

Delegated Report

Consultation on Marine Licence Application

Planning Application No: 20240691

Location: Denton Wharf, Mark Lane, Gravesend, Kent, DA12 2PL

Description: Consultation on application for a marine licence MLA/2024/00283. Part 4 of the Marine and Coastal Access Act 2009 ("the 2009 Act")

Applicant: Marine Management Organisation

Site Visit Date: N/A

Submitted Documents/Plans

The documents accessed on the Marine Management Organisations webpage are:

- Timetable;
- Denton Berth Redevelopment: Water Framework Directive Assessment, Document ID: DBRWFD, Version 1, Revision 2;
- Denton Beth Redevelopment: Southeast Inshore Marine Plan Assessment, Version 1;
- Project Summary; and
- Google Earth Pro Location.

Relevant Planning History

Reference	Description	Decision	Decision Date
19820822	Erection of extension to existing jetties and construction of an extension to Tee Head pier	Permitted	31.01.1983
19800311	Erection of an extension to jetty	Permitted	15.05.1980
19790515	Construction of an extension to Tee Head pier	Permitted	25.07.1979
19780588	Erection of two extensions to existing jetty	Permitted	27.07.1978
19760838	Erection of an extension to the cargo jetty	Permitted	09.02.1977

Officer's Analysis

This is a consultation from the Marine Management Organisation (MMO) for development that the Port of London Authority (PLA) wish to carry out at Denton Wharf. Denton Wharf is shown in the below Google Earth Pro image submitted with the application to the MMO:



Denton Wharf is the PLA'S marine base of operations and is a facility to undertake a wide range of critical marine and land-based operations.

The upriver pontoons have been identified as being in poor condition and in need of immediate replacement and the PLA wishes to replace these three upriver pontoons with three new pontoons in order to provide a new and improved modern berthing facility for its vessel fleet and third part tenants. The works will also include the installation of three new monopiles and associated infrastructure (access brows/gangways, services, topside equipment etc.). Denton Wharf will maintain its current use as the PLA's marine base of operations. The works intend to improve the efficiency and effectiveness of these operations and provide a modern berthing facility for all vessels at Denton Wharf. Some of the improved operations will include fuelling operations, offloading of foul water and lifting operations.

The submission states that the PLA benefits from permitted development rights as set out in Class B of Part 8 of Schedule 2 of the General Permitted Development Order 2015 as amended by The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 which allows the PLA to undertake development on operational land as it is a statutory undertaker (in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings) and that therefore the proposed development is permitted development and planning permission is not required.

The PLA are required to apply for a Marine Licence to the MMO for any works to be carried out within the UK marine area and it is this that the MMO are consulting the Borough Council on.

The submitted information to the MMO states that the proposed works will be as follows:

Section 1 (on site):

- Remove existing access canting brow (approx. 40m long) and gangway connection; Construct new concrete or steel raised bankseat on jetty head;
- Disconnect, remove and transport Albert Pontoon (61m barge) to a nearby mooring as directed by the client;
- Install one new pontoon (61m) on existing piles;
- Install new canting brow (approx. 40m long) to jetty head.

Section 2 (on site):

- Disconnect, remove and transport Victoria Pontoon (30m barge) to a nearby mooring as directed by the client;
- Disconnect, remove and transport CRT 1 Pontoon (40m spud barge) to a nearby mooring as

directed by the client;

- Remove one (1) pile, 1520mm diameter, either by pulling or cutting at least 1m below bed level, and dispose appropriately;
- Install three new 1520mm-diameter, 30mm-thick, 32m-long S355 steel circular hollow sections to act as guide/moorings;
- Install two new 61m pontoons on one existing and three new piles;
- Install two small connecting gangways (approx. 8m) between new pontoons;
- Install and commission MEP services, including lighting, fuel, water, power, foul water.

It is stated in the consultation from the MMO that in determining an application for a marine licence MMO must have regard to:

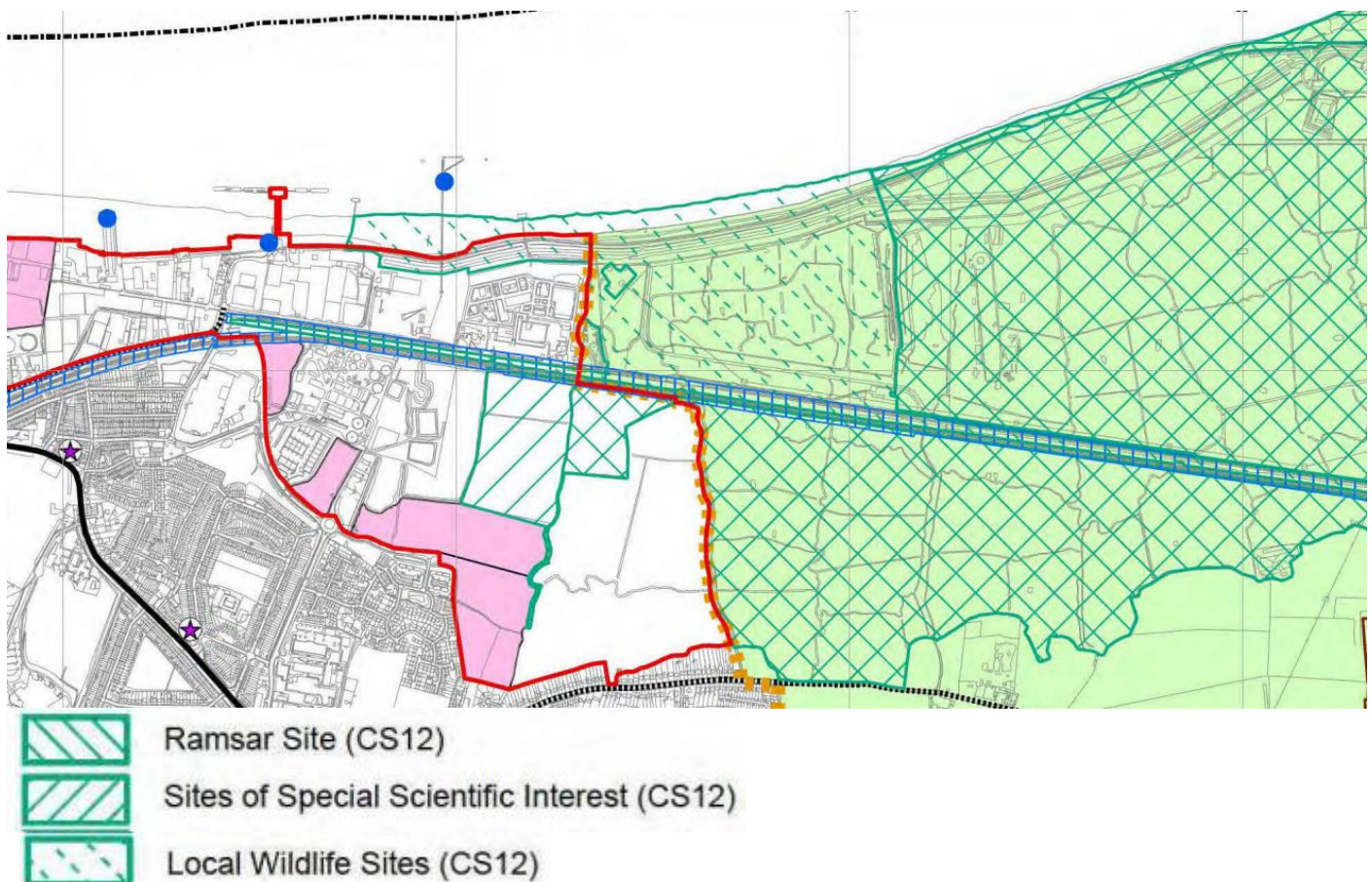
- The need to protect the environment;
- The need to protect human health.
- The need to prevent interference with other legitimate uses of the sea;

and other such matters that MMO considers relevant.

The Council is invited to provide any comments or observations within the Council's remit, in respect of the various factors to which MMO must have regard when determining applications.

This is a consultation from the MMO on a marine licence application (ref. MLA/2024/00283) for the removal of the existing upriver pontoons and provision of three replacement upriver pontoons including installation of three new monopiles and associated infrastructure (access brows/gangways, services, topside equipment etc.) at Denton Wharf, Mark Lane, Gravesend, Kent, DA12 2PL.

The site itself does not lie within a designated environmentally sensitive area. The Local Wildlife Site (Canal and Grazing Marsh, Higham), the Thames Estuary and Marshes SPA/Ramsar and SSSI are in close proximity to the east as shown below:



The proposal involves piling works and construction works in the River Thames. Such works could impact on ecology and biodiversity including water quality. To this end the MMO will need to be satisfied that the proposal would not cause any undue harm to ecology and biodiversity and that the proposed measures to mitigate any likely negative effects are acceptable. This includes considering the impact on the adjacent designated sites. Dredging and piling have the potential to be harmful to the fish species resident in and moving through this area of the tidal Thames.

The site of the proposed replacement pontoons is likely to lie within an area of sensitive archaeology and heritage. The site lies along the foreshore of the River Thames which has potential for early prehistoric remains and palaeoenvironmental remains associated with early human activity along this area of North Kent coast. The development of the proposed pontoon involves piling as well as other constructions works. Such works could have an impact on sensitive archaeology. The MMO will need to satisfy itself that there would be no undue harm from the proposed development on archaeology. Would the the piling disturb remains located on the river floor for example.

In visual terms it will need to be ensured that the replacement pontoons will not affect the visual character of the area.

In respect of noise and vibration, consideration will need to be given to construction noise/vibration and in terms of vibration, the impact of piling activities will need to be assessed in order to ensure that the levels at the nearest sensitive receptors (both residential and non-residential) to the proposed development site would not be unacceptable.

It will also need to be ensured that there would be no impact on the tidal flow of the River Thames.

In respect of parking and highway safety, the level of traffic generated by the proposal during the construction phase will need to be considered and the level of any HGV movements to and from the site to ensure there would be no impact on highway safety.

The Borough Council has two current applications under consideration for Denton Wharf:

20240590 – Upgrade to existing radar tower to increase the height of the tower; and
20240527 - Construction of DNO kiosks, Low Voltage Cabinets and associated Cabling.

Both applications are concerned with transitioning to low carbon energy.

The MMO is thanked for consulting Gravesham Borough Council.

Recommendation

Observations Sent

(See draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	1st August 2024	Dated:	02 August 2024