



Delegated Report

Approval of Details

Application No:	20241167
Location:	Kimberly Clark Ltd, Northfleet Mill, Crete Hall Road, Northfleet DA11 9AD
Description:	Application for the approval of condition 3 (Land Contamination Risk Assessment), condition 6 (Construction Environmental Management Plan), condition 7 (Topographical Site Survey) and condition 8 (Operational Environmental Management Plan) attached to planning reference number 20230906.
Applicant:	Mr Iain Buchanan

Submitted Documents/Plans

Application form
Covering letter
Flood Risk Assessment and Drainage Strategy by LDE
Drainage Report by WRC
Phase 2 Ground Investigation Report by GVR
Construction Environment Management Plan by RES
Operational Environment Management Plan by RES
Transport Statement by HYRO
Unexploded Ordnance Risk Management Plan Guidelines by 1st Line Defence
Unexploded Ordnance Risk Management Plan template by 1st Line Defence

Drawing no. 05135-RES-ACC-DR-PE-001 rev 6 (proposed access route and construction support areas)
Drawing no. 05135-RES-PRO-DR-PE-004 rev 1 (drainage plan for trade effluent discharge application)
Drawing no. 8856_UNDERGROUND_R1sheets 1-5 (underground utility survey)

Relevant Planning History

20230906 Construction and operation of a 20MW Green Hydrogen Electrolyser and associated infrastructure

Permitted 09 August 2024

Consultations, Publicity and Representations

Port of London Authority

We note that the Transport Strategy (section 2.1) states that 'Where feasible (subject to assessment and necessary permits) delivery of large equipment will be implemented via the wharf to reduce construction road traffic...' This supports The Kent County Council Local Transport Plan and the Gravesham Local Plan Core Strategy Policy CS11 Transport. Water transport is recognised as one of the most sustainable modes for freight movement and therefore due consideration should be given help displace HGV movements from the local highway where possible, to reduce the carbon footprint and maximise the use of the river. Once the assessment has been completed, details should be submitted to the Council to ensure that the use of the river is maximised.

The Operational Environment Plan (Section 2.3) states that 'The project poses negligible risks of land or water contamination due to the release of pollutants onto the ground or into surface waters and groundwater'. We support efforts to maintain negligible risk as at no point in the lifespan of the development would the release of pollutants into the Thames be acceptable.

Southern Water

No objections to discharge conditions 3, 5, 6, 7 and 8.

KCC Fire and Rescue

No comments to make

KCC Biodiversity

This site is located entirely on hardstanding and therefore we are satisfied that details of ecological mitigation are not required to be included within the CMP.

The site is within 100m of the River Thames but we are satisfied that implementing the best practice construction will reduce/avoid impacts on the river.

Health and Safety Executive

No comments to make

GBC Licensing Officer

No comments

GBC Environmental Protection Officer

Condition 3 (Land Contamination Risk Assessment):

The Phase 2 Ground Investigation Report dated September 2023 by GVR Geoservices (Report Ref G-22-049 Rev 1) has been reviewed. An appropriate investigation has been undertaken including soil sampling and analysis, ground water monitoring, a human health risk assessment, a controlled waters risk assessment and a revised conceptual site model. In terms of the risk to human health all contaminants were below the threshold for commercial end use. No putrescible or organic material was found, which minimises any risk of any ground gas.

Consequently, no remediation works are needed. The requirements of condition 3 have been met and there is no objection to this condition being discharged.

Condition 5 (UXO Operational Risk Management Plan):

UXO guidelines for a Risk Management Plan and a Risk Management Plan template have been submitted. This satisfactorily addresses the first part of condition 5. The condition requires that a mitigation completion verification report must be submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to existing and proposed premises have been satisfactorily mitigated. Therefore, until this has been submitted, the condition cannot be discharged.

Condition 6 (Construction Environmental Management Plan):

The CEMP requires the following to be addressed and comments have been made next to each point.

- Measures to prevent the mobilization of any identified contaminants during construction – No contaminants of any concern have been identified in the Phase “Ground Investigation submitted for Condition 3. Therefore, no information is needed.
- Procedures for dealing with unexpected contamination discovered during construction – Appropriate information has been submitted.
- Plans for managing excavation and disposal of contaminated materials in compliance with relevant waste regulations - No contaminants of any concern have been identified in the Phase “Ground Investigation submitted for Condition 3. If any contamination is found during the construction, steps to deal with this have been addressed.
- An indicative programme for carrying out the works – This has been submitted.
- Measures to minimise the production of dust on the site(s) – Appropriate information has been submitted.
- Measures to minimise the noise (including vibration) generated by the construction process to include the careful selection of plant and machinery and use of noise mitigation barrier(s) – Appropriate information has been submitted.
- Maximum noise levels expected 1 metre from the affected façade of any residential unit adjacent to the site(s) – although specific noise levels have not been included, there is sufficient information provided in the CEMP regarding noise control and there are no residential properties are close by.
- Design and provision of site hoardings – Appropriate information has been submitted.
- Management of traffic visiting the site(s) including temporary parking or holding areas – Appropriate information has been submitted.
- Provision of off-road parking for all site operatives – Appropriate information has been submitted.
- Measures to prevent the transfer of mud and extraneous material onto the public highway – Appropriate information has been submitted.
- Measures to manage the production of waste and to maximise the re-use of materials – Appropriate information has been submitted.
- Measures to minimise the potential for pollution of groundwater and surface water – Appropriate information has been submitted.
- The location and design of site office(s) and storage compounds – Appropriate information has been submitted.
- The location of temporary vehicle access points to the site(s) during the construction works – Appropriate information has been submitted.
- The arrangements for public consultation and liaison during the construction works – Appropriate information has been submitted.

