

01/10/25
Our Ref: 24.5094

120 Bermondsey Street
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Amanda Cue
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Amanda

Re: Approval of details pursuant to Condition 12(b) 'Air Quality' of planning permission ref. 20200343, dated Monday 21st December 2020, at Land at Market Square and Horn Yard Car Parks, New Swan Yard, Gravesend, DA12 2EN.

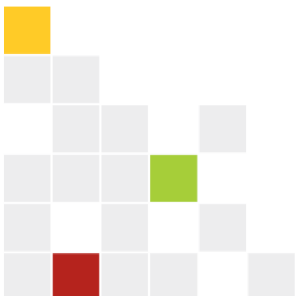
On behalf of our client, Reef Group, we hereby submit details pursuant to the discharge of Condition 12(b) 'Air Quality' of the above planning permission. Condition 12 reads:

a) Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details for an air handling system shall be submitted to and approved, in writing, by the Local Planning Authority. The air quality handling system shall then be installed in accordance with the approved details. For the avoidance of doubt the installation of the air handling system will ensure the indoor air quality of each apartment is good and will enable the windows to be kept closed to reduce disturbance from outside noise. The air handling system must bring in clean air to each residential apartment so as to create positive pressure to ensure that pollution from outside is prevented from entering the unit.

The scheme must also include:

- i. An inlet flow greater than the outlet flow to ensure a positive pressure;*
- ii. heat recovery;*
- iii. sealed windows on all roadside elevations when required by the ventilation company to ensure the air system works as required;*
- iv. the air supply must come from a suitable clean source e.g. a rear roof of building etc. Care must be taken to locate the inlet such that it ensures that only clean air is brought into the residential units and that excessively hot or cold air is not brought in; and*
- v. sound attenuation such that there is no breakout noise or vibration from the system.*

b) Prior to first occupation of the apartments, a suitable post-completion commissioning report by a competent ventilation engineer confirming that the approved system has been incorporated into the residential apartments and that the systems fulfil the purpose (i.e. that it prevents outside air entering the residential apartments) shall be submitted to and approved, in writing, by the Local Planning Authority. For the avoidance of doubt this shall include an inspection by an officer of the Local Authority to see the system is in place and in suitable working order”.



Details for Condition 12 Part (a) have previously been submitted and approved by the Council. This application relates to Part (b) only.

To support the discharge of Condition 12(b), a Post Completion Ventilation Report has been prepared by Whitecode Consulting and submitted alongside this application. The report confirms that the ventilation system installed in the residential apartments has been completed in accordance with the approved plans and specifications, the system fulfils its intended purpose of preventing the ingress of external air into the apartments in line with the air quality report and Part F requirements and that the system is fully operational and ready for use.

The information to support the discharge of the above condition has been submitted and the requisite application fee of £383 has been paid via the Planning Portal (ref. PP-14375802).

We trust the information submitted is sufficient to satisfy the discharge of this condition, however, please do not hesitate to contact me if you have any queries or require any further information.

Yours sincerely



Beth Hill-Sanders
Graduate Planner

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