



Delegated Report

Planning Application

Application no:	20211467
Location:	The Builders Yard Lower Range Road Gravesend Kent
Description:	Application for approval of condition 4 attached to planning permission reference number 20190520 relating to the details of the Code of Construction Practice.
Applicant:	DCB Kent Ltd
Site Visit Date:	N/A

Planning permission was granted under ref. 20190520 for the erection of a three storey building to form 14no. two bedroom self-contained flats on 18 February 2020. This was granted subject to conditions including no. 4 which this application seeks to discharge. Condition 4 is as follows:

4. *No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering environmental impacts in the construction phase of this development is provided by the applicant and submitted for approval to the Local Planning Authority. The approved scheme shall include details of hours of work during the construction period, delivery times for materials, parking of vehicles of site personnel and visitors, loading and unloading of plant and materials, storage of materials and wheel washing proposals; the development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.*

Reason *To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity and in accordance with Gravesham Local Plan Core Strategy Policy CS19: Development and Design Principles.*

The information submitted in pursuance to this condition is:

- Application form;
- Code of Construction Practice by DCB (Kent) Limited, November 2021.

Consultations

Environmental Protection (Regulatory Services)

Thank you for the consultation in relation to the discharge of Condition 4 relating to a Code of Construction Practice.

We are happy to see the inclusion of a clear site plan, illustrating the location of a wheel wash facility, material storage and parking. It is crucial that noise nuisance is kept to a minimum and as such, it is important that all equipment is well maintained throughout the process of construction.

It's imperative that local residents are aware of the development and we are happy to see that a letter drop will be carried out to keep the local community informed during different stages of the development.

In principle, this Service is satisfied with the information submitted and I would have no objection to the discharge of Condition 4.

GBC Highways Officer

The document is a good one, but there are some holes that they will fill in later, for example security lighting and delivery routes. From a pure highways point of view, Kent have already signed it off, so I have no objection, but ideally, if possible, the LPA needs to be able to consider any additions or revisions when they are made to protect the amenities of the residents.

Kent Highways

I am pleased to note that the applicants have submitted a Code of Construction Report, which includes a Site Setup Drawing. I am satisfied that the information submitted is satisfactory and I would have no objection to condition 4 (code of construction practice) being discharged from a highways perspective.

KCC Heritage

No comment to make.

Analysis

The different elements that the Code of Construction Practice is to have are set out below together with a discussion of each element:

Hours of working during the construction period – 08:00 – 17:00 Monday – Friday, 08:00- 13:00 on Saturdays with no working on Sundays or Bank Holidays. These are considered acceptable to minimise any impact on neighbouring properties.

Delivery times for materials – No specific times are given. It is stated that all major deliveries to site will be in line with the agreed site rules for deliveries. DCB (the author) state that they will need to be involved in the scheduling of the deliveries from early in the construction phase and that a traffic plan will be produced prior to commencement of construction clearly stating the routes to be used or avoided as well as identifying any local site rules and directional requirements. They are also proposing a strict operating system for all significant deliveries and limit deliveries around peak times. They also propose that deliveries will call ahead to confirm they are on route and provide an ETA; this would then allow their site manager to confirm that access can be achieved without additional disruption. This will also allow them to assess each situation closer to the proposed delivery time. Although no specific times are given as the author DCB do not know exactly when deliveries would be, it is considered that there is a clear plan for how these will be agreed and that these would take place during the hours of working and peak times would be avoided etc. Giving consideration to the fact that conditions cannot be attached to discharge of conditions decisions, it is considered that on balance sufficient detail has been submitted on this element.

Parking of vehicles of site personal and visitors – It is stated that sufficient parking will need to be provided to accommodate all staff, operatives and visitor's vehicles and they will wherever possible confine contractor parking to within the site's boundaries which will eliminate any inconsiderate parking. The location will form part of the induction process and shown on their Construction Site Setup Drawing. This drawing shows the parking area clearly identified along the western boundary of the site and is considered acceptable. The fact a specific area for site personal and visitor parking is shown, it is considered sufficient detail has been submitted.

Loading and unloading of plant and materials - It will be established in what form materials will be delivered so that the appropriate unloading plant can be arranged and space set aside. This is considered acceptable.

Storage of materials – It is stated that safe and secure plant and material storage areas will be utilised as the overall site develops and these will be provided within areas which will be marked on the Construction Site Setup Drawing. The area will when necessary be sub-divided into specific trade sections and will facilitate the safe segregation (flammable/non-flammable etc.). All vehicle and plant will be locked and

secured at the end of each working day and keys returned each day to the site management team for safe keeping. The Construction Site Setup Drawing clearly identifies the material storage area which would be in the southern part of the site. The report states there are to be no materials stacked outside of the site boundary, materials and plant storage areas will be properly managed and materials covered whenever possible and potentially hazardous materials and plant well secured. Materials will be in orders in the correct quantities and they will arrive when they are needed to reduce the required storage time and risk of damage and theft. It will be established in what form materials will be delivered so that the appropriate unloading plant can be arranged and space set aside and packaging materials will be selected for deliveries that can assist effective/secure storage and movement of materials on site. The fact a designated area for storage of materials is shown and detailed information given on how materials will be stored, it is considered acceptable detail has been given.

Wheel washing facilities - The report sets out that full wheel washing facilities will be maintained near to the access/egress point should on site conditions make it necessary. The wheel washing facilities will be frequently brushed clean, haul routes will be kept clear and roads kept free from mud whenever possible. The Construction Site Setup Drawing clearly identifies the wheel washing facilities at the entrance to the site. As the wheel washing location is clearly shown and details of how that will be up kept etc. it is considered sufficient detail has been submitted in this regard.

Overall, following the above assessment it is considered sufficient detail has been submitted to discharge condition 4 of 20190520.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	27th January 2022	Dated:	28 January 2022