

Delegated Report

Approval of Details Application

Application no:	20240449
Location:	Custom House The Terrace Gravesend Kent
Description:	Application for approval of condition 3 attached to planning permission reference number 20210757 relating to The Construction Environmental Management Plan (CEMP).
Applicant:	Custom House (Gravesend) Limited

Planning permission was granted for 'Redevelopment of the site including demolition of the southern part of the workshop building and existing corridor link at first floor level between Custom House and the outbuildings and conversion of Custom House, the coachhouse and outbuildings to include extensions, the Old Boathouse and the Boathouse with external alterations and erection of a new three storey building to provide 27 residential units (6 x 1 bed, 15 x 2 bed and 6 x 3 bed) with associated landscaping and parking' under application ref. 20240285 on 24 November 2023. This was subject to a number of conditions including no. 3 which this application seeks to discharge.

Consultations

GBC Environmental Protection – 3 June 2024

Condition 3 is worded as follows and comments are made adjacent to the various sections/points:

No development shall commence on site until a Construction Environmental Management (CEMP) covering all environmental impacts of this development has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- a) Construction Logistics Plan (CLP) – this is more for the Highways Officer to comment on.
- b) Routing of construction and delivery vehicles to and from site - this is more for the Highways Officer to comment on.
- c) Parking and turning areas for construction and delivery vehicles and site personnel - the submitted information is acceptable.
- d) Timing of deliveries - the submitted information is acceptable.
- e) Provision of wheel washing facilities - the submitted information is acceptable. The Highways Officer may also wish to comment on this.
- f) Temporary traffic management/signage - this is more for the Highways Officer to comment on.
- g) Storage of plant and materials - the submitted information is acceptable.
- h) Dust management controls; - the submitted information is acceptable.
- i) Location and height of cranes and scaffolding; - the submitted information is acceptable.
- j) Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities; - the submitted information is acceptable.
- k) Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority; - the submitted information is acceptable. Reference has been made to the noise levels contained in BS8228.
- l) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority; - no details regarding monitoring or monitoring locations have

been submitted. Reference has been made to the noise levels contained in BS8228 and this is acceptable, but no monitoring information or location has been submitted.

m) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies; - the submitted information is acceptable.

n) Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded); - the submitted information is acceptable.

o) Hours of construction; - the site hours are acceptable.

p) Smoke management controls; - the submitted information is acceptable.

q) Odour controls; - the submitted information is acceptable.

r) Any other matters relevant to this particular site. – no details on any other matters are required by Environmental Protection

s) Details of ecological mitigation measures including integrated bat roosting features and precautionary mitigation measures for other species.- This does not fall within Environmental Protections remit – no comments.

As far as Environmental Protection is concerned, the majority of the matters have been satisfactorily addressed. The only point not covered is 'l) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority'. It is therefore recommended that the condition is not discharged until this matter has been satisfactorily addressed.

GBC Environmental Protection – 19/09/2024

I've reviewed the revised CEMP and this fully addresses the required information regarding part l of Condition 3. There is no objection to this condition now being discharged.

Kent Highways – 26/07/2024

In respect of the items included in Condition 3 which have highway implications I would comment as follows:

a) Construction Logistics Plan - Appears to be acceptable although the construction traffic routing has not been included (Para. 3.2) since details of location of materials are not yet known. This information should be submitted to the LPA when available.

b) Routing of construction and delivery vehicles to and from site - as above. Details not provided in this application.

c) Parking and turning areas for construction and delivery vehicles and site personnel -this is shown on Figure 4.1 of the submitted CEMP and is acceptable.

d) Timing of deliveries - the submitted information is acceptable as you have indicated.

e) Provision of wheel washing facilities - the submitted information is acceptable as you have indicated.

f) Temporary traffic management/signage. - Details of this not included in CEMP but would be approved by the Highway Authority prior to start on site after a submission to the Streetworks Team.

I therefore raise no objection to this application on highway grounds assuming the missing information under items a, b, and f are submitted and acceptable when available.

Kent Highways – 24/09/2024

I refer to my previous consultation response dated 26th July 2024 and note that an updated CEMP has been submitted on 21st August 2024 which appears to be satisfactory from a highway point of view.

I therefore raise no objection to the discharge of this condition.

KCC Biodiversity

Condition 3 states: *No development shall commence on site until a Construction Environmental Management (CEMP) covering all environmental impacts of this development has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:*

s)Details of ecological mitigation measures including integrated bat roosting features and precautionary mitigation measures for other species.

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

We have only commented on point s of the condition.

The submitted information has detailed that a tool box talk will be implemented prior to works commencing for all staff on site and if any protected species are found all works will cease and an ecologist contacted.

In addition all retained vegetation will be protected during construction.

The submitted information has confirmed that the following enhancements will be implemented: native species planting (including hedgerows), 6 bird boxes and 2 bat boxes.

No plan has been included in the construction management plan to confirm the locations of the enhancement features. We recommend that this is included in the document to ensure it is clear to the construction team where they will be located. We are satisfied that this does not need to be provided as part of this condition.

We are satisfied that the submitted information is sufficient to discharge the condition.

Analysis

Condition 3 is:

No development shall commence on site until a Construction Environmental Management (CEMP) covering all environmental impacts of this development has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- a) Construction Logistics Plan (CLP)
- b) Routing of construction and delivery vehicles to and from site
- c) Parking and turning areas for construction and delivery vehicles and site personnel
- d) Timing of deliveries
- e) Provision of wheel washing facilities
- f) Temporary traffic management/signage
- g) Storage of plant and materials
- h) Dust management controls;
- i) Location and height of cranes and scaffolding;
- j) Measures of minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- k) Predicted noise and, if appropriate, vibration levels for construction using methodologies and at locations agreed with the Local Planning Authority;
- l) Scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;
- m) Scheme for location and appearance security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- n) Details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded);
- o) Hours of construction;
- p) Smoke management controls;
- q) Odour controls; and
- r) Any other matters relevant to this particular site.
- s) Details of ecological mitigation measures including integrated bat roosting features and precautionary mitigation measures for other species.

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, to protect the amenity of local residents and businesses, protected species and to mitigate the risks to groundwater in accordance with Policies CS11, CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The information submitted in pursuance of condition 3 is:

- Application form;
- Drawing no. S1 – Construction Site Layout;
- Construction Environmental Management Plan (CEMP); and
- Construction Logistics Plan (CLP).

The information submitted was acceptable apart from the following:

Part a) – Construction Logistics Plan (CLP) - Kent Highways advised that the construction traffic routing had not been included;

Part b) Routing of construction and delivery vehicles to and from site - Kent Highways advised that details had not been provided;

Part f) Temporary Traffic Management Signage - Kent Highways advised that details had not been provided;

Part I – Scheme for monitoring noise - Environmental Protection advised that no details regarding monitoring or monitoring locations had been submitted;

The agent was asked to provide a CEMP to address these outstanding issues and this has been submitted. GBC Environmental Protection advise that the information submitted for part I) is now acceptable and KCC Highways advise that the information submitted for parts a), b) and f) are now acceptable

As such sufficient information has been submitted for all parts of condition 3 and the condition can now be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	02/10/2024	Dated:	4th October 2024