



Delegated Report

Application No:	20240466
Location:	Seacon Terminals Ltd, Tower Wharf, Lower Road, Northfleet
Description:	Application for the approval of conditions 10 and 12 attached to planning permission 20201048 relating to a scheme detailing the proposed hard and soft landscaping associated with the development and an external lighting scheme, excluding street lighting or temporary construction lighting.
Applicant:	James Roth, Seacon Terminals Ltd

Submitted Documents/Plans

Application form
Proposed exterior landscape finishes schedule
Planting scheme
External Lighting Design Statement
Planting Maintenance Schedule
Drawing no. 337-A-02-050 (proposed site plan)
Drawing no. 337-A-02-050 rev C00 (proposed site plan showing bat and bird boxes)

Relevant Planning History

20201048 Construction of replacement river jetty approach (existing landside approach ramp to be demolished - remainder of existing 1950's jetty approach to be retained but retired from use); erection of replacement office/mess facilities to south eastern corner of site and associated re-arrangement of existing employee/guest car park; demolition of existing office, site clearance and works to provide relocated open storage area; and other ancillary works.

Approved 10 May 2021

Consultations, Publicity and Representations

Port of London Authority

Thank you for consulting the Port of London Authority (PLA) on the above-mentioned application, for the approval of conditions 10 and 12 attached to planning permission 20201048 relating to a scheme detailing the proposed hard and soft landscaping associated with the development and an external lighting scheme at Seacon Terminals, Northfleet. I have now had the opportunity to review the submitted documents and confirm the PLA has no objection to the proposed discharge of conditions 10 and 12 of planning permission 20201048.

GBC Environmental Protection

Only condition 12 (External Lighting) is relevant to Environmental Protection. The submitted External Lighting Design Statement has been reviewed. This addresses the requirements of Condition 12. There is no objection to this condition being discharged.

Analysis

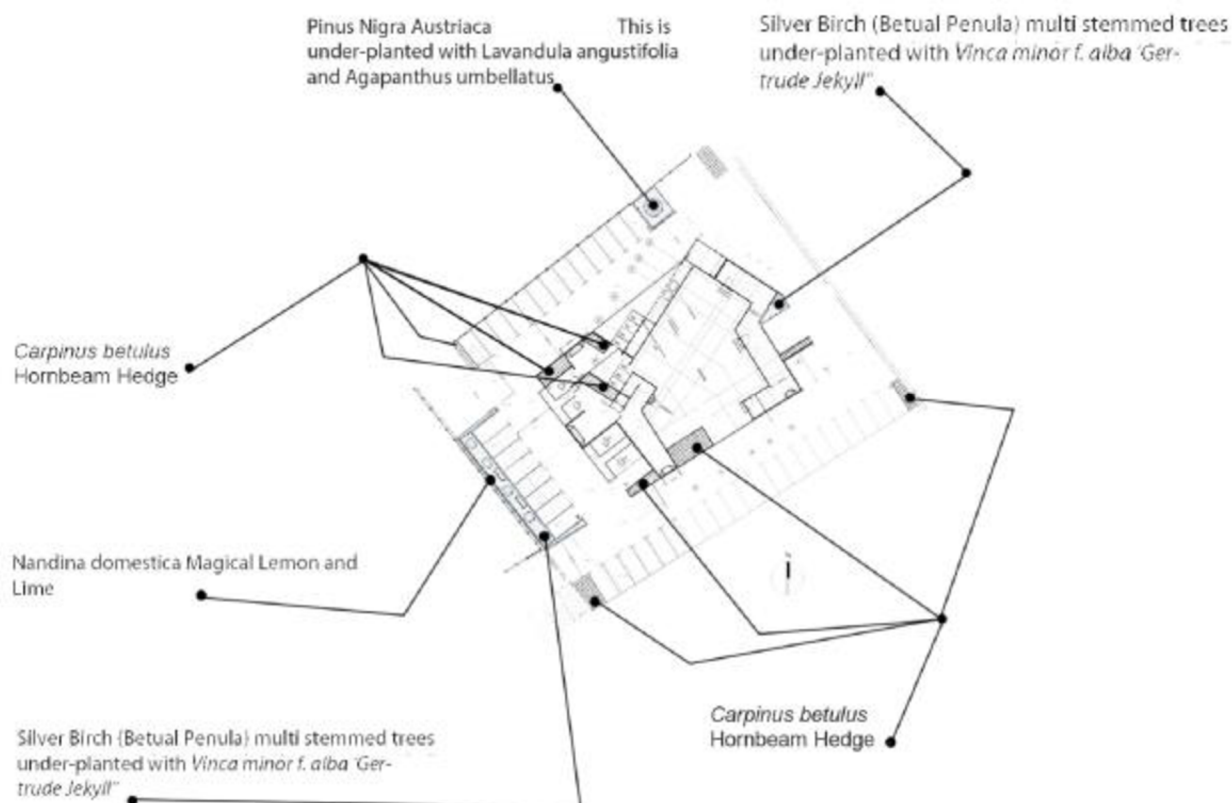
Condition 10 of 20201048 states:

10. *Within three months of the development commencing, a scheme detailing the proposed hard and soft landscaping associated with the development shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include:*
- (i) the type and species of planting to be carried out to include their quantity and size;*
 - (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;*
 - (iii) a timetable for implementation; and*
 - (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures.*
 - (v) the extent of, and materials for all areas of hardstanding*
 - (vi) the type, materials, height and extent of any fences, gates, walls or other means of enclosure*

The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

Reason: *To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping and to enhance local provisions for wildlife and biodiversity to mitigate habitat lost by development, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS12 and CS19.*

The applicant has submitted drawing no 337-A-02-050, an exterior landscape finishes schedule and planting scheme in support of the application. This shows the site to be laid in a mixture of tarmac and granite setts with some soft landscaping. The soft landscaping includes the following:



The proposed plan is acceptable.

A planting schedule has been submitted with the application and includes details of the maintenance of the landscaping. These details are acceptable.

The applicant has also included a plan showing the location of a bat and bird box. The location of these are acceptable and therefore this condition can be discharged.

Condition 12 of 20201048 states:

12. *Prior to the commencement of any above ground works of Phase 2 and 3 (office building and storage area), an external lighting scheme, excluding street lighting or temporary construction lighting, shall be submitted to and approved, in writing, by the Local Planning Authority. The submitted details shall include details of its siting, design and specification and provide details of the external appearance of the lighting equipment, details of the lighting levels and sufficient information as to enable assessment of the impact that the lighting will have on the surrounding light sensitive receptors, including but not limited to the River Thames (including river navigation equipment and signalling). The works shall thereafter be carried out in accordance with the approved details.*

Reason: *In order to prevent light pollution, in accordance with Local Plan: Core Strategy Policy CS19.*

The applicant has submitted an External Lighting Design Statement (TGL-WP-XX-RP-LI-E-0001) in support of the application. The information submitted is acceptable and no objections are raised in terms of environmental protection or from the Port of London Authority. Condition 12 can therefore be discharged.

Recommendation:

Discharge conditions 10 and 12.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 9 July 2024	Dated: 09 July 2024