



**TOWN AND COUNTRY PLANNING ACT 1990
(as amended) Town and Country Planning
(Development Management Procedure) (England) Order 2015**

Applicant: National Grid
Agent: Kate McGregor
National Grid

Application Ref: 23/01502/FUL
Date Accepted: 24th January 2024

Date of Decision: 24th January 2025

Grant of Full Planning Permission

Development at: Land To The South Of National Grids Electrical Substation For New Cable Tunnel Fort Road Tilbury Essex

Proposal: Proposed construction a new cable tunnel beneath the River Thames between Tilbury and Gravesend to provide additional transmission capacity. Above-ground infrastructure in the form of a new Cable Sealing End compound and a new head house building along with associated electricity infrastructure, access, parking, boundary treatment and two overhead gantry structures for future overhead lines. Temporary compound for the duration of the project to provide parking, staff welfare facilities, delivery vehicle parking, and equipment and machinery storage, including boundary treatment and lighting.

Planning permission is granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:

TIME LIMIT

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

APPROVED PLANS

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Number(s):		
Reference	Name	Received

PDD-100116-LAY-049 P01	Tilbury Headhouse – Planning – Proposed Roof Floor Plan	15th January 2024
PDD-100116-LAY-047 P01	Tilbury Headhouse – Planning – Proposed Ground Floor Plan	15th January 2024
PDD-100116-LAY-180 REV 2	Tilbury Headhouse – Planning – Proposed Site Sections	22nd December 2023
PDD-100116-ELE-003 REV 1	Tilbury Headhouse – Planning – Proposed Elevations	22nd December 2023
PDD-100116-LAY-050 REV 1	Tilbury Headhouse – Planning – Outline Sections	22nd December 2023
TKRE/60677311	Site Location Plan – Tilbury (Revision 1)	12th August 2024
TKRE/60677311	Site Location Plan – Tilbury (Revision 1)	12th August 2024
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TKRE/60677311	Site Location Plan – Tilbury (Revision 1) (Section 1)	12th August 2024
TKRE/60677311	Site Location Plan – Tilbury (Revision 1) (Section 2)	12th August 2024
TKRE/60677311	Site Location Plan – Tilbury (Revision 1) (Section 3)	12th August 2024
TKRE/60677311	Site Location Plan – Tilbury (Revision 1) (Section 4)	12th August 2024
PDD-100116-LAY-046 REV 2	Block Plan	22nd December 2023

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

DETAILS OF MATERIALS TO BE SUBMITTED

- 3 Notwithstanding the information on the approved plans, no development of permanent structures shall commence above ground level until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.

Reason: In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

DETAILS OF BOUNDARY SCREENING

- 4 No above ground development of permanent structures shall take place until details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers have been submitted to and approved in writing by the local planning authority. The screening as approved shall be completed prior to the first use of the development and shall be retained and maintained as such thereafter.

Reason: In the interests of the visual amenity of the area and to ensure that the proposed development, in the Green Belt, does not have a detrimental effect on the environment as required by policies PMD1, PMD2 and policy PMD6 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

CONSTRUCTION HOURS

- 5 No demolition or construction works in connection with the development shall take place on the site at any time on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:
Monday to Sunday 0800 - 1900 hours

Unless in association with an emergency or the prior written approval of the local planning authority has been obtained. If impact piling is required, these operations shall only take place between the hours of 0900 - 1800 hours on weekdays.

Notwithstanding the above, upon completion of the shaft construction phase the tunnelling phase shall be permitted to be constructed up to 24 hours per day, seven days per week.

Reason: In the interest of nearby amenity and nearby ecology and biodiversity in accordance with policies PMD1 and PMD7 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN [CEMP]

- 6 No demolition or construction works shall commence until a Construction Environmental Management Plan [CEMP] has been submitted to and approved in writing by the local planning authority in writing. The CEMP should contain or address the following matters:
- (a) Water management including wastewater and surface water drainage;
 - (b) Location and size of on-site compounds including the design layout of any proposed temporary artificial lighting systems;
 - (c) Details of the method for the control of noise with reference to BS5228 together with a monitoring regime;
 - (d) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime;
 - (e) Measures to reduce dust with air quality mitigation and monitoring;
 - (f) A method statement for the prevention of contamination of soil and groundwater and air pollution, including the storage of fuel, chemicals and

- other hazardous materials;
- (g) Details of a procedure to deal with any unforeseen contamination, should it be encountered during development;
 - (h) A Site Waste Management Plan,
 - (i) Details of method to control windblown dust;
 - (j) Details of security measures including lighting layout and design;
 - (k) Details of the duration of the tunnel construction and phasing over the lifecycle of the project
 - (l) Details of the contractor appointed to undertake the construction works, including contact details;
 - (m) Contact details for site managers including information about community liaison including a method for handling and monitoring complaints;
 - (n) Contact details for Ecological Clerk of Works (ECoW) appointed for the duration of the development ensuring pre-commencement checks are completed;

Works on site shall only take place in accordance with the approved CEMP.

