



Delegated Report

Adjoining Authority Consultation Application

Planning Application No:	20240958
Location:	Britannia Refined Metals Ltd, Lower Road, Northfleet, Gravesend
Description:	KCC Consultation GR/23/376/R11&R22 - Details of external construction materials pursuant to Condition 11 and a Dust Management Plan (DMP) pursuant to Condition 22 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.
Applicant:	Kent County Council
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Kent County Council has submitted the following in support of the application:

Consultation letter dated 22 October 2024

Relevant Planning History

There is extensive planning history on this site but the applications below are the most relevant to the current application:

Reference	Description	Decision	Decision Date
20240896	KCC Consultation GR/23/376/R10 - Details of a built survey report confirming a continuous tidal flood defence level of 7m AOD pursuant to Condition 10 of planning permission GR/23/376.	Observations sent	24.10.2024
20240799	KCC Consultation GR/23/376/R13 - Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Details of an updated landscape and ecological enhancement scheme pursuant to Condition 13 of planning permission GR/23/376.	Observations sent	19.09.2024
20240311	KCC Application - GR/23/376/R5. Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Details of a strategy to deal with potential risks associated with any contamination of the site pursuant to Condition 5 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.	Observations sent	26.04.2024
20240294	KCC Consultation GR/23/376/RVARA - Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Details of an Archaeological Investigation (Condition 3), a Construction Environmental Management Plan (Condition 4), and a request to carry out	Observations sent	18.04.2024

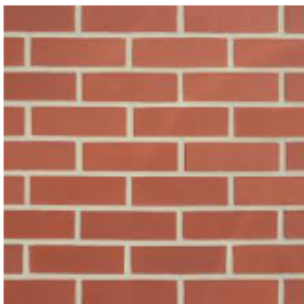
	piling between March and August (condition 17) pursuant to planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.		
20240250	KCC Consultation GR/23/376/R6 (KCC/GR/0040/2024) - Details of piling risk assessment pursuant to condition 6 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.	Observations sent	18.04.2024
20240249	KCC Consultation GR/23/376/RVAR (KCC/GR/0035/2024) - Details of a final design and program for repairing and raising flood defence level to 7M AOD (inclusive of the existing sheet piled wall and the northern flood gate) (Condition 7), details of the detailed final design for the removal of the southern flood gate and its replacement with a fixed flood defence Condition 8) and details of a program of repairs and maintenance for the northern flood gate (Condition 9) pursuant to planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.	Observations sent	02.04.2024
20231309	KCC Consultation GR/23/376 (KCC/GR/0050/2023) Application under Regulation 3 of the Town _ Country Planning General Regulations 1992 - Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling/management facilities. The proposed development includes the demolition of existing buildings, construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf.	Observations sent	12.01.2024
20230376	KCC Consultation - Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling/management facilities. The proposed development includes the demolition of existing buildings, construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf.	Observations sent	10.05.2023

Officer's Analysis

The application comprises a Kent County Council consultation on application GR/23/376/R11&R22 relating to the details of external construction materials pursuant to Condition 11 and a Dust Management Plan (DMP) pursuant to Condition 22 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.

Condition 11 (Details of external construction materials)

The details relating to Condition 11 are set out in the table below and the approved elevations (Plan References: 808678-WOD-ZZ-XX-DR-Z-00002-P01_P02 – North and South Elevations – 24 March 2023, 808678-WOD-ZZ-XX-DR-Z-00003-P01_P02 – East and West Elevations – 24 March 2023):

External Feature	Proposed Material / Finish / Colour
Roof	Aluminium outer sheeting, white finish. The following brochure is enclosed which provides further detail: ▪ Euroclad systems – Elite roof and wall systems (file name: Euroclad Elite System Brochure)
Wall cladding	Built up metal walling system or composite wall panels. Outer sheeting coated with colourcoat HPS200 ultra platisol. Colour Moorland Green. The following brochure is enclosed which provides further detail: ▪ Tata steel – Colorcoat HPS200 Ultra (file name: Euroclad HPS200 Colour Ultra Chart)
Wall flashings	Pressed steel coated with colorcoat HPS200 ultra platisol, colour Moorland Green to match cladding.
Rainwater hopper and rainwater pipes	Plastic, colour to match adjacent cladding.
Personnel doors	Fire resistance steel doorsteps in powder coated finish, colour grey. The following brochure is enclosed which provides further detail: ▪ Outa-dor – External steel doorsets (file name: OUTA-DOR Brochure Bluseal)
Service doors	Dynaco reinforced PVC high speed roll up doors, colour green. The following brochures are enclosed which provide further detail: ▪ Dynaco M3 all weather (file name: M3_ALLWEATHER_EN) ▪ Dynaco Option Technical Datasheet (file name: Fi16 EN OTD. Fire Retardant Curtain)
Louvres, grills and openings	Powder coated aluminium, colour grey.
Welfare facility	To be clad in the same material as the main building.
UKPN substation	Brick built substation on an elevated platform. Please see indicative images below:  

Dust extraction plant	Mild steel, painted in the following colours: ■ Fan/Filter fabricated bodies RAL7012 Basalt Grey ■ Fan/Filter guards RAL1004 Golden Yellow ■ Ductwork: Galvanised ■ Dust System Support Structure: Galvanised ■ Handrailing: Galvanised Image below for reference: 
Sprinkler tank (with GRP enclosure)	Galvanised steel with standard green Glass Reinforced Plastic (GRP) enclosure, similar to the below:  The following brochure is enclosed which provides further detail: ■ Franklin Hodge – Galvanised liquistore / firestore (file name: LPC Galv Liquistore)
Perimeter fencing and gates	Galvanised steel. The following brochures are enclosed which provide further detail: ■ Jacksons fencing – Barbican (file name: Barbican) ■ Jacksons fencing – Barbican sliding gates (file name: Barbican Sliding Gates)

Vehicle barriers	Armco vehicular barrier in galvanised finish.
External steel stair	Galvanised steel stair.
Handrails	Galvanised steelwork handrails in galvanised finish.
Concrete wall	Natural colour of concrete light grey / white note.
Weighbridge	This is existing. Images can be provided on request.

There are no objections to the details proposed under Condition 11, which will reflect the character and appearance of the site and surrounding area, and subsequently there is no objection to the discharge of condition 11.

Condition 22 (Dust management plan)

With regards to condition 22, the Council's Environmental Protection team has made the following comments on the submitted details:

The 'Dust and Emissions Management Plan' v4 by WSP dated 11/12/2023 has been reviewed alongside the Air Quality Assessment Submitted with the original application. The report refers to the Northfleet AQMA declared for exceedance of the Air Quality Objective for particulates. This AQMA was revoked on 30/01/2024.

The impact of the operation has been assessed with respect to various sensitive receptors in the vicinity and the IAQM guidance has been followed. Various dust control and abatement measures are proposed (section 6) and in addition, complaints and review procedures have been included.

Based on the submitted document, there is no objection to Condition 22 being discharged.

Recommendation

No objections.

Kent County Council is thanked for consulting Gravesham Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	R Hart
Dated:	19th November 2024	Dated:	20 th November 2024