



Delegated Report

Approval of Details Application

Planning Application No: 20240378

Location: Site Of Battle Of Britain Coldharbour Road Northfleet Gravesend

Description: Application for the approval of conditions 3, 4 and 5 attached to planning permission reference number 20231182 relating to Code of Construction Practice/Construction Management Plan; Sustainable Surface Water Drainage Scheme and Infiltration; Tree Protection and Tree Works/Removal.

Applicant: Simply

Site Visit Date: Previous Visits

Submitted Documents/Plans

C003 Rev B – External Construction Details
602D – Arboricultural Impact Assessment and Arboricultural Method Statement
Covering Letter
Construction Management Plan Rev A
Drainage Strategy
Construction Environmental Management Plan (CEMP)
Email from Agent with additional information on Climate Change Allowance and Pollutant Prevention Measures

C002 Rev H – Drainage Layout
C004 Rev A – Drainage Details
SI Extract
Drainage Strategy Revision A
Ground Investigation Report
2271_P_007 Rev D – Site Plan Setting Out Tree Protection Fences
Email dated 24/05/24 from agent with additional information

Superseded Documents/Plans:

~~2271_P_007 – Site Plan Setting Out to Tree Protection Fences~~
~~Drainage Strategy~~
~~C002 Rev C – Drainage Layout~~
~~C004 Rev A – Drainage Details~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20231182	Application for the variation of condition 2 attached to planning reference 20221251 for the construction of a care home (within Class C2) associated parking, access,	Permitted	12.03.24

	drainage, boundary treatments, landscape and other associated works; to allow the increase of 65 bedrooms to 75 bedrooms and the provision of a basement.		
20221251	Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works.	Permitted	30.06.24

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS07 - Economy, Employment and Skills
- CS10 - Physical and Social Infrastructure
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Formation of New Accesses or The Intensification of Use of Existing Accesses
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 6 – Building a strong and competitive economy
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG4 – KCC Parking Standards (2006)
- Planning Guidance on Waste Collection Requirements (2019)
- Guidance Note 12 – Arboricultural Association
- Kent Design Guide (2006)

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

16/05/24

The submitted Construction Management Plan (CMP) has been reviewed. In respect of the matters that are relevant to Environmental Protection (mainly dust, noise and vibration), the CMP addresses these in suitable and sufficient detail. There is no objection to Condition 3 being discharged.

Conditions 4 and 5 do not fall within Environmental Protection's remit.

KCC Highways

07/05/24

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection to the discharge of this condition on behalf of the local highway authority.

KCC Heritage

20/05/24

Thank you for consulting us on this application. The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works, I consider it unlikely that these proposals would have a significant Below ground archaeological impact and have no further comments to make in this case.

KCC Biodiversity

03/06/24 (Following Additional Information)

We have reviewed the additional information submitted for the discharge of Condition 3 and advise that sufficient information has been provided.

Condition 3: Code of Construction Practice/Construction Management Plan

No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice/Construction Management Plan covering all environmental impacts of this development is submitted to, and approved in writing by the Local Planning Authority.

The Code of Construction Practice/Construction Management Plan shall include details, where relevant, of the following, including any other measures deemed reasonably necessary:

- (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery
- (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery
- (c) A Construction Traffic Management Plan covering:
 - a. Details of numbers and routeing of construction and delivery vehicles to / from site
 - b. Timing of deliveries

- c. Parking and turning areas for construction and delivery vehicles and site personnel
- d. Type and location of wheel washing and chassis cleaning facilities
- e. Temporary traffic management / signage
- (d) Details of the location of the proposed construction compound and location of the parking for construction workers.
- (e) Details of security fencing and other site security measures
- (f) Details of stockpile areas for building materials or for fill or removed topsoil
- (g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage
- (h) Ecological mitigation measures
- (i) Measures to be undertaken to protect any public sewers and water apparatus
- (j) Details of vibration monitoring and mitigation during any necessary piling works
- (k) Details of the location, form and visual appearance of any site hoardings along road frontages and footpaths
- (l) Details of temporary construction or security lighting; and
- (m) Monitoring and review provisions with the Local Planning Authority
- (o) Details of hours of construction.

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

A Construction Environment Management Plan (Biodiversity) has been submitted which provides full details of mitigation measures to be implemented with regard to breeding birds, tree-roosting/foraging bats and badger. We advise that sufficient information has been provided for the discharge of Condition 3.

