



# Delegated Report

## *Approval of Conditions Application*

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|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b> | 20241126                                                                                                                                                  |
| <b>Location:</b>       | Land At Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB                                                                                           |
| <b>Description:</b>    | Application for the approval of condition 3 attached to planning reference number 20230136 relating to Construction Environmental Management Plan (CEMP). |
| <b>Applicant:</b>      | Elkins Construction                                                                                                                                       |

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### Submitted Documents/Plans

- Application Form – dated 09 December 2024;
- Supplementary Information – Additional Information (dated 04 February 2025);
- Supplementary Information – Construction Environmental Management Plan by Elkins Construction;
- Supplementary Information – Highways Technical Report by Motion (dated January 2023);
- Supplementary Information – Site Traffic Routes;
- Supplementary Information – Preliminary Ecological Appraisal by The Ecology Partnership (dated September 2022);
- Supplementary Information – Kent County Council Public Right of Way Temporary Close Notice (10 January 2025)
- Drawing no. WCL-BPTW-S01-ZZ-DR-A-0112 – Rev. C01 – Proposed Block Plan;
- Drawing no. E33156-24-EC-ZZ-01-DR-A-GA-0100 – Rev. P03 – Site Setup Plans and Elevations;
- Drawing no. T-2022-097-01 – Rev. B – Outline Drainage Strategy Plan.

### Relevant Planning History

| Reference | Description                                                                                                                                                                         | Decision  | Decision Date |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20230136  | Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping. | PERMITTED | 29.11.2023    |

### Consultations, Publicity and Representations

#### **External Consultees**

KCC Highways – I am pleased to note that a detailed and comprehensive Construction Environmental

Management Plan (CEMP) has been submitted. A site set up plan has also been submitted, however I would request that the plan also shows details of the following, as set out during the construction phase;

- Loading / unloading / turning areas for delivery and construction vehicles
- Designated parking areas for site operatives and construction vehicles
- Storage area for plant and material
- Location of wheel washing facilities

It is noted that the public bridleway, which runs alongside the site, is to be temporarily closed. The West Kent PROW team here at KCC should therefore be separately consulted on these proposals.

If there becomes a need for any temporary traffic management measures (including signage), the necessary permits would need to be discussed and agreed with our Streetworks Team, prior to any works commencing on site.

### **Internal Consultees**

GBC Environmental Protection – Condition 3 is worded as follows and comments have been made under each section/point:

*No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The document shall cover all environmental impacts from the clearance and construction phases of this development including details of the following, as well as any other measures deemed reasonably necessary:*

*(a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery - Noise mitigation measures provide in section 21 are acceptable.*

*(b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery - The details given in section 20 regarding wheel washing facilities is fine. Dust mitigation measures provided in section 22 are acceptable.*

*(c) A Construction Traffic Management Plan covering:*

- Means of direct access to the site from the adjoining maintainable public highway
- Surface treatment of the access to avoid spill of migratory material on to the maintainable public highway.
- Details of numbers and routeing of construction and delivery vehicles to / from site
- Timing of deliveries and waste movement.
- Loading and unloading of plant and materials away from the maintainable public highway.
- Parking and turning areas for construction and delivery vehicles and site personnel.
- Type and location of wheel washing and chassis cleaning facilities.
- Temporary traffic management / signage.

This is more for the Highways Officer to comments on. With regards to timings of deliveries which can result in noise problems, this is satisfactorily addressed in that deliveries will be pre-arranged and take place within the site hours.

*(d) Details of the location of the proposed construction compound - This has been satisfactorily addressed.*

*(e) Details of security fencing and other site security measures - This has been satisfactorily addressed.*

*(f) Details of stockpile areas for building materials or for fill or removed topsoil - This has been satisfactorily addressed.*

*(g) A Construction Drainage Design Plan to identify the required devices to prevent - construction run off*

from flowing into existing drainage. This does not fall within Environmental Protection's remit.

*(h) Ecological mitigation measures* - This does not fall within Environmental Protection's remit.

*(i) Measures to be undertaken to protect any public sewers and water apparatus* - This does not fall within Environmental Protection's remit.

*(j) Details of vibration monitoring and mitigation during any necessary piling works* - Vibration has been addressed in section 21. No piling has been specified.

*(k) Details of temporary construction or security lighting* - No details of lighting have been provided. As the works are due to start during the winter, lighting is likely to be needed. More detail on this is required.

*(l) Monitoring and review provisions with the Local Planning Authority* - No details have been provided.

*(m) A Community Engagement Strategy covering how local residents, community groups and businesses will be kept informed about the development and construction timetable and works taking place, until completion of the development* - The details provide in section 8 regarding community liaison are acceptable.

Generally, the sections relevant to Environmental Protection have been satisfactorily addressed. However, more information is needed with regard to sections (k) and (l) of the condition before it can be discharged. The Highways Officer should also be consulted, if this has not already taken place.

### **Preliminary Matters**

The PROW will be temporarily suspended adjacent to the site to accommodate the building works, with the route redirected past the Istead Rise Community Centre. The applicant has provided evidence of the temporary closure notice as approved by Kent County Council PROW for a period of six months from 10 January 2025.

### **Officer's Analysis**

This is an application for the approval of condition 3 attached to planning permission reference 20230136 relating to a Construction Environmental Management Plan (CEMP).

