



Delegated Report

Condition Discharge Application

Planning Application No: 20260198

Location: Land At Dalefield Way (West) Dalefield Way Gravesend Kent

Description: Application for the approval of condition 4 (Contaminated Land Assessment & Remediation Strategy), condition 5 (Contamination Not Previously Identified), condition 6 (Infiltration Drainage Restriction), condition 7 (Detailed Surface Water Drainage Scheme) and condition 11 (Acoustic Fencing Details) attached to planning reference number 20250596.

Applicant: OHalloran & OBrien OHalloran & OBrien

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Cover letter dated 17 February 2026

Application form

Geo-Environmental Report (17 February 2026)

Technical Note: Acoustic Barrier (13 February 2026)

Drawing no. 0-3-01 Rev. P1 (Proposed Fence)

Manhire Associates Consulting Engineers Response Letter dated 20 March 2026

Manhire Associates Consulting Engineers Drainage Calculation (Planning Condition 7 Submission) (February 2026)

Superseded:

~~Flood Risk Assessment Note and Preliminary Drainage Strategy (May 2024)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20250596	Use of the land for open storage of construction related equipment and operations related to Dalefield Way Industrial Park (B8 use) with associated installation of hardstanding/surface treatment.	Permitted	23.01.2026

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS18 – Climate Change
- CS19 – Development and Design Principles

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development

- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15 – Conserving and Enhancing the Natural Environment

Consultations, Publicity and Representations

External Consultees

Environment Agency

Thank you for consulting us on the above application which we received on 23 February 2026. As part of this consultation, we have reviewed the following documents:

- Geo-environmental report (ref. 24054, dated 17 February 2026, by Manhire Associates)

Environment Agency position

We object to the discharge of condition 5.

We have no objection to the discharge of conditions 4 and 6.

Section 1: Technical comments

Condition 4 (Contaminated Land Assessment & Remediation Strategy) Reviewing the contaminated land assessment and site investigation within the Geo-environmental report, investigations have demonstrated that contamination is not present on the site and that remediation works are not required for the site. We understand that a Discovery Strategy & Watching Brief have been put in place to ensure that any unsuspected contamination to be found on site is correctly reported and remediated. Based on what has been presented within the Geo-environmental report we have no objection to the discharge of conditions 4.

Condition 5 (Contamination Not Previously Identified)

We cannot recommend the discharge of condition 5 until development of the site is completed. This condition is only triggered when/if unsuspected contamination is found on site.

Condition 6 (Infiltration Drainage Restriction)

With the specified findings of the Geo-environmental report regarding assessment of risks to controlled waters, we understand that risk to control waters is considered highly unlikely. This is due to: groundwater not being shallow on site, no contamination on site being identified and the underlying geology and strata providing a barrier to groundwaters (underlying strata comprise Made Ground over Alluvium, Alluvial clay deposits provide a low permeability barrier). In light of the above, we have no objection to the discharge of condition 6.

KCC Flood and Water Management (Initial comments 16.03.2026)

Kent County Council as Lead Local Flood Authority have the following comments:

Unfortunately, there is presently insufficient information submitted to recommend the discharge of conditions 6 and 7 related to infiltration drainage and the provision of a sustainable drainage scheme. We would therefore recommend the application is not determined until further details have been provided for review.

As a minimum, a discharge of conditions application for the submission of a sustainable drainage scheme must comprise:

- A detailed non-technical summary statement or covering letter giving an overview of the design approach.
- Detailed design drainage layout drawings, annotated with pipe numbers, manhole cover and invert levels and key drainage features (such as attenuation devices, flow controls, soakaway locations etc.). General arrangement drawings of key drainage features or structures should also be provided.
- Information to support any key design inputs (e.g. greenfield and / or brownfield run-off rate calculations, existing and / or proposed impermeable area plan, ground investigation logs and infiltration test results)

(where applicable) and phasing plans (where applicable))

- Final full network calculations and model details to demonstrate the drainage system's operation and performance for the critical duration 12 year, 30 year, 100 year + appropriate climate change allowances storm intensities. The latest information on the allowances and map can be found at the following link: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.
- Where there is any exceedance of the drainage network above the 30 year event, an exceedance plan should be provided illustrating where exceedance occurs and the extent and depth of flooding. Exceedance must be controlled within the site boundary.
- A description of the measures included within the drainage scheme to manage the quality of surface water runoff together with information demonstrating that the measures are sufficient to ensure receiving surface waters and / or groundwater are adequately protected against pollution (time of travel, etc)
- Details demonstrating that appropriate operational, maintenance and access requirements for each drainage feature or SuDS component have been adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker (where applicable). We recommend submission of an operation and maintenance manual that comprises:

We would highlight the importance of submitting sufficient detail to fully address the requirements of the conditions being discharged.

