

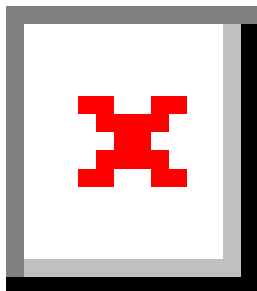
Environmental Protection COMMENTS

Case Number	20231049
Case Officer	Mrs Alison Webster
Address	Cherry Dene , Norwood Lane, Meopham, Gravesend, Kent, DA13 0YE

Proposal	Erection of two detached houses with associated car parking, cart lodge car port and new entrance drive.
Consultation Expiry Date	8 November 2023
Date of Response	19 October 2023 (JO)

No objection to this application. The following conditions and informatives are recommended.

Code of Practice on Construction and Demolition: Due to the proximity of surrounding residential premises, this would be required in order to minimise the impact due to noise and dust from the groundworks, demolition of existing structures and construction work. There must be no burning on site whatsoever.



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). This is particularly important due to the rural area.

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.