

Delegated Report

Application No: 20260118

Location: The Builders Yard, Lower Range Road, Gravesend

Description: Application for the approval of condition 7 (Piling Risk Assessment) attached to planning reference number 20250262.

Applicant: Gravesham Borough Council

Submitted Documents/Plans

Application form
Piling Statement by Wilson Building Consultants

Relevant Planning History

20250262 Application for variation of condition 2 attached to planning permission reference number 20190520 for erection of three storey building to form 14no. two bedroom self-contained flats; to allow increase in building height, a new ramped and stepped approach to both principle entrances along with omitting private gardens to Units 2, 3, 4 & 5.

Approved 20.08.2025

Consultations, Publicity and Representations

Environment Agency

Thank you for consulting us on the above application which we received on 9 February 2026. As part of this consultation, we have reviewed the following documents:

- Piling Statement to discharge Pre-commencement Planning condition 7 (re. 2580-WIL-LRR-XX-REP-S-0001 r1, dated 22 January 2026, by Wilson Building Consultants)

Environment Agency position

We have no objection to the discharge of condition 7 as submitted.

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Decision notice

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

GBC Environmental Protection Officer

This condition was not requested by Environmental Protection. The reason for the condition is to ensure that there is not a risk to groundwater or result in water pollution.

These matters are best addressed by the Environment Agency and it's advised that advice is sought from them in relation to this condition.

Analysis

Condition 7 of planning reference 20250262 states:

7. *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 by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.*

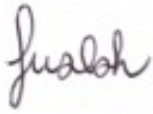
Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 187 of the National Planning Policy Framework and Local Plan Core Strategy Policy CS18: Climate Change.

The information submitted is acceptable and therefore the condition can be discharged.

Recommendation:

Discharge condition 7 of 20250262.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 09 March 2026	Dated: 10 March 2026