

Our Ref: MN/6223/App/Conds_091221
9th December 2021

Mrs A Webster
Planning Department,
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Mrs Webster

**Re: Discharge of Conditions Planning application at Top Yard, Hardys Corner, 2
Vale Road, Northfleet, Gravesend, Kent, in relation to approval ref: 20190727
Conditions 4, 7, 8, 9, 10, 11, 15 & 17**

On behalf of our client, we write in support of a Discharge of Conditions application submitted via the Planning Portal for the proposals at Top Yard following approval, ref: 20190727. The submitted information looks to discharge conditions 4, 7, 8, 9, 10, 11, 15 & 17 of the above permission. We are resubmitting for these conditions following a recent refusal (ref: 20211109) and we hope we have now met the requirements in full. If you require any further information please do contact me.

Condition 4 & 17– Please see submitted Civil Engineer's package of information for the drainage design. The plans indicate the sustainable water system with the use of attenuation crates and has allowed for a tanked substrate to prevent surface water infiltration through into the made ground as required as part of the planning approved. A technical note is provided explaining the system.

A drainage operations and maintenance manual is also provided along with the required rainfall/storm calculations.

For the timetable of implementation, the work is proposed to start around June 2022 and the groundworks element will last approximately 6 months. The drainage network will be privately owned and maintained.

Condition 7 – Please see attached manufacturers revised information for the proposed air handling system designed for dust and noise mitigation. Also submitted is the required Air Quality Scheme checklist completed to the best of our knowledge at this time and includes the details of the proposed air handling units, the manufacturer's details and the maintenance details/ schedules. The extract/intake vents have been placed on the West side of the building (except Flat 1) due to the acoustic report conclusion and following expert guidance/advice from Zehnder. The Vale Road elevation (East) is deemed to be the noisier elevation once all the proposed acoustic fences are installed to the South, West and North boundaries and therefore Zehnder's have sited the vents on this quieter elevation. The exception is flat 1 which is protected on the East side via an acoustic fence. These plans now indicate the attenuation units as requested.



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The elevation drawing 6223-PD-22_B is submitted with air handling system vents indicated. The main floor plans 6223-PD-21_B is also included with the location of the air handling external vents indicated. However please refer to Zehnder's individual apartment plans for ventilation system details/duct routes.

Zehnder have confirmed there are no background or passive vents required with this system and this is noted on their plans. The system will be installed by an approved installer experienced in this type of installation, however, at this stage the installer is unknown. The contractor will get an approved installers list from the manufacturer to select from.

Regarding the comments from Environmental Protection referring to 'text recommending options' we are unsure what they mean. The layouts, heat exchange unit type, duct sizes and extract rates noted on the drawings are all as proposed. The minimum ceiling voids are shown to accommodate the different duct sizes and the plans indicate the duct sizes proposed for each flat. Recirculating cooker hoods are recommended and we can confirm the kitchens will include these.

Conditions 8, 9 & 15 – Please refer to drawing 6223-PD-24_A showing a site plan with proposed hard and soft landscaping elements indicated. All surfaces are to be impermeable as required under the planning approval and the final drainage design using a tanking system is to be submitted separately as part of the on-going application ref: 20210049. Clarification for the acoustic fencing has been added with heights and location clearly indicated. Images for the proposed 1.2m low-level bow top fencing and gates around the play area has been added as well as confirmation regarding the existing stone wall and note to confirm the new stone wall elements will match.

The surface finish to the soft landscaped areas will be grass with the only exception being the soft surface to the child's play area which will be a specialist bonded rubber mulch as indicated on the plan.

Full set of proposed levels are shown on the submitted Civil Engineer's drawings 3474-CON_00_XX_DR_C_1500_P03 and 3474-CON_00_XX_DR_C_1501_P03.

Conditions 10 & 11 - Please refer to drawing 6223-PD-23_A for proposed cycle and refuse store details.

As such, to support this submission, the following documentation is being provided:

- Application forms completed and signed.
- Drawing 6223-PD-21_B – Proposed Floor plans
- Drawing 6223-PD-22_B – Proposed Elevations
- Drawing 6223-PD-23_A – Refuse & Cycle Stores
- Drawing 6223-PD-24_A – Proposed Landscaping Plan
- Civil Engineers drawings 3474-CON_00_XX_DR_C_1500_P03 and 3474-CON_00_XX_DR_C_1501_P03 indicating complete proposed site levels.

- Civil Engineers drawings 3474-CON_00_XX_DR_C_1510_P03 and 3474-CON_00_XX_DR_C_1511_P03 indicating drainage scheme.
- Civil Engineers drawings 3474-CON_00_XX_DR_C_1519_P01 indicating manhole schedule.
- Civil Engineers drawing 3474-CON_00_XX_DR_C_1530_P03 for typical drainage detail.
- Civil Engineers drawing 3474-CON_00_XX_DR_C_1540_P03 for typical construction details.
- Storm flow calculations from civil engineer.
- 3474 Drainage O&M - P01 - Drainage Operations and Maintenance manual by civil engineer.
- 3474 Technical Note – P01 by civil engineer.
- Air handling system design by Greenwoods/Zehnder – Individual flat floor plans for flats 1-10.
- Wall mounted air handling unit data sheet – CA15WM-GB for flats 5 & 10.
- Ceiling mounted air handling unit data sheet – CA15CM-GB for flats 1,2,3,4,6,7,8, & 9.
- Acoustic attenuator data sheet with specified unit (CA150600) and flexible duct (TS400150) highlighted.
- Air Quality Scheme Checklists for each flat duly completed.

I trust the above and submitted information is satisfactory. If there is anything further you require or wish to clarify, please do not hesitate to contact us.

Yours faithfully,



Mark Nippres

Cc. Client