16/05/24 (Initial Comments)

We have reviewed the information submitted for the discharge of conditions 3, 4 and 5 and advise the following:

- Condition 3 – Further information required prior to condition discharge
- Condition 4 – No comment, outside our area of expertise
- Condition 5 – Limited comment, outside our area of expertise

DETAILED COMMENTS

Condition 3: Code of Construction Practice/Construction Management Plan

No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice/Construction Management Plan covering all environmental impacts of this development is submitted to, and approved in writing by the Local Planning Authority.

The Code of Construction Practice/Construction Management Plan shall include details, where relevant, of the following, including any other measures deemed reasonably necessary:

- (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery
- (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery
- (c) A Construction Traffic Management Plan covering:
 - a. Details of numbers and routeing of construction and delivery vehicles to / from site
 - b. Timing of deliveries

- c. Parking and turning areas for construction and delivery vehicles and site personnel
- d. Type and location of wheel washing and chassis cleaning facilities
- e. Temporary traffic management / signage
- (d) Details of the location of the proposed construction compound and location of the parking for construction workers.
- (e) Details of security fencing and other site security measures
- (f) Details of stockpile areas for building materials or for fill or removed topsoil
- (g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage
- (h) Ecological mitigation measures
- (i) Measures to be undertaken to protect any public sewers and water apparatus
- (j) Details of vibration monitoring and mitigation during any necessary piling works
- (k) Details of the location, form and visual appearance of any site hoardings along road frontages and footpaths
- (l) Details of temporary construction or security lighting; and
- (m) Monitoring and review provisions with the Local Planning Authority
- (o) Details of hours of construction.

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Paragraph 4.3.3 details the avoidance of disturbance of breeding birds through the protection of retained vegetation. From reviewing the AIA there are limited areas of scrub/groups of small trees to be removed under the proposals. The CMP should be revised to include details of how vegetation removal during the bird nesting season will be avoided, or mitigated via inspection of the relevant areas by a suitably qualified ecologist prior to removal. In all other respects we advise that sufficient information has been provided for the discharge of Condition 3.

Condition 5 - Tree Protection and Tree Works/Removal

No development approved by this permission shall be commenced until details of tree protection measures during construction, is submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

No vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s). Upon completion of the construction works and before the first occupation of the development on the site the trees shall be inspected by a competent tree surgeon and any necessary works to tidy the trees and maintain their health shall be undertaken.

Other than noting the accurate location of the proposed tree protection and no dig measures we are not experts in this subject area and defer to the advice of the Tree Officer regarding the discharge of this condition.

KCC Flood and Water Management

21/06/24 (Following Additional Information)

Kent County Council as Lead Local Flood Authority have been sent additional documentation since our previous consultation response. The additional documents forwarded to us include the Applied Geology investigations (22/02/2024) into the underlying ground conditions and revision to the Drainage Strategy report (19/06/2024). The LLFA have reviewed this information and can inform the LPA that this addresses our previous comments and we now update our position to removing our objection to discharging Condition 4.

This response has been provided using the best knowledge and information submitted as part of the

planning application at the time of responding and is reliant on the accuracy of that information.

18/06/24(Following Additional Information)

Kent County Council as Lead Local Flood Authority understand that email correspondence from Gillings Planning (24/06/2024) has been received by the LPA. This has been passed on to the LLFA. The contents of the email relates to two items, the first of these is regarding the climate change allowances to design the drainage system on. The LLFA welcomes that the higher rate of 45% has been tested within the supporting drainage calculations. The 40% as stated within our Drainage and Planning Policy Statement (2019) is outdated and we defer back to the current Environment Agency's published guidance on peak rainfall allowances. The LLFA would request that the updated drainage calculations are provided for review. The second items relates to the potential for groundwater contamination and pollution prevention measures employed on site. It is understood that these comments follow consultation responses from the Environment Agency.

