



Architects

Application for Discharge of Conditions

Application: 20231050

Erection of a portal frame shed for servicing and maintaining coaches, including space for an office on a mezzanine floor and storage on the ground floor

at

**Grange Travel Coach Hire Limited
Canal Road, Gravesend
DA12 2RN**

PLANNING STATEMENT

July 2024

DAC Architects

21 Stone Street, Gravesend, Kent DA11 0NP

Introduction

The shed was constructed in early 2023. A retrospective planning application for this shed has been granted permission under ref 20231050, dated 14th December 2023.

DAC Architects have been appointed to prepare a planning application for the discharge of planning conditions.

This application seeks to discharge planning conditions no's 2, 3 and 4.

Planning Condition no.2:

2. Within three months of the date of this permission, a strategy to deal with the potential risks associated with any contamination of the site should be submitted to and approved in writing by the Local Planning Authority. This strategy will include the following components:

(a) A preliminary risk assessment which has identified:

- all previous uses;*
- potential contaminants associated with those uses;*
- a conceptual model of the site indicating sources, pathways and receptors;*
and
- potentially unacceptable risks arising from contamination at the site.*

(b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written approval of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: *To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework 2023.*
A Phase 1 Ground Investigation

- A phase 1 (desk study) ground investigation report prepared by G.D Ground Engineering Services Ltd, dated 1st April 2024 is submitted with this application.*

Planning Condition no's 3 and 4:

3. Within three months of the approval of condition (2), a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: *To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework 2023.*

4. Within three months of the date of this permission, a Pollution Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan must outline what monitoring and surveillance procedures are in place to mitigate the risks to the environment from fuel spillages at the site, and what provisions are available on site to deal with a spillage (e.g. spill kits etc.). The development shall be carried out in accordance with the approved details.

Reason: *To prevent pollution of controlled waters and to comply with paragraph 174 of the National Planning Policy Framework 2023.*

- A phase 2 geo-environmental assessment prepared by G.D Ground Engineering Services Ltd, dated 14th June 2024 is submitted with this application.