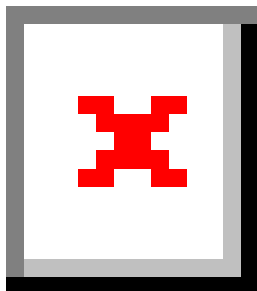


Environmental Protection COMMENTS

Case Number	20231002
Case Officer	Mrs Amanda Grout
Address	Barn East Of Abbotsview , Northfleet Green, Gravesend, Kent, DA13 9PT

Proposal	Erection of a pair of semi-detached dwellings together with parking, landscaping, and associated development, following demolition of existing barn.
Consultation Expiry Date	31 October 2023
Date of Response	19 October 2023 (JO)

No objection to this application. It's noted that a condition regarding the investigation of potentially contaminated land was imposed on an earlier permission. This was satisfactorily discharged under reference 20221332. Therefore, this does not need to be investigated any further. It is however recommended that a watching brief condition is placed on any permission in case any contamination is found during the groundworks/excavation.



To address this and other matters, the following is recommended.

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition

Please apply as appropriate,

Drainage/sewerage informative

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable. If foul sewage is to be removed using non-mains sewerage systems, a sewage treatment plant or septic tank system will be considered in preference to a cesspool. Such a system may require the prior consent of the Environment Agency under the terms of the Water Resources Act 1991. Applicants are therefore advised to discuss their requirements with the Environment Agency at the earliest opportunity. It should be ensured that the septic tank or cesspool is of adequate capacity to serve the proposed development and suitable access and hardstanding area shall be maintained to it on site.

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).