

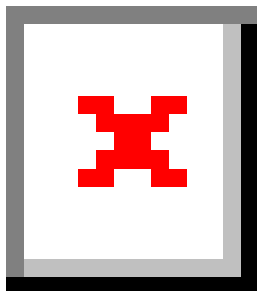
Environmental Protection COMMENTS

Case Number	20241126
Case Officer	Mr Ethan Bonthron
Address	Land At, Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB

Proposal	Application for the approval of condition 3 attached to planning reference number 20230136 relating to Construction Environmental Management Plan (CEMP).
Consultation Expiry Date	10 January 2025
Date of Response	9 January 2025 (JO)

Condition 3 is worded as follows and comments have been made under each section/point:

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The document shall cover all environmental impacts from the clearance and construction phases of this development including details of the following, as well as 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.

Noise mitigation measures provide in section 21 are acceptable.

(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.

The details given in section 20 regarding wheel washing facilities is fine. Dust mitigation measures provided in section 22 are acceptable.

(c) A Construction Traffic Management Plan covering:

- Means of direct access to the site from the adjoining maintainable public highway
- Surface treatment of the access to avoid spill of migratory material on to the maintainable public highway.
- Details of numbers and routeing of construction and delivery vehicles to / from site
- Timing of deliveries and waste movement.
- Loading and unloading of plant and materials away from the maintainable public highway.
- 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.

This is more for the Highways Officer to comments on. With regards to tieings of deliveries which can result in noise problems, this is satisfactorily addressed in that deliveries will be pre-arranged and take place within the site hours.

(d) Details of the location of the proposed construction compound.

This has been satisfactorily addressed.

(e) Details of security fencing and other site security measures.

This has been satisfactorily addressed.

(f) Details of stockpile areas for building materials or for fill or removed topsoil.

This has been satisfactorily addressed.

(g) A Construction Drainage Design Plan to identify the required devices to prevent construction run off from flowing into existing drainage.

This does not fall within Environmental Protection's remit.

(h) Ecological mitigation measures.

This does not fall within Environmental Protection's remit.

(i) Measures to be undertaken to protect any public sewers and water apparatus.

This does not fall within Environmental Protection's remit.

(j) Details of vibration monitoring and mitigation during any necessary piling works.

Vibration has been addressed in section 21. No piling has been specified.

(k) Details of temporary construction or security lighting;

No details of lighting have been provided. As the works are due to start during the winter, lighting is likely to be needed. More detail on this is required.

(l) Monitoring and review provisions with the Local Planning Authority.
No details have been provided.

(m) A Community Engagement Strategy covering how local residents, community groups and businesses will be kept informed about the development and construction timetable and works taking place, until completion of the development.
The details provided in section 8 regarding community liaison are acceptable.

Generally, the sections relevant to Environmental Protection have been satisfactorily addressed. However, more information is needed with regard to sections (k) and (l) of the condition before it can be discharged. The Highways Officer should also be consulted, if this has not already taken place.