



Delegated Report

Discharge of Conditions Application

Application No:	20241118
Location:	Former Gravesend And North Kent Hospital (M Block) Clifton Road Gravesend Kent DA11 0DG
Description:	Application for the approval of condition 3 (Code of Construction Practice), 4 (Details of Construction Compound), 6 (Wheel Washing) and 12 (Phasing Plan) attached to planning reference number 20220915.
Applicant:	Strawberry Star SL1 Limited

Submitted Documents/Plans

- Application Form – dated 6 December 2024.
- Letter – dated 6 December 2024.
- Demolition & Construction Environmental Management Plan November 2024.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220915	Application for a minor material amendment to planning permission reference no. 20190504 (following planning permission reference no. 20220487 for non-material amendment to allow the change of description to: Conversion of existing building with a side extension and a roof extension, the construction of a new residential building to provide residential units (class C3) consisting of one bed, two bed and three bed homes, together with associated car parking, motorcycle and cycles spaces alongside amenity space, private gymnasium and waste and space in Class E as flexi use space) to allow: amendments to Block M only (conversion building), including amendments to unit mix, internal layouts and parking, introduction of additional private and shared amenity space, elevational changes and amended material palette.	Permitted	25.11.2022

Consultations, Publicity and Representations

GBC Environmental Protection

Condition 3 (Code of Construction Practice)

The submitted information has been reviewed. In respect of the impact on residential amenity, the information is satisfactory. There is no objection to the condition being discharged.

KCC Highways

I refer to the above planning application and having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority to the discharge of the above numbered conditions.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

Officer's Analysis

This is an application for the approval of conditions attached to planning reference number 20220915, relating to:

- Code of Construction Practice (condition 3),
- Details of Construction Compound (condition 4),
- Wheel Washing (condition 6), and
- Phasing Plan (condition 12).

Condition 3 (Code of Construction Practice)

Condition 3 states the following:

3. *No development shall be commenced until a comprehensive Code of Construction Practice covering environmental impacts during the construction phase of this development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include details of hours of work during the construction period, delivery times for materials, parking of vehicles of site personnel and visitors, loading and unloading of plant materials, storage of materials and wheel washing proposals. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.*

Reason: To ensure the free flow of traffic on the highway and to minimise the impact on residential amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The letter dated 6 December 2024, which accompanies this submission provides the following information concerning this condition:

The Code of Construction Practice is embedded in the submitted CEMP which provides details regarding working hours during the construction period at Section 7.2; delivery times for materials at Section 9.3; information regarding storage of material at 9.4. As covered by Condition 6, details regarding wheel washing are provided at Figure 5 of the CEMP.

Section 7.2 of the Construction Environmental Management Plan (CEMP) provides the following information with respect to working hours during the construction period:

The construction hours will be as set out in the planning approval; anticipated that will be in the realm of:

- 8:00am – 6:00pm Monday to Friday
- 8:00am – 1:00pm Saturday
- Closed Sundays and bank holidays

In the event of there being a circumstance where construction work will be required to take place outside of these hours, the exact phasing, and timescales of this will be communicated to our neighbours and direct to the relevant Environmental Health Officer for the area for the necessary Section 61 approval.

Section 9.3 states the following with respect to delivery times for materials:

Delivery times will be scheduled with the supply chain to avoid conflict with school hours and peak-time pedestrian footfall. The site team will use endeavours to prevent deliveries taking place between:

- 8:30am – 9:15am*
- 14:45pm – 15:45pm*

With respect to parking of vehicles of site personnel and visitors, section 8.1 states the following:

Carparking will be available on site for site management team only. The site carparking areas have been clearly marked in section 5.3 for the duration of the project. There will be no car parking on site for trades. During the procurement stage, tenderers will be informed that operatives can attend the site delivery access point to unload tools at the start and end of their working day but must spend as minimal time as practicably possible.

Section 8.2 explains that most trips to the site will be 'people' trips (i.e. tradesmen/professionals), with a relatively low number of conventional deliveries. A staff travel plan would be put in place. Details of this are set out at section 8.2.

Section 9.2 relates to deliveries and confirms that all deliveries will be offloaded within the site boundary. Section 5.3 provides details of storage of materials and Figure 5 provides details of the location of the proposed wheel washing facility (which is also required by condition 6 – see below).

The submitted Code of Construction Practice, as embedded in the submitted CEMP, is acceptable. It is noted that no objection has been raised by KCC Highways and GBC Environmental Protection. Indeed, GBC Environmental Protection has commented that the information is satisfactory in terms of impact on residential amenity.

