



Delegated Report

Application No:	20240396
Location:	Bowling Green, Church Walk, Gravesend DA12 2QU
Description:	Application for approval of conditions 4, 6, 7 and 10 attached to planning permission reference number 20221328 relating to details of (4) Construction Management Plan; (6) Written Scheme of Investigation; (7) Building Recording; and (10) Materials.
Applicant:	Mr Amit Rabheru, McCarthy & Stone Retirement Lifestyles Ltd

Submitted Documents/Plans

Application form
Site set up plan
Details of external materials by CHBC Architecture
Construction Management Plan (June 2024)
Written Scheme of Investigation for an Archaeological Watching Brief

Relevant Planning History

20221328	Demolition of existing bowls pavilion and erection of a 4-storey building to provide a 62-unit Use Class C2 retirement living complex, with a new access from Ellerslie, a new emergency access off Ellerslie, parking, landscaping and associated works.
Approved	12 January 2024

Consultations, Publicity and Representations

KCC Highways

I am pleased to note that a detailed Construction Management Plan (CMP), dated February 2024, has been submitted. This includes a site set up plan during the construction phase, however this should be submitted separately as a scaled drawing, to enable me to view and measure this in more detail.

The CMP indicates that no site personnel parking can be accommodated within the site. It is noted that the sharing of cars will be encouraged, along with the use of public transport. The applicant should provide further details regarding what measures are proposed and explore options such as a shared minibus for site personnel who utilise public transport. Whilst it is accepted that there is limited room for parking within the site, there may be adequate room to provide parking for a minibus. Further details of where operatives will be advised to park, such as the locations of nearby public car parks, should be included within the CMP.

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.

I would be grateful if you could forward any additional information and amended plans to me for further consideration.

Environmental Protection

Only Condition 4 re: Construction Management Plan (CMP) falls within Environmental Protection's remit.

The submitted CMP has been reviewed. In respect of matters relevant to this team such as dust, noise, hours of work, lighting etc, the submitted details are acceptable. There is no objection to this condition being discharged.

KCC Heritage

Thank you for consulting us on the submission of the Written Scheme of Investigation (WSI) for an archaeological watching brief (RPS and Wessex Archaeology, 2024).

I would be happy for the WSI to be formally approved and for the works to be monitored on this basis.

Analysis

Condition 4 of 20221329 states:

No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice/Construction Management Plan covering all environmental impacts of this development is submitted to and approved in writing by the Local Planning Authority.

The Code of Construction Practice/Construction Management Plan shall include details, where relevant, of the following, including 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:*
 - a. Details of numbers and routeing of construction and delivery vehicles to / from site*
 - b. Timing of deliveries*
 - c. Parking and turning areas for construction and delivery vehicles and site personnel*
 - d. Type and location of wheel washing and chassis cleaning facilities*
 - e. Temporary traffic management / signage*
- (d) Details of the location of the proposed construction compound and location of the parking for construction workers.*
- (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 construction run off from flowing into existing drainage*
- (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 the location, form and visual appearance of any site hoardings along road frontages*

and footpaths

- (l) Details of temporary construction or security lighting; and*
- (m) Monitoring and review provisions with the Local Planning Authority*
- (o) Details of hours of construction.*

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Reason: To ensure that construction of the development does not result in avoidable congestion on the local highway network, and to protect the amenity of local residents and businesses and protected species and to mitigate the risks to groundwater, in accordance with Policy CS11 (Transport), CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan: Core Strategy (2014).

The applicant has submitted a Construction Management Plan in support of discharging this condition. Kent Highways requested a site set up plan to scale and further details of where operatives will be advised to park, such as the locations of nearby public car parks, should be included within the CMP. The applicant has submitted a site set up plan and a revised construction management plan in response to this. The details submitted are now considered acceptable and the condition can be discharged.

Condition 6 of 20221328 states:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that groundworks are observed and items of interest and finds are recorded. The watching brief shall be in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

Condition 7 of 20221328 states:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that historic building features are properly examined and recorded.

The Written Scheme of Investigation for an Archaeological Watching Brief by RPS has been submitted in support of discharging these conditions. The information submitted is acceptable and these conditions can be discharged.

Condition 10 of 20221328 states:

Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials, colours and finishes to be used in the construction of the development hereby permitted, 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 and thereafter maintained.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (2014).

The applicant has submitted a list of external materials for the development. These include dark grey roof tiles, light grey roof system, dark grey ridge tiles, black rainwater goods and soffits/facias.

The walls are to be a mix of red multi brick and blue smooth brick as indicated on the approved plans. All projecting panels and bands are to be the same brick as the wall they are located in.

The aluminium panels to window surrounding on the north elevation are to be slate grey in colour and the coping to be aluminium, also in slate grey.

The windows and doors are to be upvc slate grey. The main front door will be automatic and finished in the same colour. The stairs and kitchen doors, bin store doors and mobility scooter doors will also be finished in slate grey. The smoke vents will be finished in slate grey.

The balconies will be toughened glass panels built off a RC slab finished in slate grey and the Juliet balconies and main entrance canopy will also be finished in slate grey.

The details reflect those shown on the approved plans and are considered to complement the street scene.

Recommendation:

Approve

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 5 August 2024	Dated: 6 th August 2024