Reason: In order to minimise any adverse impacts arising from the construction of the development and in the interests of ecology and biodiversity, the environment, and safety and amenity in accordance with policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

CONTAMINATED LAND IN ACCORDANCE WITH APPROVED DETAILS

- 7 The development hereby approved shall be carried out in accordance with the Land Contamination Preliminary Risk Assessment Tilbury document submitted and approved through this planning permission, and shall be used to inform the required site investigation and associated risk assessment in accordance with the requirements of conditions 8 and 9.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies PMD1 and PMD7 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

SITE REMEDIATION SCHEME

- 8 Where identified as necessary in accordance with the requirements of condition 7, no development shall commence, other than that required to carry out remediation, until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will

not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The development hereby permitted shall not commence until the measures set out in the approved scheme have been implemented. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PMD1 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

VERIFICATION OR VALIDATION REPORT

- 9 Following completion of measures identified in the approved remediation scheme from Condition 8, verification or validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PMD1 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

IMPACT PILING

- 10 No impact piling shall take place without the applicant submitting an assessment of the impact of such works and a scheme of mitigation [including the hours and duration of works] and it being approved in writing by the Local Planning Authority. Development shall only take place in accordance with the agreed scheme and mitigation and the terms of any such approval.

Reason: To ensure that the development does not have an unduly detrimental effect on the amenities and enjoyment of residential properties or other commercial operators in the vicinity in accordance with Policy PMD1 of the adopted Thurrock Local Development Framework Core Strategy and Policies for the Management of Development [2015].

SURFACE WATER DRAINAGE - PERMANENT WORKS

- 11 Prior to operation, a surface water drainage scheme for the operation phase of the development, based on the submitted sustainable drainage strategy, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - (a) Full details of all components of the proposed surface water drainage system

including dimensions, locations, gradients, invert levels, cover levels and relevant construction details.

- (b) Supporting calculations confirming compliance with the Non-statutory Standards for Sustainable Drainage, and confirmation of the agreed discharge rate (currently stated as 0.4 l/s however the potential risk of blockage based on this rate is noted), and the attenuation volumes to be provided.
- (c) Details of the maintenance arrangements relating to the proposed surface water drainage system, confirming who will be responsible for its maintenance and the maintenance regime to be implemented.
- (d) The surface water drainage system shall be implemented and maintained in accordance with the approved details thereafter.
- (e) Infiltration tests to be carried out in line with BRE 365 for the locations where SUDS are proposed.

The surface water drainage scheme shall be constructed and completed in accordance with the details as approved prior to the first operational use of the development hereby permitted.

Reason: To ensure the incorporation of an appropriate drainage scheme and to avoid pollution of the water environment and to minimise flood risk in accordance with policies PMD1 and PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015] and to ensure compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems, and to ensure the proposed development is safe from flooding and does not cause flooding elsewhere.

FLOOD WARNING AND EVACUATION PLAN [FWEP] - IN ACCORDANCE WITH THE APPROVED DETAILS

- 12 Prior to the commencement of the development hereby approved the requirements of the Flood Warning and Evacuation Plan [FWEP] dated December 2023 which forms part of this planning permission shall be implemented, shall be made available for inspection by all users of the site and shall be displayed in a visible location all times thereafter.

Reason: To ensure that adequate flood warning and evacuation measures are available for all users of the development in accordance with policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

FLOOD RISK ASSESSMENT

- 13 The measures contained within the Flood Risk Assessment, which forms part of this planning permission, shall be fully implemented and in place prior to the first operational use of the development and shall be retained and maintained as such thereafter.

Reason: To ensure that adequate flood protection measures are installed for the safety of the building and for the safety of all users of the development in accordance

with policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

- 14 No demolition or construction works shall commence until a Construction Traffic Management Plan [CTMP] incorporating a Construction Worker Travel Plan [CWTP] has been submitted to and approved in writing by the local planning authority. The CTMP shall contain or address the following matters as a minimum;
- (a) Details of the contractor appointed to undertake the construction works, including contact details;
 - (b) Construction traffic routing;
 - (c) Construction traffic vehicle type and quantum of movements;
 - (d) Details of an indicative site layout shall be provided;
 - (e) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site,
 - (f) Details of construction access or temporary access;
 - (g) Details of temporary hardstanding;
 - (h) Details of temporary hoarding/ fencing;
 - (i) Road condition surveys before demolition and after construction is completed; with assurances that any degradation of existing surfaces will be remediated as part of the development proposals. Extents of road condition surveys to be agreed as part of this CEMP;
 - (j) Details of the duration of the tunnel construction and phasing over the lifecycle of the project;
 - (k) Details regarding worst-case assumptions for vehicles trips (employee and operational movements) including details of their distribution and assignment through the Thurrock Highway network during the sensitive weekday peak hours 0700-0900 and 1600-1800. These are to be presented as turning flow diagrams with suitable commentary;
 - (l) Details of any changes to vehicle trips or construction assumptions different to those presented at full planning application stage;
 - (m) Details regarding the location of the satellite offices;
 - (n) Measures to manage down the impact of construction traffic on the Thurrock Highway during peak hours;
 - (o) Measures to encourage sustainable and active transport journeys for employee movements;
 - (p) Details of any abnormal load vehicle movements to be specified and agreed in advance with Thurrock Highways;

Thereafter, all construction activity in respect of the consented development shall be undertaken in full accordance with an approved CTMP and CWTP.

