

# **Consultee Comments for Planning Application**

## **23/500899/OUT**

### **Application Summary**

Application Number: 23/500899/OUT

Address: Land North Of The A20 Ashford Road Hollingbourne Kent

Proposal: Outline application for the erection a building for storage and distribution (Class B8 use) with a floorspace up to 10,788sqm (Gross External Area), ancillary offices, associated car parking, HGV parking, landscaping and infrastructure (All matters reserved except for access).

Case Officer: Richard Timms

### **Consultee Details**

Name: . Environmental Protection Team MIDKENT Environmental Health

Address: Tunbridge Wells Borough Council, Town Hall, Mount Pleasant Road Royal Tunbridge Wells, Kent TN1 1RS

Email: Not Available

On Behalf Of: MBC - Environmental Services

### **Comments**

MIDKENT ENVIRONMENTAL HEALTH

MEMORANDUM

From: Delainey Curry

Environmental Protection Team To: Richard Timms

Planning Department

Date: 3rd April 2023

Our Ref: 23/505442/GENPLA

Planning Details and Application Ref:

PLANNING REF 23/500899/OUT

UPRN 010094444827

ADDRESS

Land North Of The A20

Ashford Road

Hollingbourne

Kent

NATURE

Outline application for the erection a building for storage and distribution (Class B8 use) with a floorspace up to 10,788sqm (Gross External Area), ancillary offices, associated car parking, HGV parking, landscaping and infrastructure (All matters reserved except for access).

## REASON

## MAIN POINTS CONSIDERED:

Noise, external lighting, air quality, EV charging, odours, fumes, foul drainage, private water supplies, land contamination, radon, asbestos, accumulations.

## SITE VISITED:

No

## COMMENTS

The noise impact assessment (Doc ID: RUK2021N00014-RAM-RP-00047 dated 1st February 2023) indicates construction activities will occur between 7:30-18:00 Monday-Friday, however I would recommend any construction/demolition activities where noise is audible at the site boundary be limited to 8:00-18:00 Monday-Friday to adhere to our Mid-Kent code of construction guidance. Proposed Saturday working hours of 8:00-13:00 does conform to this guidance. Section 7.2 of the noise impact assessment details application of BPM to reduce noise levels during construction. Noise from plant and activity was modelled using measurement at a similar logistics facility and this concluded that operational noise should remain 5dB under the background noise at all sensitive receptor locations. The intended industrial/commercial use of the building leads me to recommend submission of a noise management plan as a condition of any permissions granted so that any potential disturbance during the operational phase can be considered and mitigated..

The external lighting assessment (Doc ID: RUK2021N00014-RAM-RP-00058 dated 1st February 2023) concludes that proposed lighting will achieve maximum vertical illuminance within ILP guidance limits for intrusive light. The developer may still wish to consider mitigation (e.g. dusk to dawn sensors, rear lamp shields etc) to further reduce potential impacts to nearby residents.

The air quality assessment by Ramboll (ref: 1620011691-005 dated 01/02/2023) is comprehensive, and I am reasonably satisfied with its general conclusions. I would, however, seek further information/clarification on the figures in Table 9.2: Proposed Mitigation and Cost. The assessment indicates that a value of £80,000 can be contributed to mitigate air quality impacts via a Travel Plan (travel information pack, car share scheme, cycle loans etc) but it would be beneficial for this department to receive a further breakdown of how this figure was calculated/quantified. The report recommends a Construction Environmental Management Plan

(CEMP) to outline measures to control and reduce impacts during the construction phase and this should be implemented as a condition of any permissions granted.

A preliminary desktop study by Geo-environmental Services Limited (ref: GE21285/DSRv1/JAN23 dated 30/01/2023) was submitted relating to potentially contaminated land on site. This report recommends intrusive site investigation due to the adjacent gas valve compound site and prior agricultural use of the development site and a report of this should be submitted to the local planning authority as a condition of any permissions granted.

Details on the proposed method of drainage should be submitted to the local planning authority as a condition of any permissions granted.

#### RECOMMENDATIONS:

No objections subject to comments above plus conditions and informatives below.

#### REQUESTED CONDITIONS:

Noise management plan: Prior to the operation of the development, a management plan covering the entirety of the operation shall be submitted for approval to the local planning authority. The plan shall include but not be limited to examples such as hours of operation and delivery, control of noise from plant and machinery, noise from internal and external activities. The plan should include procedures for response to complaints from residents or the local authority. It should include a review mechanism in response to justified complaints. Once approved the plan shall be implemented to the satisfaction of the local planning authority.

Air Quality: The development shall not be commenced until further detail on the quantified mitigation of the proposed travel plan has been submitted to and approved by the local planning authority.

Contaminated Land: the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:

- 1) A site investigation, based on the preliminary desktop study by Geo-environmental Services Limited (GE21285/DSRv1/) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 2) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (1). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and

identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

3) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 2. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Code of Construction Practice (CEMP): Prior to the commencement of the development a Code of Construction Practice shall be submitted to and approval in writing by the Local Planning Authority. The construction of the development shall then be carried out in accordance with the approved Code of Construction Practice and BS5228 Noise Vibration and Control on Construction and Open Sites and the Control of dust from construction sites (BRE DTi Feb 2003).unless previously agreed in writing by the Local Planning Authority.

The code shall include:

- An indicative programme for carrying out the works
- Measures to minimise the production of dust on the site(s)
- Measures to minimise the noise (including vibration) generated by the construction process to include the careful selection of plant and machinery and use of noise mitigation barrier(s)
- Maximum noise levels expected 1 metre from the affected façade of any residential unit adjacent to the site(s)
- Design and provision of site hoardings
- Management of traffic visiting the site(s) including temporary parking or holding areas
- Provision of off road parking for all site operatives
- Measures to prevent the transfer of mud and extraneous material onto the public highway
- Measures to manage the production of waste and to maximise the re-use of materials
- Measures to minimise the potential for pollution of groundwater and surface water
- The location and design of site office(s) and storage compounds
- The location of temporary vehicle access points to the site(s) during the construction works
- The arrangements for public consultation and liaison during the construction works.

Foul drainage: Details on the proposed method of foul sewage treatment, along with details regarding the provision of potable water and waste disposal must be submitted to and approved by the LPA prior to occupation of the site.

These details should include the size of individual cess pits and/or septic tanks and/or other

treatment systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

If a method other than a cesspit is to be used the applicant should also contact the Environment Agency to establish whether a discharge consent is required and provide evidence of obtaining the relevant discharge consent to the local planning authority.

## INFORMATIVES

Construction: As the development involves demolition and / or construction, I would recommend that the applicant is supplied with the Mid Kent Environmental Code of Development Practice.

Broad compliance with this document is expected. This can be found at:

<https://tunbridgewells.gov.uk/environmental-code-of-development-practice>

Please do not hesitate to contact me for further advice or information in relation to this matter.

Delainey Curry  
Scientific Officer