



planning.general@gravesham.gov.uk / 01474 33 73 91
Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Aaron

Surname

McConnell

Company Name

Keady Construction Ltd

Address

Address line 1

197-199 Garth Road

Address line 2

Address line 3

Town/City

Morden

County

Surrey

Country

Postcode

SM4 4NE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

2026.10

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

New build development proposals for two sites within a larger industrial land plot. To include the erection of a new office building of three stories, Use Class E and a storage building of one storey, Use Class B8.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

An industrial land plot known as Dalefield Industrial Park; which includes the offices, workshops and storage areas used by B&T plant hire, O'Halloran & O'Brien & Keady Construction.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Walls of the main building will predominantly be of red stock and multi brickwork for the lower floors. Feature panels between windows may be created using ribbed brick bond patterns. Upper walls will be powder coated, light-weight insulated metal cladding panels in RAL 7016 Anthracite Grey. There will also be a powder coated steel brise-soleil in RAL 7016 Anthracite Grey.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

8352-LRW-ZZ-ZZ-PP-A-00-013_Dalefield Way - Design & Access Statement
8352-LRW-ZZ-00-DR-A-00-100_P07_Proposed Ground Floor Plan
8352-LRW-ZZ-00-DR-A-00-103_P07_Proposed Ground Floor Plan (Colour)
8352-LRW-ZZ-00-DR-A-00-114_P03_Proposed Office Site Plan (Colour)
8352-LRW-ZZ-00-DR-A-00-115_P04_Proposed Storage Site Plan (Colour)
8352-LRW-ZZ-01-DR-A-00-101_P07_Proposed First Floor Plan
8352-LRW-ZZ-01-DR-A-00-104_P07_Proposed First Floor Plan (Colour)
8352-LRW-ZZ-02-DR-A-00-102_P06_Proposed Second Floor Plan
8352-LRW-ZZ-02-DR-A-00-105_P06_Proposed Second Floor Plan (Colour)
8352-LRW-ZZ-RF-DR-A-00-108_P03_Proposed Roof Plan
8352-LRW-ZZ-RF-DR-A-00-117_P02_Proposed Roof Plan (Colour)
8352-LRW-ZZ-ZZ-DR-A-00-106_P06_Proposed OFFICE Site Plan
8352-LRW-ZZ-ZZ-DR-A-00-110_P03_Existing Site Location Plan
8352-LRW-ZZ-ZZ-DR-A-00-111_P03_Existing Block Plan
8352-LRW-ZZ-ZZ-DR-A-00-112_P05_Proposed Block Plan
8352-LRW-ZZ-ZZ-DR-A-00-113_P05_Proposed STORAGE Siteplan
8352-LRW-ZZ-ZZ-DR-A-00-116_P04_Proposed Block Plan (Colour)
8352-LRW-ZZ-ZZ-DR-A-00-205_P03_Proposed Elevations (Colour)
8352-LRW-ZZ-ZZ-DR-A-00-208_P02_Proposed Storage Elevation (Colour)
8352-LRW-ZZ-ZZ-DR-A-00-209_P03_Proposed Elevation
8352-LRW-ZZ-ZZ-DR-A-00-210_P02_Proposed Storage Elevation
8352-LRW-ZZ-ZZ-DR-A-00-302_P03_Site Sections
8352-LRW-ZZ-ZZ-DR-A-00-303_P04_Proposed Site Sections (Colour)
8352-LRW-ZZ-ZZ-DR-A-00-304_P03_Office East - West Section
8352-LRW-ZZ-ZZ-DR-A-00-305_P03_Office North - South Section
8352-LRW-ZZ-ZZ-PP-A-00-013_Dalefield Way - Design & Access Statement
1414-LAM-XX-EX-DR-E-1001 Proposed External Lighting Layout-P01
6609-LLB-RP-Ec-0001-S4-P01_Ecological Mitigation Plan (COMBINED)
23052 Flood Risk Assessment_Rev 00
23052 PSK 800 Rev00
23052 PSK 801 Rev00
Keady Offices at Dalefield Way - Construction Methodology rev01
TMP - Keady Offices and Storage Unit - rev 1 - 07.02.2024

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type: Cycle spaces Existing number of spaces: 0 Total proposed (including spaces retained): 6 Difference in spaces: 6
Vehicle Type: Cars Existing number of spaces: 71 Total proposed (including spaces retained): 112 Difference in spaces: 41
Vehicle Type: Motorcycles Existing number of spaces: 1 Total proposed (including spaces retained): 1 Difference in spaces: 0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☒ Yes
☐ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☐ Yes
☒ No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:
Development subject to the de minimis exemption (development below the threshold)

Reason for selecting exemption:
Site is existing hard standing.

Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to drawings, 23052 PSK 800 Rev00 and 23052 PSK 801 Rev00

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Typical waste and recyclable waste is collected within each of the new buildings in small storage bins. On collection day, waste is gathered for collection and loaded directly into the refuse vehicle which enters and turns on the site, away from the main road.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Separate general waste and recyclable waste bins are provided.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

234

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	1932	0	3336	1404

☐ No

60

2

61.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

105

Part-time

4

Total full-time equivalent

107.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

Other (Please specify)

Other (Please specify):

Storage and Office uses

Unknown:

No

Monday to Friday:

Start Time:

07:00

End Time:

18:00

Saturday:

Start Time:

08:00

End Time:

13:00

Sunday / Bank Holiday:

Start Time:**End Time:**

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☒ Yes☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

General construction equipment storage/ distribution and plant hire

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

16/01/2024

Details of the pre-application advice received

See: PRE20230287 Dalefield Industrial Park (002)

Officer's Analysis

Summary

In summary, subject to minor design revisions and additional information in the form of various assessments to be included with any forthcoming planning application, the proposals for employment uses on this key site allocated for employment are considered to be acceptable in principle. Accordingly, an application for planning permission is likely to be recommended favourably, subject to conditions.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Aaron

Surname

McConnell

Declaration Date

27/02/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Gary Colleran

Date

11/04/2024

Amendments Summary

Amendments were made to correct the responses to two questions: (All Types of Development: Non-Residential Floorspace & Employment), to accurately describe the intent of the proposal.

