

06th December 2024
Ref: 2022-067

Wendy Lane

Gravesham Borough Council,
Planning Department,
Civic Centre,
Gravesend,
DA12 1AU

**Newsteer
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Dear Wendy,

Site: Former Gravesend & North Kent Hospital (M Block), Bath Street, Gravesend, Kent

Applicant: Strawberry Star SL1 Limited

Planning Portal Reference: PP-13620009

Submission of Conditions: 3, 4, 6 and 12

On behalf of Strawberry Star SL1 Limited, Newsteer hereby submits hereby submits information pursuant to Condition's 3, 4, 6 and 12 associated with planning permission ref. 20220915 at the Former Gravesend & North Kent Hospital (M Block) Bath Street Gravesend Kent.

Please find the following documents enclosed in support of this submission:

- Demolition and Construction Environmental Management Plan prepared by Trigon

In addition to the above documents, the requisite fee has been paid via the Planning Portal.

Code of Construction Practice

Condition 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 ensure the free flow of traffic on the highway and to minimise the impact on residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The Code of Construction Practice is embedded in the submitted CEMP which provides details regarding working hours during the construction period at Section 7.2; delivery times for materials at Section 9.3; information regarding storage of material at 9.4. As covered by Condition 6, details regarding wheel washing are provided at Figure 5 of the CEMP.

Details of Construction Compound

Condition 4:

No development shall be commenced until details of the proposed construction compound for the development, including its extent, location and access arrangements, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before construction commences.

Reason: To ensure the development does not result in debris being deposited on the road during the construction of the development and does not result in detriment to highway safety, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Section 8.2 details the access arrangements for the construction compound. The construction logistics plan is shown in Figure 5 of the submitted CEMP with information regarding vehicle routing provided at Section 9.8.

Wheel Washing

Condition 6:

Details of the type and location of wheel washing facilities and chassis cleaning equipment to be provided on the site during the construction period for each phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site for each phase and shall thereafter be used and kept on site for the duration of construction and be maintained in working order throughout the period of construction.

Reason: To ensure the development does not result in debris being deposited on the road during construction of the development and its locality generally, does not result in detriment to highway safety, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Wheel wash facilities are located at the front of the site entrance to ensure that vehicles leaving site do not generate mud onto the public highways. The location of wheel washing facilities is detailed in Figure 5 of the submitted Construction Environmental Management Plan.

Phasing Plan

Condition 12:

No development shall be commenced until full details of the phasing of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The Local Planning Authority needs to be satisfied that the development of the site is undertaken in a coherent and comprehensive manner and to ensure compliance with Policies CS05 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Section 5.2 of the Submitted CEMP details the phasing plan for the demolition and subsequent construction. The section details the 2 phased approach to post demolition construction.

Summary

We trust that the above and included information provides clear and comprehensive information to approve the discharge of Condition 3, 4, 6 and 12 pursuant to ref 20220915. If you have any queries, please contact me or my colleague Gillian Cooper (gillian.cooper@newsteer.co.uk).

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'P. Manning', with a stylized flourish at the end.

Paul Manning

Planning Director

paul.manning@newsteer.co.uk