Lastly, our previous consultation response sought the results of the ground investigation and infiltration testing to be provided. This was to support the drainage design and, most importantly, the rate used in the design of the soakaways. This appears to still be outstanding; therefore, we would request that this is also provided. This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

20/05/24

Thank you for your consultation on the above referenced planning application. Kent County Council as Lead Local Flood Authority has reviewed the Drainage Strategy (March 2024) submitted in support of Condition 4 and are able to provide the LPA with the following comments:

- The LLFA understand from the report that the surface water drainage proposals is to be managed through installing two cellular soakaways on site. The design of these is understood to have been informed by infiltration testing undertaken on site. These tests were understood to have been carried out in December 2023 by Applied Geology. The LLFA would request a copy of any supplementary notes or reports accompanying the results.
- The supporting Microdrainage analysis for undertaking the sensitivity assessment is noted as simulating a 40% climate change uplift. The LLFA would seek the latest allowances to be used for all new developments. For an upper 2050's epoch allowance in a 1% annual exceedance probability for the Medway Management Catchment, a value of 45% is shown. This is to ensure that the most up to date guidance is applied. The LLFA would request this additional information before recommending approval of Condition 4.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

28/05/24

We have no further comment to make on this proposal and would refer you to our previous response dated 20 May 2024.

Environment Agency

17/06/24 (following additional information)

Kent County Council as Lead Local Flood Authority have been sent additional documentation since our previous consultation response. The additional documents forwarded to us include the AppliedGeology investigations (22/02/2024) into the underlying ground conditions and revision to the Drainage Strategy report (19/06/2024). The LLFA have reviewed this information and can inform the LPA that this addresses our previous comments and we now update our position to removing our objection to discharging Condition 4.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

10/05/24 (Initial Comments)

We object to the discharge of condition 4 for the reasons set out below.

Groundwater and Contaminated Land

We have reviewed the Drainage Strategy produced by Charles Scott & Partners (ref: 9360, dated March 2024) and understand that the proposed surface water strategy is to discharge either via mains sewer or via soakaway to ground. This is dependent on site infiltration rates. Should the site discharge to ground we would recommend that suitable assessment be undertaken on potential pollutant prevention measures required to prevent contamination of the underlying groundwater.

Until further clarity is provided on the above, we do not recommend the discharge of condition 4 for this application.

Southern Water

16/05/24

The Council's Building Control officers or technical staff should be consulted regarding the discharge condition 04 for surface water disposal.

Officer's Analysis

Condition 3 of 20231182 is as follows:

Code of Construction Practice/Construction Management Plan

No development approved by this permission shall be commenced until a comprehensive Code of Construction Practice/Construction Management Plan covering all environmental impacts of this development is submitted to, and approved in writing by the Local Planning Authority.

The Code of Construction Practice/Construction Management Plan shall include details, where relevant, of the following, including any other measures deemed reasonably necessary:

- (a) Suitable mitigation measures to minimise noise pollution and vibration during the construction phase including the insulation of fixed plant and the silencing of vehicles and mobile machinery*
- (b) A Dust Management Plan to minimise emissions to air and to prevent nuisance from wind-blown dust including fencing and the dampening down with water of excavated construction and cover materials on site, and other areas traversed by plant vehicles and machinery*
- (c) A Construction Traffic Management Plan covering:*
 - a. Details of numbers and routing of construction and delivery vehicles to / from site*
 - b. Timing of deliveries*
 - c. Parking and turning areas for construction and delivery vehicles and site personnel*
 - d. Type and location of wheel washing and chassis cleaning facilities*
 - e. Temporary traffic management / signage*
- (d) Details of the location of the proposed construction compound and location of the parking for construction workers.*
- (e) Details of security fencing and other site security measures*
- (f) Details of stockpile areas for building materials or for fill or removed topsoil*
- (g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off*

from flowing into existing drainage

- (h) Ecological mitigation measures
- (i) Measures to be undertaken to protect any public sewers and water apparatus
- (j) Details of vibration monitoring and mitigation during any necessary piling works
- (k) Details of the location, form and visual appearance of any site hoardings along road frontages and footpaths
- (l) Details of temporary construction or security lighting; and
- (m) Monitoring and review provisions with the Local Planning Authority
- (o) Details of hours of construction.

The construction of the development shall adhere at all times and be carried out in full accordance with the relevant approved document or any subsequent variations that may be approved in writing by the Local Planning Authority.

Reason: To ensure that construction of the development does not result in avoidable congestion on the local highway network, and to protect the amenity of local residents and businesses and protected species and to mitigate the risks to groundwater, in accordance with Policy CS11 (Transport), CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan: Core Strategy (2014).

