

Gravesham Borough Council
Development Control
Civic Centre Windmill Street
Gravesend
Kent
DA12 1AU

Our ref: KT/2022/129861/04-L01
Your ref: 20220733
Date: 22 March 2023

Dear Ethan

The Installation Of Two Additional Bitumen Tanks, Load Out Gantry And The Installation Of A Bitumen Emulsion Plant And Alternative Car Parking.

FM Conway, Imperial Wharf, Clifton Marine Parade, Gravesend, Kent, DA11 0DY

Thank you for consulting us on the above application. **We have no objection to the planning application as submitted, subject to the attached conditions being imposed on any planning permission granted.**

Flood Risk

Thank you for the additional information provided, we can recommend the following planning conditions regarding flood risk.

Condition 1

Before the proposed emulsion plant, emulsion tanks and truck loading system are operational, improvements must be made to the tidal Thames flood defences in accordance with the letter by PDE Consulting Limited (named: GM.006, reference: 20/010/GM/23/006, dated: 27 February 2023, signed by: George Massingham). These improvements must include as a minimum:

- Provide a site tidal flood defence crest level of no less than 7.00m Above Ordnance Datum.
- A vehicle crash barrier will be constructed adjacent to the tidal flood defence in the proposed HGV parking and circulation area.
- No part of the development will encroach closer than the distances stated in the referenced letter.

Reason

To prevent an increased risk of flooding, to ensure that the development is appropriately protected from flooding, in line with the National Planning Policy Framework (NPPF), and to enable the inspection of flood defence assets.

Condition 2

Within 3 months of completion of the tidal flood defence works, 'as built' drawings shall be provided to the Local Planning Authority and the Environment Agency.

Reason

For the avoidance of doubt, to facilitate any future flood defence intervention and to prevent an increased risk of flooding.

Informative

Flood Risk Activity Permit (FRAP)

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. In preparation for the required FRAP, we would require the application to be supported by a detailed method statements.

Groundwater and Contaminated Land

Given the nature and scale of development, expanding an existing facility, with no significant deep earthworks, the proposal is acceptable in principle providing the following conditions are attached. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition 3

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 the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority.

The remediation strategy shall be implemented as approved.

Reasons

To protect the underlying groundwater from the risk of pollution and in accordance with the requirements of the National Planning Policy Framework (NPPF). The site

could impact underlying or nearby controlled waters. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented.

Condition 4

No drainage system for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning Gravesham Borough Council End authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons

To protect the underlying groundwater from the risk of pollution and in accordance with the requirements of the National Planning Policy Framework (NPPF). The site could impact underlying or nearby controlled waters. National Planning Policy Framework (NPPF) states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.

Condition 5

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reasons

To protect the underlying groundwater from the risk of pollution. The piling could impact underlying or nearby controlled waters by causing contamination in the ground to migrate into groundwater or surface water by causing disturbance to existing ground and historic contamination.

All storage of chemicals, fuel and oils must be undertaken in appropriate industry standard containment and secondary containment meet relevant design standards.

Please do not hesitate to contact us should you require any further information.

Yours sincerely

Ms Laura Edwards

Planning Advisor

Direct email KSLPLANNING@environment-agency.gov.uk

Environment Agency

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