

# **STRATEGIC PLANNING COMMITTEE SUPPLEMENTARY AGENDA**

**25 January 2024**

The following report is attached for consideration and is submitted with the agreement of the Chairman as an urgent matter pursuant to Section 100B (4) of the Local Government Act 1972

**8 P0070.23 - VEOLIA LTD - COLDHARBOUR LANE (Pages 3 - 6)**

Report attached

**Zena Smith  
Head of Committee & Election  
Services**

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## ADDENDUM REPORT FOR STRATEGIC PLANNING COMMITTEE – 25<sup>th</sup> January 2024

Agenda Item no.8, page 25

Application Ref: P0070.23

Address: Veolia ES (UK) Ltd Coldharbour Lane

### 5 Amendments under section 2 'Recommendation'

#### 1. Additional Clause for Employment & Training

**Officer comment:** requiring provision of two apprenticeships relating to the development

#### 2. Additional Clause for Access Road

**Officer comment:** in the event that a future Ferry Lane Link Road is built to an adoptable standard, the applicant shall be obliged to use that road as the primary means of access

#### 3. Additional Clause for Maintenance of Coldharbour Lane

**Officer comment:** a scheme demonstrating acceptable maintenance and improvement of Coldharbour Lane is required

#### 4. Additional clause for S106 Deed of Variation

**Officer comment:** The application site forms part of the larger landfill site under P1566.12, with S106 relating to future use of the land, which will cease to accept waste from the end of 2024. A deed of variation to the original S106 is required to remove the MRF/PRF site subject to this application from the obligations.

## **5. Remove condition 4 for restriction of use**

**Officer comment:** A restriction on industrial uses is not considered necessary given the Strategic Industrial Location and also the sui generis nature of the recycling plant.

### **Amendment under section 5, 'Description of Proposal':**

Paragraph 5.1 (point no. 10), 1<sup>st</sup> line delete 'no.94' and replace with 'no.50'

**Officer Comment:** correction, parking provision has been reduced to 50 no. parking spaces.

### **Agenda Item 9, page 47.**

**Application Ref: P1358.22**

**Address: Rainham Marshes Silt Lagoons, Coldharbour Lane**

#### **1. Amend page 49**

Section 106 Head of Terms

**Replace** Landscape and Ecology Management Plan terms with:

#### **Landscape and Ecology Management Plan**

Submission of long-term (at least 30 years) Landscape and Ecology Management Plan. The Landscape and Ecology Management Plan should set out habitat creation and short to long term management and monitoring of the site. As well as demonstrating that the SSSI features will be repaired, it should ensure that protected and Priority species have been taken into account.

#### **2. Replace** in Condition 1:

(phase 1 - application for detailed planning permission) with (3 years)

#### **3. Amend page 52**

**REPLACE** in para 4.3 line 6  
350,000tpa. with 750,000tpa.

#### **4. Amend page 53**

**REPLACE** para. 4.8 with:

There is no restriction on the vehicle movements from the local highway network associated with the site operations.

**5. Amend** page 54

**INSERT** new paragraph under Environment Agency comment:

Based on a review of the submitted information we are able to remove our objection subject to the inclusion of the following condition and two informatives on any decision notice.' [Condition relating to control of Giant Hogweed and informatives relating to Flood Activity Permit and Waste Permit]. The Environment Agency state 'Although the water vole surveys have shown an absence of the species from certain features on site, they may still be present within adjacent habitat within the SSSI. The Ecological Mitigation and Management Plan should acknowledge this.

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