Based on the above, there is no objection to this condition being discharged.

Condition 7 (Topographical Site Survey):

This does not fall within Environmental Protection remit – no comments.

Condition 8 (Operational Environmental Management Plan):

The contents of the OEMP are satisfactory. There is no objection to this condition being discharged.

Procedural note

The information submitted also relates to condition 5 of 20230906. However as this condition is written in two parts each requiring submission at different times, it is not possible to discharge this without the final verification report that is required. This condition has been removed from the application and the description amended accordingly, in agreement with the Agent.

Analysis

Condition 3 of 20230906 states:

Notwithstanding the details shown on the approved plans, submitted documents and application form, before any works commence, a contaminated land assessment (in accordance with the Environment Agency's Land Contamination Risk Assessment Management (LCRM) and if necessary an associated remedial strategy, together with a timetable of works, shall be submitted to and approved by the Local Planning Authority. This shall include:

- a) A site investigation, based on the findings of the submitted insert desk study title, author and date, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance). If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.
- d) *Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.*
- e) *Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and the provision of reports on the same, must be prepared and approved in writing by the Local Planning Authority.*

Following completion of the measures identified in that scheme, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and

maintenance carried out must be produced and submitted to the Local Planning Authority.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 180 of the National Planning Policy Framework (NPPF), pursuant to Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.

The information submitted in relation to this condition has been reviewed by the relevant consultees and considered acceptable. This condition can be discharged.

Condition 6 of 20230906 states:

Notwithstanding the details shown on the approved plans, submitted documents and application form, before any works commence, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall make reference to BS5228 Noise Vibration and Control on Construction and Open Sites, the Control of Dust from Construction sites (BRE DTi Feb 2003) and the Institute of Air Quality Management (IAQM) 'Guidance on the Assessment of Dust from Demolition and Construction'. The construction of the development shall then be carried out in accordance with the approved methodology.

The CEMP shall include:

- Measures to prevent the mobilization of any identified contaminants during construction.*
- Procedures for dealing with unexpected contamination discovered during construction.*
- Plans for managing excavation and disposal of contaminated materials in compliance with relevant waste regulations.*
- An indicative programme for carrying out the works.*
- Measures to minimise the production of dust on the site(s).*
- Measures to minimise the noise (including vibration) generated by the construction process to include the careful selection of plant and machinery and use of noise mitigation barrier(s).*
- Maximum noise levels expected 1 metre from the affected façade of any residential unit adjacent to the site(s).*
- Design and provision of site hoardings.*
- Management of traffic visiting the site(s) including temporary parking or holding areas.*
- Provision of off-road parking for all site operatives.*
- Measures to prevent the transfer of mud and extraneous material onto the public highway.*
- Measures to manage the production of waste and to maximise the re-use of materials.*
- Measures to minimise the potential for pollution of groundwater and surface water.*
- The location and design of site office(s) and storage compounds.*
- The location of temporary vehicle access points to the site(s) during the construction works.*
- The arrangements for public consultation and liaison during the construction works.*

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources at the development site in line with paragraph 180 of the National Planning Policy Framework (NPPF), pursuant to Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.

The information submitted in relation to this condition has been reviewed by the relevant consultees and considered acceptable. This condition can be discharged.

Condition 7 of 20230906 states:

Notwithstanding the details shown on the approved plans, submitted documents and application form, before any works commence, a topographical site survey and/or a CCTV survey showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed flow will be no greater than the existing contributing flows, and full details of foul sewerage and surface water disposal, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the development hereby permitted is first brought into use and thereafter maintained.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 173-175 of the National Planning Policy Framework.

The information submitted in relation to this condition has been reviewed by the relevant consultees and considered acceptable. This condition can be discharged.

Condition 8 of 20230906 states:

Notwithstanding the details shown on the approved plans, submitted documents and application form, before the scheme as approved is brought into use, an Operational Environmental Management Plan (OEMP) must be submitted to the Local Planning Authority prior to the operation of the facility. This plan must include:

- *Monitoring protocols for soil and groundwater quality to detect potential contamination from the electrolyser operation.*
- *Mitigation measures to prevent pollution incidents related to operational activities, including the handling and storage of hydrogen and other chemicals.*

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources at the development site in line with paragraph 180 of the National Planning Policy Framework (NPPF), pursuant to Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.

The information submitted in relation to this condition has been reviewed by the relevant consultees and considered acceptable. This condition can be discharged.

Recommendation:

Discharge conditions 3, 6, 7 and 8 of 20230906.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 4 September 2025	Dated: 05 September 2025

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