



Delegated Report

Application No: 20250332

Location: BRT Properties Kent, Top Yard, Hardys Corner, 2 Vale Road, Northfleet

Description: Application for the approval of condition 9 (Piling Scheme and Risk Assessment) attached to planning reference number 20240998.

Applicant: BRT Properties Kent Ltd

Submitted Documents/Plans

Application form
Cover letter
Risk Assessments and Method Statements
Piling Risk Assessment by Lustre

Drawing no. 0001 (substructure plan)
Drawing no. 0002 (substructure details)

Relevant Planning History

20240998 Application for the variation of condition 2 attached to appeal ref APP/K2230/W/22/3302467 relating to erection of a three storey building with rooms in the roof space to provide 14 x two bedroom self-contained flats, with associated access, car parking, cycle parking, refuse stores and amenity space; to allow the alteration of the design of the windows and different sized dormers and ground floor doors accessing private terraces to be altered to windows and adjust the landscaping to suit.

Approved 05 March 2025

Consultations, Publicity and Representations

Environment Agency

Thank you for consulting us on the above application which we received on 2 April 2025. As part of this consultation we have reviewed the:

- Piling Risk Assessment produced by Lustre Consulting Limited (ref: 3869 - 211013 - CM, dated November 2021)

Environment Agency Position

We have no objections to the discharge of planning condition 9.

We have reviewed the Piling Risk Assessment produced by Lustre Consulting Limited (ref: 3869 - 211013 - CM, dated November 2021) and consider the mitigation measures proposed within this document to be sufficient to satisfy condition 9 for this application.

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

KCC Flood and Water Management

Kent County Council as Lead Local Flood Authority understands that Condition 9 relates to foundation design and the submission of an appropriate assessment to protect groundwater. The adequacy of foundation design is outside of our statutory consultee remit; therefore, we have no comments to provide.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

GBC Environmental Protection

The reason for this condition is '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 caused by mobilised contaminants in line with paragraph 183 Framework 2024.' This falls within the Environment Agency's remit rather than ours, so we have no comments to make.

Analysis

Condition 9 of 20240998 states:

9. *Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority. This may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.*

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 caused by mobilised contaminants in line with paragraph 183 Framework 2024.

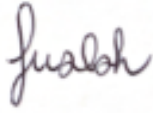
The Environment Agency is satisfied that the mitigation measures proposed are sufficient and therefore this condition can be discharged.

Recommendation:

Discharge condition 9 of 20240998.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
-------------------------------------	--------------------------------

Signed: 	Signed: 
Dated: 14 May 2025	Dated: 20 May 2025