuse collection details before the project begins”. The standard confirms that the waste collection services will be carried out by an approved contractor and that the refuse collection dates and times will be coordinated so to avoid any conflicts between deliveries, unloading/loading of construction materials, and refuse collection activities.

The residential waste management will comprise a shared bin store for block A, which will accommodate 4 x 1100L bins for general waste, 4 x 1100L bins for recycling, and 2 x 140L bins for food waste.

For the communal residential block ('Block B'), a shared bin store will be provided, accommodating 3 x 1100L bins for general waste, 3 x 1100L bins for recycling, and 2 x 140L bins for food waste.

The bin store will be well-lit and easily accessible, with a designated access point that allows refuse workers to collect and return the bins directly. The bins will be collected from the access road on site. The

footway between the bin store and access road will be flat and have no steps.

It is considered the submitted refuse details will ensure the development is served by suitable refuse Storage and will have adequate refuse arrangements during the construction period. It is considered that condition 23 (Waste Management Plan) attached to planning permission reference number 20221179 can be discharged.

Delivery and Service Plan

The submitted plan provides adequate detail on the servicing and delivery plan for the permitted scheme. The Delivery Service plan states that delivery and servicing operations will be managed internally within the site boundary, avoiding any obstructions to public roads such as Valley Drive or adjacent residential streets. A designated service area within the development will be used for all goods deliveries and waste collections, ensuring a safe and contained environment for operational vehicles. A “just in time” (JIT) delivery system will be utilised which will ensure that material orders from suppliers align with development schedules.

The Plan provides sufficient information to ensure there will be minimal disruption to the highway and surrounding properties as a result of the development. The plan states that there will be a Construction Management Plan (CMP) implemented and as part of the plan there will be wheel washing facilities and low emission vehicles will be used to ensure sustainability.

It is considered the submitted Delivery and Service Plan will ensure the development will have *acceptable delivery and servicing arrangements to enable the efficient operation of the development and to minimise any potential impacts on the road network and existing properties and businesses*. It is considered that condition 24 (Delivery and Service Plan) attached to planning permission reference number 20221179 can be discharged.

Recommendation

Approval of details.

(For detailed informatives see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	30.09.2025	Dated:	30th September 2025