

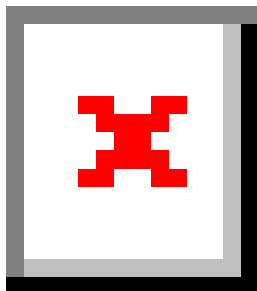
Environmental Protection COMMENTS

Case Number	20250244
Case Officer	Mrs Lisa Fisher
Address	1 Russell Road, Gravesend, Kent, DA12 2RT

Proposal	Demolition of existing dwelling and garage and erection of a two-storey building with roof accommodation, containing 1no. 3 bed dwellinghouse, 3no. studio apartments and 3no. one bed apartments with associated access, private and communal amenity space, refuse and cycle storage.
Consultation Expiry Date	23 April 2025
Date of Response	15 May 2025 (JO)

Apologies for the delaying in responding to this. I would re-iterate the comments made with the previously withdrawn application.

There is no objection to this application. The site falls within the buffer zone of the former Canal Road landfill site. A contaminated land watching brief is therefore recommended. To address this



and other matters, the following is recommended.

Watching Brief

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 LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Smoke Control Informative

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

Drainage/sewerage informative

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems, unless connection to the drainage system is not reasonably practicable.