



Delegated Report

Approval of Condition Application

Application No:	20250149
Location:	FM Conway, Imperial Wharf, Clifton Marine Parade, Gravesend, Kent, DA11 0DY
Description:	Application for the approval of condition 14 (Piling) attached to planning reference number 20220733.
Applicant:	FM Conway Limited

Submitted Documents/Plans

- Application Form – dated 20 February 2025;
- Covering Letter by PDE Consulting Ltd – dated 20 February 2025;
- RAMS CFA Piling (ref. 25119-MS-00) by Morrisroe piling (dated 19 February 2025);
- Report on Ground Investigation at Imperial Wharf, Gravesend (AG2119-14-U38) (dated January 2015).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220733	The installation of two additional bitumen tanks, load out gantry and the installation of a bitumen emulsion plant and alternative car parking.	PERMITTED	11.09.2023

Consultations, Publicity and Representations

Environment Agency – We have **no objections** to the discharge of condition 14 (piling), we remove our previous objection.

We note that Continuous Flight Auger piling is proposed on site and that limited contamination has been identified to date in the underlying soils. We would note that the Risk Assessment and Method Statement (RAMS) does not include for the spilling of fuels or materials on site and the required procedures to prevent their discharge to ground or surface waters. **This should be included within the RAMS prior to starting works on site.** We would consider this is not a material amendment and that the provided piling methodology is suitable from a groundwater quality perspective. As such we would recommend discharge of this condition for this application.

GBC Environmental Protection – Having looked at the wording of this condition and the original application, the condition was requested by the Environment Agency. Therefore, the Environment Agency are better qualified to advise whether the condition can be discharged. I see that the Environment Agency have already made some comments.

Officer's Analysis

This is an application for the approval of condition 14 attached to planning permission reference 20220733, relating to the details of piling.

Condition 14 states the following:

14. No piling or any other foundation designs using penetrative methods shall be undertaken without the 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.

The condition was attached to ensure that underlying groundwater is protected from the risk of pollution.

The supporting information has been reviewed by the Environment Agency who raised no objections to the proposed piling details. Therefore, sufficient information has been provided to discharge condition 14 attached to planning permission reference 20220733.

Conclusion

The details submitted are adequate to discharge Condition 14 (Piling).

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	21 st May 2025	Dated:	21 May 2025