

Planning Team,
Gravesham Borough Council
Civic Centre,
Windmill St,
Gravesend
DA12 1AU

19/12/2024

Dear Mrs Fisher,

**RE: Condition Compliance for Northfleet Green Hydrogen Electrolyser
(20230906)**

Please find below and enclosed documents relating to the pre-commencement conditions relating to development application no. 20230906 for a Green Hydrogen Electrolyser and associated infrastructure at Northfleet, Kent.

The conditions to be discharged are detailed below; they relate to the construction of the Green Hydrogen Electrolyser and associated infrastructure, including storage tanks. RES, acting on behalf of HYRO Energy Ltd, requests written approval from Gravesham Borough Council that the works shown on the plan are acceptable in relation to these conditions.

No.	Condition Wording	Condition Compliance
1	The development hereby approved shall be begun not later than 3 years following the date of this decision.	Noted
2	The development hereby permitted shall be carried out in accordance with the following schedule of approved plans: (as per decision notice dated 09/08/2024).	Noted
3a)	Notwithstanding the details shown on the approved plans, submitted documents and application form, before any works commence, a contaminated land assessment (in accordance with the Environment Agency's Land Contamination Risk Assessment Management (LCRM) and if necessary an associated remedial strategy, together with a timetable of works, shall be submitted to and approved by the Local Planning Authority.	Please see the attached Phase 2 Ground Investigation Report by GVR Geoservices dated Sep' 2023 for details of the a) Investigation b) Report c, d & e) Conclusions on contamination and further measures required if necessary, and email from GVR dated November 2024 outlining

	This shall include: a) A site investigation, based on the findings of the submitted insert desk study title, author and date, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.	the fieldwork and testing methodology. A full timetable of the works will be advised when the detailed schedule is finalised prior to commencement.
3b)	b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.	
3c)	Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance). If during any works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.	
3d)	Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in	

	accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.	
3e)	Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and the provision of reports on the same, must be prepared and approved in writing by the Local Planning Authority.	
4	The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the Local Planning Authority should be informed as soon as practical, and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.	Noted. A watching brief will be undertaken during construction, and should any contamination be encountered, the appropriate steps indicated under condition 4 will be implemented.
5	Notwithstanding the details shown on the approved plans, submitted documents and application form, before any works commence, a UXO Operational Risk Management plan for unexploded ordnance (UXO) as detailed in Appendix D of the Phase 1 Geo-environmental Desk Study dated 09/06/20123 (G-22-049 Rev 2) by GVR Geoservices Ltd shall be implemented in full or implemented in full as to other necessary mitigation. A mitigation completion verification report must be submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to existing and proposed premises have been satisfactorily mitigated.	Please refer to the attached UXO Risk Management Plan Template and Guide, which will be completed and submitted well in advance of any works commencing. A 'Toolbox Talk' providing instructions to construction operatives will be undertaken as part of the plan. Following their implementation, a mitigation completion verification report will be submitted to confirm that all risks have been mitigated.

6	Notwithstanding the details shown on the approved plans, submitted documents and application form, before any works commence, a Construction Environmental Management Plan (CEMP) shall be submitted to and approval in writing by the Local Planning Authority. The CEMP shall make reference to BS5228 Noise Vibration and Control on Construction and Open Sites, the Control of Dust from Construction sites (BRE DTi Feb 2003) and the Institute of Air Quality Management (IAQM) 'Guidance on the Assessment of Dust from Demolition and Construction'. The construction of the development shall then be carried out in accordance with the approved methodology.	Please see attached Northfleet Construction Environmental Management Plan (CEMP).
7	Notwithstanding the details shown on the approved plans, submitted documents and application form, before any works commence, a topographical site survey and/or a CCTV survey showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed flow will be no greater than the existing contributing flows, and full details of foul sewerage and surface water disposal, 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 before the development hereby permitted is first brought into use and thereafter maintained.	Please see attached topographic survey and CCTV survey drawings, dated May 23 and July 23 respectively, capturing existing drainage network serving the proposed development site. The attached Flood Risk Assessment by RSK dated Sept 23 calculates the existing storm flow rates within the drainage network in Appendix I, and states in Section 7.3.2 that the proposed development will not increase hardstanding and therefore runoff rates leaving site. The attached drawing 05135-RES-PRO-DR-PE-004 identifies: - The proposed / existing surface water network that will serve the development site in maintaining a surface water route to the Thames. - The proposed wastewater connection point into Southern Water's foul sewer that crosses the development site.

8	Notwithstanding the details shown on the approved plans, submitted documents and application form, before the scheme as approved is brought into use, an Operational Environmental Management Plan (OEMP) must be submitted to the Local Planning Authority prior to the operation of the facility. This plan must include: • Monitoring protocols for soil and groundwater quality to detect potential contamination from the electrolyser operation. • Mitigation measures to prevent pollution incidents related to operational activities, including the handling and storage of hydrogen and other chemicals.	Please refer to the attached Northfleet Operational Environmental Management Plan (OEMP).
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I would be grateful if you could provide written approval of the submitted material as soon as possible to facilitate the commencement of works.

Yours sincerely,



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