Submitted Details to address condition 3:

C003 Rev B – External Construction Details

Construction Management Plan Rev A

Construction Environmental Management Plan (CEMP)

Email from Agent with additional information on Climate Change Allowance and Pollutant Prevention Measures

Assessment of Condition 3:

The details provided are summarised as follows:

Noise and vibration mitigation measures

The noise and vibration mitigation measures detailed in the Construction Environmental Management Plan are summarised as follows:

- Use of equipment's which produce less noise. Where piling works is required the hours and extent of use per day would be limited.
- Use of acoustic screens.
- Vibration levels will be monitored and would be set as follows:
 - 5 PPV for an amber warning
 - 10 PPV for a red warning
- If 5PPV is reached an amber warning is given to the contractor. The contractor will then be asked to monitor the vibration levels over the next eight hours after the breach.

A Dust Management Plan

Appendix: DUST in the Construction Environmental Management Plan details a Dust Management Plan, including a Dust risk assessment. In summary it details the following:

- Demolition activities will use water as a dust suppressant;
- Adjacent road surfaces will be regularly monitored for dust levels and will be frequently swept clean;
- All loads delivered to or collected from the site will be covered where appropriate;

- All road vehicles will be requested to comply with set emission standards;
- Skips will be securely covered
- Use of ready mixed materials where possible
- Minimised material stockpiles
- The following threshold alert values are to be adopted;
 - Early Warning / Lower Threshold: a single occurrence of 15-minute average $> 80\mu\text{g}/\text{m}^3$
 - Upper Threshold: two consecutive 15-minute averages $>80 \mu\text{g}/\text{m}^3$
- Early warning breach – during long periods of dry weather conditions, addition water dampening to be provided to rubble and site arisings.
 - Bucket loads to be dampened before being deposited throughout site
 - Dumper loads to be dampened before being deposited throughout site
 - Area of excavations to be dampened
- Upper threshold breach – Site to stop work and apply dampening where necessary to control dust flow from site.

A Construction Traffic Management Plan covering:

- Details of numbers and routeing of construction and delivery vehicles to / from site**
 - Timing of deliveries**
 - Parking and turning areas for construction and delivery vehicles and site personnel**
 - Type and location of wheel washing and chassis cleaning facilities**
 - Temporary traffic management / signage**
- Access via the main gate from New House Lane for construction traffic.
 - Deliveries between hours of 9am and 2:45PM and 3:45PM, and 5PM Monday to Friday to limit disruption to neighbouring school.
 - Qualified banksman will guide vehicles to and from site.
 - Pedestrian and vehicle directional signage and suitable barriers will be erected when deliveries arrive to prevent pedestrians access the site.
 - Wheel washing facilities implemented as appropriate.

Parking

- Access via the main gate from New House Lane for construction traffic.
- Sub-contractors to park on site and vehicle sharing to be encouraged.
- Delivery vehicles parked on site during loading and unloading only.

Security Fencing

- Boundary hoarding erected along the site boundary.

Stockpile Areas

- Material stockpiles (e.g., granular materials, topsoil, excavated soils) will be minimized and positioned away from sensitive receptors.

A Construction Drainage Design Plan

The Drainage Layout details areas of soakaway, pipework, permeable and impermeable paving and road

gully with Rodeye.

Ecological mitigation measures

- This part of the condition is addressed by the Construction Environmental Management Plan (CEMP).
- It details areas of protective fencing for biodiversity and appropriate signage and provides a habitat survey.

Details of temporary construction or security lighting

Equipment to include:

- Site office / Canteen / Toilet – Shower Block / Bunded Fuel Tank
- 2no. 20t excavator fitted with a choice either selector grab or bucket attachment
- 1no. Manitou 1840 Forklift
- 1no. Roller 9T
- 1no. Dumper

Temporary hoarding erected around the site for security

Details of hours of construction.

- Construction works limited to 08:00 and 18:00 weekdays and 08:00 to 13:00 on Saturdays. No construction works on a Sunday or Bank Holidays.

Analysis

In relation to Noise, Dust and Vibration, the Environment Protection Team have raised no objections to the discharge of the condition. KCC Highways have raised no objection. KCC Biodiversity have advised that full details of mitigation measures to be implemented with regard to breeding birds, tree-roosting/foraging bats and badger. No objections are raised based on the submitted information and it is considered that the details provided would meet the aim of the condition; to ensure that construction of the development does not result in avoidable congestion on the local highway network, and to protect the amenity of local residents and businesses and protected species and to mitigate the risks to groundwater.

