



Delegated Report

KCC Consultation

Planning Application No: 20240294

Location: Britannia Refined Metals Ltd Britannia Metal Refinery and Premises Lower Road Northfleet

Description: 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 piling between March and August (condition 17) pursuant to planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.

Applicant: Kent County Council

Site Visit Date: None (desktop assessment only)

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on the discharge of condition 3 (details of an Archaeological Investigation), condition 4 (details of a Construction Environmental Management Plan) and condition 17 (a request to carry out piling between March and August) of planning permission reference GR/23/376, for an enclosed electronic waste (E-Scrap) transfer facility at Britannia Refined Metals, Lower Road, Northfleet (KCC reference GR/23/376/RVARA).

Submitted Documents/Plans

The planning application documents are available on the KCC website using reference GR/23/376/R6 via the following link;

[Planning Register : Kent County Council \(kentplanningapplications.co.uk\)](https://kentplanningapplications.co.uk)

Relevant Planning History

Reference	Description	Decision	Decision Date
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	Observations Sent	10.05.2023

	vehicular access to the adjacent wharf.		
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Consultations, Publicity and Representations

As the determining authority, KCC have the responsibility to undertake relevant statutory consultations and publicity. However, the following consultations have been undertaken by GBC;

GBC Environmental Protection Team (Regulatory Services)

Condition 3 (archaeological investigation) – This does not fall within our remit.

Condition 4 (Construction Environmental Management Plan) -

Condition 4 reads as follows:

Except for demolition of the building on site, no development shall take place until details of a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Waste Planning Authority. The document shall include, amongst other matters, the mitigation measures recommended by the Preliminary Ecological Appraisal, Ecological Method Statement and associated species reports, dust / air quality mitigation measures during construction (including those outlined within the Air Quality Assessment), arrangements to manage / mitigate construction traffic, procedures outlining how complaints will be dealt with, and contact details for a responsible person(s). Thereafter the CEMP shall be implemented as approved for the duration of the construction period.

As ecology does not fall within our remit, no comments can be made regarding the CEMP in relation to this.

Details regarding construction traffic is more one for the Highways Officer to comment on.

The submitted CEMP by WSP dated 8 March 2024 (Rev 1) and associated documents relating to piling and noise have been reviewed with regards to noise/vibration, dust, contaminated land and impact on the local environment.

With regards to air quality, a Dust Management Plan (DMP) has been proposed and the details in this are in accordance with the mitigation measures proposed in the Air Quality Assessment submitted with the original application.

The site working hours in the CEMP are in accordance with those specified on the planning decision. With respect to noise and vibration, a BS88228 construction noise assessment hasn't been undertaken as there are no sensitive receptors nearby. This is accepted and noise/vibration is unlikely to be an issue with respect to sensitive (human) receptors in this location. Best practice measures are proposed. Further information regarding potential noise and vibration associated with the piling has been addressed in supporting documents.

In terms of contamination, the Piling Risk Assessment has addressed this, and the CEMP reflects knowledge of this and advises that it will be followed during all piling activities. In addition, additional measures are proposed regarding the excavation of any contaminated soils and copies of the Ground Investigation Reports will be available on site.

An appropriate complaints and monitoring procedure has been proposed.

From our perspective, the CEMP is acceptable and there is no objection to his condition being discharged.

Condition 17 (Piling between March and August) – this was attached to avoid disturbing breeding birds. This does not fall within our remit so no comments to make regarding this.

GBC Licensing Team (Regulatory Services)

No comments.

Officer's Analysis

The application should be considered by KCC against relevant local and national planning policy as appropriate.

The comments of the GBC Environmental Protection Team (Regulatory Services) should be taken into consideration in the determination by KCC.

Expert advice will be provided as necessary by other consultations undertaken by KCC.

Conclusion & Recommendation

The application should be considered against relevant local and national planning policy and consultation responses as appropriate. The comments of the GBC Environmental Protection Team (Regulatory Services) should be taken into consideration in the determination.

Kent County Council is thanked for consulting Gravesham Borough Council.

(For a detailed response wording, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18th April 2024	Dated:	18 April 2024