



Jas Bansil – Senior Planning Officer
Dartford Borough Council
Civic Centre
Home Gardens
Dartford
DA1 1DR.

DRB/13283.
04th March 2024.

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990.

APPLICATION FOR DISCHARGE OF CONDITIONS 3, 4, 5, 6 AND 7 OF PLANNING PERMISSION REFERENCE DA/21/00495/FUL (AS AMENDED BY PLANNING PERMISSION REFERENCE DA/23/00207/VCON) AT 1-5 MARKET PLACE & 1 MARKET STREET, DARTFORD, KENT, DA1 1EX.

Please find enclosed an application, submitted by DHA on behalf of Market Street Dartford Ltd, to discharge the above conditions relating to planning permission reference DA/21/00495/FUL (as amended by planning permission reference DA/23/00207/VCON).

I can confirm that the application fee has been sent to the Council via the Planning Portal.

Analysis

Planning permission was granted, as per reference DA/23/00207/VCON on 03rd November 2023, for:

“Demolition of existing buildings at the corner of Market Place and Market Street and the erection of a replacement mixed use building comprising commercial (Class E) at ground floor and residential apartments (Class C3) above. (Variation of condition 2 (approved plans) of planning permission DA/21/00495/FUL for an amendment to the proposed development including re-arrangement of units to increase number of apartments from 14 to 23, increase in height & width, enlargement of 5th floor and roof plant, amendments to the external appearance of the building, revisions to windows and openings on elevations, including on the northern and western elevations).”

The applicant therefore seeks the discharging of the following pre-commencement conditions:

Condition 3 – Programme of Archaeological Work

“No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.”



The application is supported by a 'Written Scheme of Investigation: Archaeological Evaluation Trial Trenching' (February 2024 – 05935B) by HCUK Group.

The Report includes aims and objectives, methodology, as well as information regarding staffing and programming, reporting archiving and dissemination. This includes a written specification and timetable as requested by condition 3.

It is proposed that a single archaeological evaluation trench will be opened within the footprint of the proposed new building on the site, which will be undertaken following demolition of the existing properties on Market Place and Market Street. Demolition of the existing dwellings should be to ground level, but floor slabs should not be removed without observation by an archaeologist.

A sample of any archaeological features exposed should be excavated so as to ascertain their extent, form, function and if possible date. A representative sample, sufficient to meet the objectives of the investigation, of identified features will be investigated by hand and all features will be recorded.

For further detail, please refer to the Report.

Condition 4 – Programme of Building Recording

“No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.”

The application is supported by a 'Written Scheme of Investigation: Level 2 Historic Building Recording' (February 2024 – 05935B) by HCUK Group.

The Report includes aims and objectives, methodology, as well as information regarding staffing and programming, reporting archiving and dissemination. This includes a written specification and timetable as requested by condition 4.

The recording will be undertaken by James Meek MCI(A) of HCUK Group, who is experienced at undertaking historic building records in England and Wales and has worked on buildings of various dates, sizes and periods.

The historic buildings recording will be undertaken in accordance with professional guidance including the Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures and with the Historic England publication Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

For further detail, please refer to the Report.

Condition 5 – Sustainable Surface Water Drainage Scheme

“No development (other than demolition) shall begin until a detailed sustainable surface water drainage scheme for the site, including details of the green and blue roof system, has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the principles within



the Flood Risk Assessment by Herrington Consulting (February 2021, Issue 2 and October 2022 Issue 3). The submission shall also demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker. The drainage scheme shall be implemented in accordance with the approved details.”

The application is supported by a ‘Surface Water Drainage Design’ (R217-FRA-01.0_4902) by Lustre Consulting.

The Report includes details regarding drainage design, as well as conclusions and next steps.

This report is based on the principles within the Flood Risk Assessment by Herrington Consulting (February 2021, Issue 2 and October 2022 Issue 3), which also contains relevant background information and justification of the selected drainage strategy for the site. The report should be read in conjunction with the abovementioned FRA.

In line with the proposed drainage strategy within the FRA, the proposals include green and blue roof construction for the new roofs and terraces of the building, while all external hardstanding areas would not change and would drain as existing.

The proposed scheme takes into account the 100-year + 40% storm event, which helps reduce flood risk within the associated catchment.

For further detail, please refer to the Report.

Condition 6 – Construction Management Plan

“Prior to commencement of development on site, a Construction Management Plan shall be submitted to and approved by the local planning authority covering the following issues:

(a) Routing of construction and delivery vehicles to/from the site

(b) Parking and turning areas for construction and delivery vehicles and site personnel

(c) Timing of deliveries

(d) Provision of wheel washing facilities and measures for cleaning the highway.

(e) Temporary traffic management/signage.

(f) Location of the construction compound;

(g) Loading and unloading of plant and materials;

(h) The erection and maintenance of security hoarding;

(i) Details of construction lighting;

(j) Measures to control the emission of dust, dirt, noise and vibration during construction;

The construction works shall be carried out in accordance with the approved details.”

The application is supported by a ‘Construction Environmental Management and Logistics Plan’ by Total Project Integration.

The Report includes details relating to criteria a-g, and outlines the following development programme:

Site Mobilisation – 6 weeks;
Demolition – 16 weeks;
Construction – 62 Weeks.

It is anticipated that the phases below will be undertaken subject to confirmation from the Principal Contractor, which will be updated in due course once the Principal Contractor has been appointed. The estimated phasing at the site is provided below:

Phase 1: Site establishments.
Phase 2: Piling and ground beams.
Phase 3: Basement bulk excavation.
Phase 4: Superstructure (street frame, concrete floors, cladding, roof).
Phase 5: M+E services and fit outs.
Phase 6: External works.
Phase 7: Final finishing, commissioning and snagging.
Phase 8: Clear-up and landscaping.

For further detail, please refer to the Report and related appendices.

Condition 7 – Full Method Statement (Demolition) and Existing Condition Survey

“Prior to commencement of development, the following details shall be submitted and approved by the local planning authority:

(a) a full method statement for demolition of the buildings.

(b) an existing condition survey (including photographs) of the public realm hard landscaping works around the site.

Prior to first occupation, a condition survey (including photographs) of the public realm hard landscaping works around the site after completion of the development shall be submitted to the Local Planning Authority.



Should the condition survey after completion demonstrate damage clearly attributable to vehicles, machinery, demolition, excavation or any building related process involved with the construction works, then a plan of mitigation works to include how and when the necessary repairs will be taken forward shall be submitted to and approved by the local planning authority and shall be implemented in accordance with the approved timescale.”

The application is supported by a ‘Demolition Method Statement’ (DMS) and ‘Schedule of Conditions’ (SoC) by Total Project Integration.

The DMS is comprehensive and should be referred to directly.

The SoC confirms that “the footpaths, roads, pavements, and street furniture are all in satisfactory condition, in general, due to the recent installation of new paving to the entire area, with the exception of the defects noted above.”

Prior to first occupation, an updated condition survey (including photographs) of the public realm hard landscaping works around the site (after completion of the development) will be submitted for approval.

For further detail, please refer to the Reports and related appendices.

Conclusion

Based on the information provided, we consider that suitable information has been provided to discharge conditions 3, 4, 5, 6 and 7 of planning permission reference DA/21/00495/FUL (as amended by planning permission reference DA/23/00207/VCON).

Of course, prior to first occupation, an updated condition survey will be provided to comply with the terms of condition 7.

If any additional information is required, please do let us know.

Kind regards



Senior Planner