KCC Flood and Water Management (Further comments 31.03.2026)

Kent County Council as Lead Local Flood Authority have the following comments:

Condition 7 requires the submission of a detailed surface water drainage scheme for the site. The detailed drainage scheme shall be based upon the design principles detailed within the Flood Risk Assessment (24054_WP01- Revision 3) and should include the details noted in our previous letter dated 16th March 2026 to meet the requirements of the condition.

The re-submission of a Flood Risk Assessment (in this case, a previous revision 00 which is not that which was approved) containing preliminary drainage details is insufficient for a discharge of condition application. A detailed design package of information would be required to meet the condition requirements.

We currently recommend the discharge of condition 7 is refused on the above basis.

KCC Flood and Water Management (Further comments 13.04.2026)

Kent County Council as Lead Local Flood Authority have the following comments:

We have reviewed the Drainage Calculation (Planning Condition 7 Submission) report ref. 24054_WP01, February 026 and have no objection to the discharge of condition 7 based on the information provided.

Internal Consultees

GBC Environmental Protection

The following comments are made with regards to the conditions relevant to Environmental Protection:

Condition 4 (Contaminated Land Assessment & Remediation Strategy)

The submitted Geo-Environmental Report by Manhire Associates dated 17th February 2026 confirms that onsite intrusive investigation in accordance with the recommendations in the Phase 1 report submitted with the original application has been carried out. No exceedance for any contaminant was found. Based on this, the site is suitable for the use, and no remediation works are needed.

The submitted report addresses parts a) and b) of Condition 4. As no remediation is needed, parts c), d) and e) don't require any further information to be submitted so can also be considered as suitable for discharge.

Condition 5 (Contamination Not Previously Identified)

The above report also provides details as to how this condition will be met if needed. Whilst this is accepted, it is advised that the condition is not discharged until the ground works are completed. That way if any unexpected contamination is found we will be made aware of it and can ensure it is satisfactorily remediated.

Condition 11 (Acoustic Fencing Details)

The submitted information is acceptable and demonstrates a satisfactory level of noise reduction as a result of the close boarded fencing. There is no objection to this condition being discharged.

Neighbouring properties

As this is an application for the discharge of conditions there is no requirement to consult neighbouring properties.

Officer's Analysis

Condition 4 (Contaminated Land Assessment & Remediation Strategy)

Condition 4 states as follows:

Within one month of the date of permission and prior to any ground works, site and/or vegetation clearance being undertaken, a contaminated land assessment (in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) guidance) and if necessary an associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority:

- a) A site investigation, based on the findings of the submitted 'Phase 1 Geo Environmental Desktop Study' by Manhire Associated dated May 2025 (Report Ref: 24054 Rev00) shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.*
- b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.*
- c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance). If during any works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.*
- d) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.*
- e) Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and the provision of reports on the same, must be prepared and approved in writing by the Local Planning Authority.*

Following completion of the measures identified in that scheme, and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority. The development must be carried out in complete accordance with the approved timetable of works.

Reason: In the interest of ground conditions and pollution, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

A Geo-Environmental Report (17 February 2026) has been submitted in relation to this condition.

The Environment Agency commented that the investigations have demonstrated contamination is not present on the site and that remediation works are not required. They understand that a Discovery Strategy and Watching Brief have been put in place to ensure that any unsuspected contamination to be found on site is correctly reported and remediated. Based on what has been presented within the report they have no objection to the discharge of condition 4.

The Council's Environmental Protection Officer commented that the submitted report confirms that onsite intrusive investigation in accordance with the recommendations in the Phase 1 report submitted with the original application has been carried out. No exceedance for any contaminant was found. Based on this, the site is suitable for the use, and no remediation works are needed.

