



Delegated Report

Application No: 20220693

Location: Site Known As Shawline House, Burch Road, Northfleet

Description: Application for approval of condition 3 attached to planning permission reference number 20170688 relating to the Code of Construction Management Plan.

Applicant: Mr Rapinder Cheema, Chandan & Bani Properties Ltd

Submitted Documents/Plans

Application form
Demolition and Construction Management and Logistics Plan Rev A
Drawing no. 2155-PA-SI-10 (site layout and logistics plan)

Relevant Planning History

20170688 Demolition of existing building and erection of a four storey building with a basement to provide 6no. 1 bedroom self-contained flats and 1no. 2 bedroom self-contained flats. Permitted - 10.10.2019

Consultations, Publicity and Representations

GBC Highways

I consider this document disappointing, as there is no site plan showing the site layout during construction and where materials and spoil will be stored.

No mention is made that any works on or adjacent to the highway may require Kent County Council approval as Highway Authority. In particular, the hoarding and the excavations as this could affect the support of the highway. Highway approvals can take time and sufficient time needs to be included in the works programme to allow for this. In addition, permits for the storage of materials or positioning of skips on the highway are all controlled by K.C.C. Any traffic management proposals to permit the safe unloading/loading of materials or spoil, service connections will all have to be approved by KCC.

Contractor and staff car parking would appear to be on street where there are no controls. It will be for the employer to encourage all contractors to minimise the number of vehicles that are parked at site at any one time, to reduce the impact on the parking for residents in this area, particularly if spaces are to be used for skips and storage of materials.

Whilst I will not reject the document presented, the applicant needs to take into account the requirements of the Highway Authority and accommodate them, particularly in terms of the time it

can take to get things approved.

The applicant was made aware of these comments and revised the document to overcome the concerns raised.

GBC Environmental Protection

The following to be considered:

This Service notes the information submitted, titled: Demolition and Construction Management and Logistics Plan carried out by Shawline Building, Northfleet, dated June 2022.

In principle this Service is satisfied with the information submitted, however, before the discharge of condition 3 attached to ref: 20170688; this service asks that prior to construction, a letter-drop notifying all nearby residents of the development is carried out, including any contact details should they wish to make a complaint. A copy of the letter shall also be provided to the LPA. Once completed, this service would be satisfied to recommend the discharge of Condition 3 relating to the Code of Construction Management Plan.

The applicant revised the document to include letter dropping and a template for the letter drop.

GBC Conservation Architect

No comment received.

Analysis

Condition 3 of 20170688 reads:

3. No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice covering all environmental impacts 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.

The applicant has submitted a Demolition and Construction Management and Logistics Plan. Following on from concerns raised by consultees the applicant has amended the document and provided an additional plan showing the storage of materials. The additional information is acceptable and meets the requirements of the consultees. The condition can therefore be discharged.

Recommendation:

Approval of conditions

See draft Decision

Case Officer: AW	Team Leader: FH
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Signed: 	Signed: 
Dated: 30 August 2022	Dated: 30 August 2022

Gravesham Borough Council