Condition 3 states the following:

3. *No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The document shall cover all environmental impacts from the clearance and construction phases of this development including details of the following, as well as any other measures deemed reasonably necessary:*
  - (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery*
  - (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery*
  - (c) A Construction Traffic Management Plan covering:*
    - *Means of direct access to the site from the adjoining maintainable public highway*
    - *Surface treatment of the access to avoid spill of migratory material on to the maintainable public highway.*
    - *Details of numbers and routeing of construction and delivery vehicles to / from site*
    - *Timing of deliveries and waste movement.*

- Loading and unloading of plant and materials away from the maintainable public highway.
- Parking and turning areas for construction and delivery vehicles and site personnel.
- Type and location of wheel washing and chassis cleaning facilities.
- Temporary traffic management / signage.

(d) Details of the location of the proposed construction compound

(e) Details of security fencing and other site security measures

(f) Details of stockpile areas for building materials or for fill or removed topsoil

(g) A Construction Drainage Design Plan to identify the required devices to prevent

(h) Ecological mitigation measures

(i) Measures to be undertaken to protect any public sewers and water apparatus

(j) Details of vibration monitoring and mitigation during any necessary piling works

(k) Details of temporary construction or security lighting

(l) Monitoring and review provisions with the Local Planning Authority

(m) A Community Engagement Strategy covering how local residents, community groups and businesses will be kept informed about the development and construction timetable and works taking place, until completion of the development

This condition was attached to ensure that a suitable programme of works is set out prior to the commencement of works.

The details submitted in relation to the condition are assessed below:

(a) Noise Pollution –

The CEMP sets out noise mitigation measures in section 21. These have been reviewed by GBC Environmental Protection and there are no objections.

**This is considered acceptable.**

(b) Dust Management –

The CEMP provides details on dust management and wheel washing facilities in Sections 20 and 22. These have been reviewed by GBC Environmental Protection and there are no objections.

**This is considered acceptable.**

(c) Traffic Management –

The CEMP contains traffic management, vehicle movements and tracking diagrams, delivery programmes and the updated plan (drawing no. E33156-24-EC-ZZ-01-DR-A-GA-0100 – Rev. P03) shows areas for parking, storage, loading/unloading and wheel washing as requested by KCC Highways.

**This is considered acceptable.**

(d) Construction Compound –

A temporary construction compound will be secured by a 2.4m high timber hoarding to fully enclose the site (see red outline on the plan excerpt below):



The compound measures are set out in Section 18 of the CEMP, and is considered sufficient height to not be scaled, be secure, obscure view and control access into the site. The construction compound details have been reviewed by GBC Environmental Protection and there are no objections.

**This is considered to be acceptable.**

(e) Site Security – This has been satisfactorily addressed.

The construction areas will be secured daily and on weekends when working is ceased and security patrols will be implemented.

The CEMP states that the operator will make certain that access to the Site is restricted only to those with a legitimate reason to be there, including staff working on site and legitimate visitors.

The Site Compound will be properly protected with hoarding, safety signage and controlled vehicle / pedestrian entry points that will prevent unauthorised access.

**This is considered acceptable.**

(f) Areas for Building Materials –

The supporting plan (drawing no. E33156-24-EC-ZZ-01-DR-A-GA-0100 – Rev. P03) demarcates areas within the compound used for storage, waste, etc. and shows all stored materials will be within the security fencing.

**This is considered acceptable.**

(g) Construction Drainage Design Plan –

The additional information document (04 February 2025) sets out that the drainage plan for the construction phase will ensure that surface water will fall back into the site, with a gully channel to ensure that no water runs off onto the highway. The gully will be connected to the existing onsite soakaway and any silt will be removed using a gully sucker if required.

**This is considered acceptable.**

(h) Ecological Mitigation –

The original planning application was supported by a Preliminary Ecological Assessment (PEA), which concluded that there will be no significant adverse impacts upon valued ecological resources and no specific mitigation measures relating to ecological interests are required.

**This is considered acceptable.**

(i) Public Sewer Protection –

The additional information document (04 February 2025) sets out how the public sewers and water apparatus will be protected. The document states that prior to any digging buried utilities will be marked and CA scans carried out prior to breaking ground, with trial holes dug to locate services and no mechanical digging allowed within 0.5m of any known service.

**This is considered acceptable.**

(j) Vibration Monitoring (Piling) –

The CEMP provides details of noise and vibration mitigation in Section 21 and confirms that there will be no piling, with trench fill foundations being pursued.

**This is considered to be acceptable.**

(k) Construction / Security Lighting –

The additional information document (04 February 2025) sets out that there are no provisions for an external lighting tower or security lighting during the construction period, with works being undertaken during daylight hours.

It does note that should lighting be required during the winter months of 2025, the CEMP will be reviewed and the Local Planning Authority will be consulted prior to any lighting being installed as part of the monitoring and review agreement (l).

**This is considered to be acceptable.**

(l) Monitoring and Review –

The additional information document (04 February 2025) sets out that there will be a structured approach to monitor and review compliance with the CEMP throughout the construction phase. This will include:

- Site Inspections;
- Record Keeping;
- Contractor Briefings

- Consultation with Relevant Stakeholders (prior to implementing any changes)
- Formal Reporting
- Implementation and Monitoring

**This is considered to be acceptable.**

(m) Community Engagement Strategy –

The CEMP contains a community liaison strategy in Section 8, setting out that a monthly newsletter will be posted and displayed for updates, confirmation of a Resident Liaison Officer being allocated for the project and that the site will be registered with the Considerate Constructors Scheme.

These details are considered to be acceptable.

### **Conclusion**

The details submitted are adequate to discharge Condition 3 (Construction Environment Management Plan).

### **Recommendation**

Approval of Details

|                      |                                                                                     |                     |                                                                                      |
|----------------------|-------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                   | <b>Team Leader:</b> | <b>Richard Hart</b>                                                                  |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 10 <sup>th</sup> February 2025                                                      | <b>Dated:</b>       | 12 <sup>th</sup> February 2025                                                       |