The submitted report addresses parts a) and b) of Condition 4. As no remediation is needed, parts c), d) and e) do not require any further information to be submitted so can also be considered as suitable for discharge.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 4. The details accord with Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and the reason for condition 4.

Condition 5 (Contamination Not Previously Identified)

Condition 5 states as follows:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, in line with paragraph 187 of the National Planning Policy Framework 2024.

A Geo-Environmental Report (17 February 2026) has been submitted in relation to this condition.

This condition is only triggered when/if unsuspected contamination is found on site and is not required to be discharged at this point in time. The Council's Environmental Protection Officer has stated that the report provides details as to how this condition will be met if needed. Whilst this is accepted, it is advised that the condition is not discharged until the ground works are completed. That way, if any unexpected contamination is found the Council will be made aware of it and can ensure it is satisfactorily remediated.

There are therefore no further details required under this condition at this time and for the avoidance of doubt, condition 5 has been removed from this discharge of condition application.

Condition 6 (Infiltration Drainage Restriction)

Condition 6 states as follows:

No drainage systems for the infiltration of surface water to the ground are permitted unless proposals for

such systems have been supported by an assessment of the risks to controlled waters. The assessment should be submitted to and approved in writing by the Local Planning Authority, and the development should be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, in line with paragraph 187 of the National Planning Policy Framework 2024.

A Geo-Environmental Report (17 February 2026) has been submitted in relation to this condition.

The Environment Agency commented that with the specified findings of the Geo-environmental report regarding assessment of risks to controlled waters, they understand that risk to control waters is considered highly unlikely. This is due to: groundwater not being shallow on site, no contamination on site being identified and the underlying geology and strata providing a barrier to groundwaters (underlying strata comprise Made Ground over Alluvium, Alluvial clay deposits provide a low permeability barrier). In light of the above, they have no objection to the discharge of condition 6.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 6. The details accord with paragraph 187 of the National Planning Policy Framework 2024, and the reason for condition 6.

Condition 7 (Detailed Surface Water Drainage Scheme)

Condition 7 states as follows:

Prior to the addition of the final surfacing, a detailed sustainable surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The detailed drainage scheme shall be based upon the design principles detailed within the Flood Risk Assessment (24054_WP01- Revision 3). The submitted scheme shall demonstrate compliance with the required technical standards at the time of submission and shall demonstrate 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 without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- o that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.*
- o appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.*

The drainage scheme shall be implemented 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, in accordance with Policies CS18 and CS19 of the Gravesham Local Plan 2014.

Manhire Associates Consulting Engineers Drainage Calculation (Planning Condition 7 Submission) (February 2026) has been submitted in relation to this condition.

KCC as Lead Local Flood Authority have reviewed the submission and have no objection to the discharge of condition 7 based on the information provided.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 7. The details accord with Policies CS18 and CS19 of the Gravesham Local Plan 2014, and the reason for condition 7.

Condition 11 (Acoustic Fencing Details)

Condition 11 states as follows:

Within three months of the date of permission details of acoustic fencing to be installed along the Dalefield Way frontage shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be implemented as approved within 6 months of the date of the approved details and retained thereafter.

Reason: In the interests of residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

A Technical Note: Acoustic Barrier (13 February 2026) and drawing no. 0-3-01 Rev. P1 (Proposed Fence) have been submitted in relation to this condition.

The Council's Environmental Protection Officer confirmed that the submitted information is acceptable and demonstrates a satisfactory level of noise reduction as a result of the close boarded fencing. There is no objection to this condition being discharged.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 11. The details accord with Policy CS19 of the Gravesham Local Plan 2014, and the reason for condition 11.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20250596 for the use of the land for open storage of construction related equipment and operations. It is considered that conditions 4, 6, 7 and 11 can be discharged.

Remaining Conditions

An informative should be added to remind the applicant of the details required under condition 8 (Surface Water Drainage System Verification Report), which are required within one month of the approval date of condition 7.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
Signed:	<i>K. Parkin</i>	Signed:	<i>F Walsh</i>
Dated:	15th April 2026	Dated:	17 April 2026