Condition 4 (Details of Construction Compound)

Condition 4 states the following:

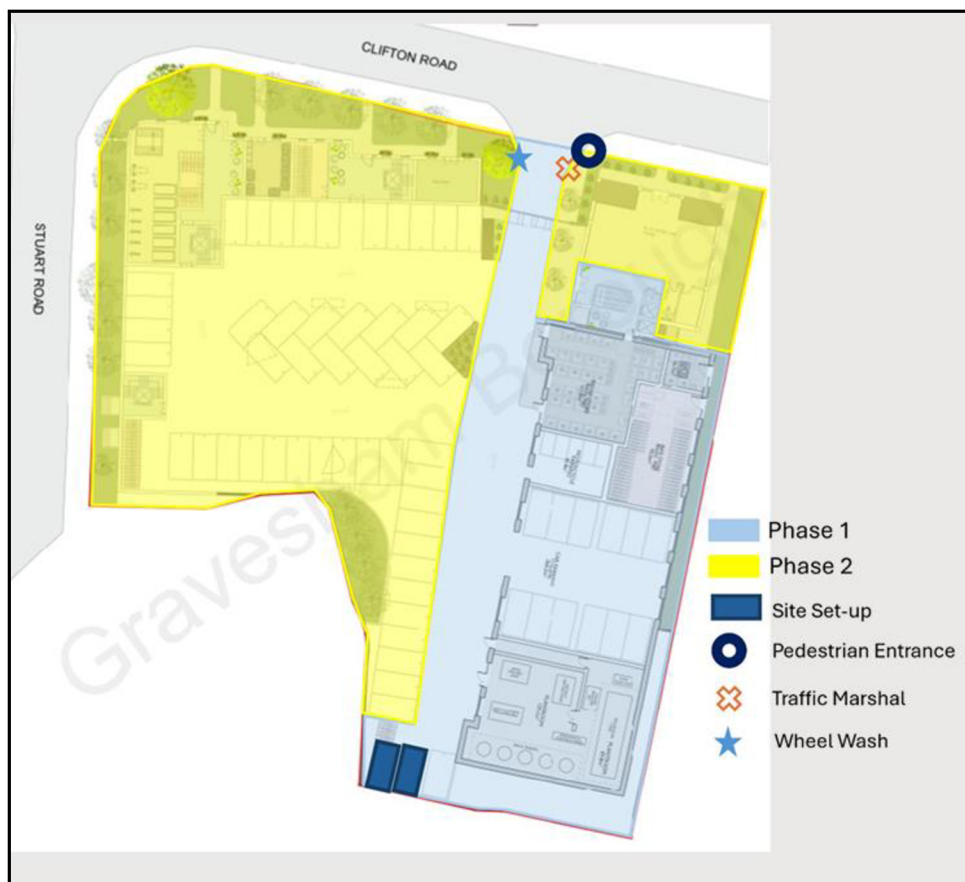
4. *No development shall be commenced until details of the proposed construction compound for the development, including its extent, location and access arrangements, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before construction commences.*

Reason: To ensure the development does not result in debris being deposited on the road during the construction of the development and does not result in detriment to highway safety, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The letter dated 6 December 2024, which accompanies this submission provides the following information concerning this condition:

Section 8.2 details the access arrangements for the construction compound. The construction logistics plan is shown in Figure 5 of the submitted CEMP with information regarding vehicle routing provided at Section 9.8.

Figure 5, which shows the extent of the compound for phases 1 and 2 of the development is reproduced below:



This is considered to be acceptable.

The access arrangements, including vehicle routing are detailed at Section 8.2 and Section 9.8 of the CEMP are also considered to be acceptable. It is noted that KCC Highways has raised no objection to the submitted details.

Condition 6 (Wheel Washing)

Condition 6 states the following:

6. *Details of the type and location of wheel washing facilities and chassis cleaning equipment to be provided on the site during the construction period for each phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site for each phase and shall thereafter be used and kept on site for the duration of construction and be maintained in working order throughout the period of construction.*

Reason: To ensure the development does not result in debris being deposited on the road during construction of the development and its locality generally, does not result in detriment to highway safety, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The letter dated 6 December 2024, which accompanies this submission provides the following information concerning this condition:

Wheel wash facilities are located at the front of the site entrance to ensure that vehicles leaving site do not generate mud onto the public highways. The location of wheel washing facilities is detailed in Figure 5 of the submitted Construction Environmental Management Plan.

Section 12.1 confirms that the type of wheel washing facility will be a jet wash:

At the commencement of the works onsite and prior to any main excavation works, in the short term to limit the amount of mud on the roads, a jet washer will be used to clean the wheels before exiting site onto the highway. Once the site operations are well underway it will not be necessary as vehicles will be fully on hard surfaced roadway.

This is considered to be acceptable.

Condition 12 (Phasing Plan)

Condition 12 states the following:

12. *No development shall be commenced until full details of the phasing of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Reason: The Local Planning Authority needs to be satisfied that the development of the site is undertaken in a coherent and comprehensive manner and to ensure compliance with Policies CS05 and CS19 of the Gravesham Local Plan Core Strategy 2014.

The letter dated 6 December 2024, which accompanies this submission provides the following information concerning this condition:

Section 5.2 of the Submitted CEMP details the phasing plan for the demolition and subsequent construction. The section details the 2 phased approach to post demolition construction.

The development would be carried out in two phases which is shown in Figure 4 of the CEMP:



This phasing arrangement is considered entirely appropriate.

Conclusion

For the reasons set out above, it is considered that the details submitted pursuant to condition 3 (Code of Construction Practice), condition 4 (Details of Construction Compound), condition 5 (Wheel Washing) and condition 12 (Phasing Plan) attached to planning reference number 20220915 are acceptable.

Recommendation

Discharge conditions 3, 4, 5 and 12 attached to planning reference number 20220915.

Case Officer:	Mr Gary Edwards	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	28 January 2025	Dated:	31 January 2025

