



Delegated Report

Application No: 20240756

Location: St Johns Ambulance, Brigade H Q, Armoury Drive, Gravesend

Description: Application for the approval of condition 6 attached to planning permission reference number 20200561 relating to the verification report.

Applicant: Mr. Christopher Ward, The Longley Group

Submitted Documents/Plans

Application form

Validation Report for Remedial Work by Sevenoaks Environmental Consultancy Ltd. (updated)

Relevant Planning History

20200561 Demolition of vacant brick buildings and erection of 2 no. one bedroom bungalows and a two storey block containing 4 no. two bedroom flats with associated access from Albert Murray Close and Armoury Drive, car parking, landscaped amenity and ancillary enclosures.

Approved 23.12.2020

Consultations, Publicity and Representations

GBC Environmental Protection Officer

Previous comments on the application:

The asbestos hotspot removal around TP03 included 7 No. validation samples. The results provided in the appendix indicated no asbestos was recorded in any of the samples (referenced TP03 VAL Side E01, W01, S01, N01 and Base 01-03), however none of the plans provided indicated the location of these samples. It was understood that asbestos had only been reported within trial hole TP03 in the western area of the site, with no asbestos detected in the additional 9 No. hand pits undertaken in the vicinity of TP03 in 2022.

It was recommended that the report was updated to include a plan of the hotspot removal validation samples (TP03 VAL Side E01, W01, S01, N01 and Base 01-03) to provide confidence that no asbestos remained within the rear garden areas of Plots 1-4, and in particular the Root Protection Zones in this area where the cover system has been reduced to 150-300mm ('feathering' up towards the trunk).

The remaining remediation works are considered to have been carried out in line with the approved updated remediation strategy

Review of Updated Figure:

The updated SEC Validation Report provided has been reviewed, with Figure No. 3a updated to include the hotspot excavation and testing locations surrounding trial hole TP03, where asbestos was previously detected. The updated figure demonstrates the location of the hotspot excavation, and the validation samples collected from the sides and base (with testing recording no asbestos in the samples collected, including within the Root Protection Zones). As such, the cover system of 150-300mm ('feathering' up towards the trunk) in the RPZ areas is considered sufficient, noting no asbestos has been recorded outside of the TP03 location, with localised soil removed around this position.

As such, the remediation works are considered to have been carried out in line with the approved updated remediation strategy, and we can recommend discharge of Condition 6.

Analysis

Planning application reference 20200561 granted permission for the demolition of vacant brick buildings and erection of 2 no. one bedroom bungalows and a two storey block containing 4 no. two bedroom flats with associated access from Albert Murray Close and Armoury Drive, car parking, landscaped amenity and ancillary enclosures. Condition 6 states:

Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

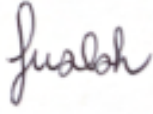
Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.

The applicant has submitted an updated Validation Report for Remedial Work by Sevenoaks Environmental Consultancy Ltd in support of discharging this condition. As stated above in the consultation section, the updated remediation strategy is acceptable and the condition can be discharged.

Recommendation:

Discharge condition 6.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 18 November 2024	Dated: 19 November 2024