Condition 3 can therefore be discharged.

Condition 4 of 20231182 is as follows:

Sustainable Surface Water Drainage Scheme and Infiltration

No development approved by this permission shall be commenced until a detailed sustainable surface water drainage scheme for the site is submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall demonstrate that due consideration has first been given to the possibility of utilising infiltration techniques and that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100-year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. Should the use of infiltration prove to be beyond being reasonably practical then any surface water leaving site shall be limited to rates as close to greenfield as feasibly possible. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters. The development shall be carried out in accordance with the approved details.

Reason To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the

rest of the development and pursuant to the requirements of paragraph 175 of the National Planning Policy Framework (NPP) 2023.

Submitted Details to address condition 4:

C002 Rev H – Drainage Layout
C004 Rev A – Drainage Details
Drainage Strategy Revision A
Email dated 24/05/24 from agent with additional information
SI Extract
Drainage Strategy Revision A
Ground Investigation Report

Assessment of Condition 4:

Detailed drainage details have been submitted with this application. It details the position of foul pipework along with drainage measures. Drainage measures include a soakaway system at the access and under the parking area. There are also areas of permeable paving and typical details have been provided for the inspection chamber, gully, rodding eye, backdrop, permeable paving and the soakaway. Whilst initial objections were received from the Environment Agency and KCC Flood and Water, this was based on insufficient information. Additional information was submitted during the course of this application, and both bodies have removed their objection to the discharge of condition 4.

The proposed details meet the aims of the conditions and are considered acceptable. Condition 4 can therefore be discharged.

Condition 5 of 20231182 is as follows:

Tree Protection and Tree Works/Removal

No development approved by this permission shall be commenced until details of tree protection measures during construction, is submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

No vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s). Upon completion of the construction works and before the first occupation of the development on the site the trees shall be inspected by a competent tree surgeon and any necessary works to tidy the trees and maintain their health shall be undertaken.

Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (2014).

Submitted Details to address condition 5:

2271_P_007 D – Site Plan Setting Out to Tree Protection Fences
602D – Arboricultural Impact Assessment and Arboricultural Method Statement

Assessment of Condition 5:

The application approved under planning references 20221251 and 20231182 included some details of tree protection, including no dig areas.

The proposed details set out the exact areas of tree protective fencing to be installed before and maintained during construction. This covers areas to the northwest protecting a Beech Tree (T1) which is protected by a Tree Preservation Order. Although not protected, 2 trees (a Silver Birch and Goat Willow, T9

and T10) to the south of the site, adjoining the Church building are in good physical condition and were considered necessary to protect, to ensure an appropriate level of soft landscaping was retained on site. These would also be covered by tree protective fencing. The large Cherry Plum Hedge (T6) to the Northeast of the site, would also be protected by Tree Protective fencing for similar reasons.

Areas of pedestrian pathway besides T1, T9 and T10 are also identified for construction in accordance with Guidance Note 12. This coincides with the details submitted with the original application, which identifies these as no dig area, to use a Geo-Textile Confinement System to limit impact on the rooting areas of these trees. A cellular confinement system is a series of geocells arranged in a honeycomb-like formation that is combined with an underlying geotextile and angular stone to spread loads in such a way as to minimise compaction of underlying soil.

The second part of the condition is for compliance only and should be adhered to during construction:

No vehicle, plant, temporary building or materials, including raising and or, lowering of ground levels, shall be allowed within the protected areas(s). Upon completion of the construction works and before the first occupation of the development on the site the trees shall be inspected by a competent tree surgeon and any necessary works to tidy the trees and maintain their health shall be undertaken.

The details submitted are considered appropriate in addressing the requirements of the condition and would ensure that trees and other vegetation to be retained are not damaged during construction works as per the reason for including the condition.

Condition 5 can therefore be discharged.

Conclusion & Recommendation

The details submitted with this application are considered to be sufficient to discharge conditions; 3, 4 and 5 of planning approval reference; 20231182. The recommendation is therefore to discharge these conditions.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	24th June 2024	Dated:	25 June 2024