

Delegated Report

KCC Consultation

Planning Application No: 20240250

Location: Britannia Refined Metals Ltd Lower Road Northfleet Gravesend

Description: KCC Consultation GR/23/376/R6 (KCC/GR/0040/2024) - Details of piling risk assessment pursuant to condition 6 of planning permission GR/23/376 for an enclosed electronic waste (E-Scrap) transfer facility.

Applicant: Kent County Council

Site Visit Date: None (desktop assessment only)

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on the discharge of condition 6 (details of piling risk assessment) of planning permission reference GR/23/376, for an enclosed electronic waste (E-Scrap) transfer facility at Britannia Refined Metals, Lower Road, Northfleet (KCC reference GR/23/376/R6).

Submitted Documents/Plans

The planning application documents are available on the KCC website using reference GR/23/376/R6 via the following link;

[Planning Register : Kent County Council \(kentplanningapplications.co.uk\)](https://kentplanningapplications.co.uk)

Relevant Planning History

Reference	Description	Decision	Decision Date
20230376	KCC Consultation - Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling/management facilities. The proposed development includes the demolition of existing buildings, construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf.	Observations Sent	10.05.2023

Consultations, Publicity and Representations

As the determining authority, KCC have the responsibility to undertake relevant statutory consultations and publicity. However, the following consultations have been undertaken by GBC;

GBC Environmental Protection Team (Regulatory Services)

The 'Piling Works Risk Assessment' by WSP dated March 2024 (Report Ref: 62280170-006) has been reviewed.

The risk with piling activities on this site is that the use of the piles has the potential to create vertical pathways for contamination to move between the shallow groundwater and deeper groundwater/the aquifer beneath the site. In addition, it can create pathways for ground gas migration.

Cast in Situ, Controlled Modulus Columns (CMC) piles have been chosen. This involves using a reverse flight auger (to the top of the gravel at 18-21m) depth and the retracting the auger and pumping the drilled hole with concrete via the hollow auger. The advantage of this method in contaminated areas is that it avoids excavation of contaminated soils and improved the efficiency of the gas membrane.

The risk assessment has taken account of the EA's guidance on piling 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention' (2001). This looks at potential environmental and human health risk associated with piling and 6 scenarios are considered and risk assessed in this risk assessment.

A number of recommendations are made in the report regarding mitigation measures to reduce the risks. These are summarised in section 5.3 of the report. With the mitigation measures in place, any risk to groundwater/controlled water and human health is considered to be low.

Based on the above, this is considered satisfactory and there is no objection to Condition 6 being discharged.

Officer's Analysis

The application should be considered by KCC against relevant local and national planning policy as appropriate.

The comments of the GBC Environmental Protection Team (Regulatory Services) should be taken into consideration in the determination by KCC.

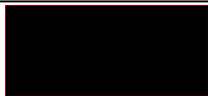
Expert advice will be provided as necessary by other consultations undertaken by KCC.

Conclusion & Recommendation

The application should be considered against relevant local and national planning policy and consultation responses as appropriate. The comments of the GBC Environmental Protection Team (Regulatory Services) should be taken into consideration in the determination.

Kent County Council is thanked for consulting Gravesham Borough Council.

(For a detailed response wording, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18th April 2024	Dated:	18 April 2024