Reason: In order to mitigate any adverse impacts arising from the construction of the development on the M25, A13 (part) and A1089 in accordance with DfT Circular 01/2022 and in the interest of highway efficiency, safety and amenity in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

CONSTRUCTION WORKER TRAVEL PLAN

- 15 Prior to commencement of the development hereby permitted, a Construction Worker Travel Plan shall be submitted to and agreed in writing with the local planning authority. The Construction Worker Travel Plan shall include detailed and specific measures to reduce the number of journeys made by car to the site and shall include specific details of the operation and management of the proposed measures. The commitments explicitly stated in the Construction Worker Travel Plan shall be binding on the applicants or their successors in title. The measures shall be implemented upon the first operational use of the development hereby permitted and shall be permanently kept in place. Upon written request, the applicant or their successors in title shall provide the local planning authority with written details of how the agreed measures contained in the Travel Plan are being undertaken at any given time.

Reason: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policy PMD10 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

SPOIL REMOVAL

- 16 The spoil arising at the site by virtue of the development hereby approved shall only be removed from site and taken to a barge vessel where it will be transported along the river Thames to another site for disposal. No other means of spoil removal shall be used.

Reason: To minimise the impacts upon the highway network and in the interests of sustainable transport methods in accordance with Policies PMD10 and CSTP18 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

BARGE MOVEMENTS

- 17 Prior to the removal of any spoil from site, in conjunction with the requirements of condition 16, details of barge movements including dates, times and number of vessels shall be submitted to and agreed in writing with the local planning authority.

Reason: To minimise the impacts upon the highway network and in the interests of sustainable transport methods and to utilise the nearby port infrastructure in accordance with Policies PMD10 and CSTP18 of the adopted Thurrock LDF.

LANDSCAPE AND ENVIRONMENT MANAGEMENT PLAN (LEMP)

- 18 No development shall commence until a detailed landscape and environment management plan has been submitted to and approved in writing by the local planning authority in consultation with Natural England. In addition, to the details included within the Outline Landscape and Environment Management Plan submitted with the application the document shall also include the following:

- (a) Details of spoil type to be removed from site and location/s for its disposal;
- (b) Details of landscaping including planting species and planting schedule;
- (c) Mitigation strategy for Tall Fescue Planthopper;
- (d) Mitigation strategy for pollution prevention to protect designated sites;
- (e) Construction monitoring schedule for invertebrates to ensure the long term presence of notable species and habitats;
- (f) Post-construction monitoring schedule including the monitoring of invertebrates;
- (g) Detailed design information relating to the biodiverse brown roof, including structural details to ensure necessary substrates can be supported;
- (h) Details of any spoil being re-used across the site, particularly in the substrate of the brown roof
- (i) Details of the establishment maintenance (0-5 years), medium management (5-10 year) and outline the long term management that will be required, identifying who will be responsible for the long term management of the landscape and ecology features

During the tunnelling phase of the development the applicant shall undertake a review of the approved LEMP to consider whether there are opportunities for further ecological enhancements to the development which shall be submitted to and approved in writing by the local planning authority. If this review concludes there are reasonable further enhancements that can be implemented these enhancements shall be implemented as agreed.

The landscape and environment management plan shall be implemented in accordance with the details as approved and retained thereafter. The development shall then be carried out and maintained in accordance with these approved details.

Reason: To protect and improve the appearance of the site and the surrounding area in the interests of visual amenity and to protect the existing ecology of the area and to provide biodiversity enhancement opportunities, in accordance with policies PMD1, PMD2, PMD6 and PMD7 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

ARCHAEOLOGICAL TRIAL TRENCHING/ EXCAVATION/ MONITORING

- 19 No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation by trial trenching and excavation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that investigation and recording of any remains takes place prior to commencement of development in accordance with Policy PMD4 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

VENTILATION DETAILS

- 20 Prior to the commencement of the tunnelling phase details of the ventilation of the

tunnel and head house building with regard to its location in close proximity to the adjacent Public Right of Way shall be submitted to and approved in writing by the local planning authority. This is to ensure that there is no impact upon the adjacent Public Right of Way or the users of the Public Right of Way. The ventilation system shall only be constructed in accordance with the approved details and shall be maintained and retained at all times thereafter.

Reason: In the interests of the visual amenity and users to the Public Right of Way in accordance with by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

TEMPORARY EXTERNAL LIGHTING

- 21 Notwithstanding the details on the approved plans, prior to the commencement of development details of the means of temporary external lighting shall be submitted to and agreed in writing with the local planning authority. The details shall include the siting and design of lighting together with details of the spread and intensity of the light sources and the level of luminance. The lighting shall be installed in accordance with the agreed details and be removed prior to first operational use of the development, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of ecology and biodiversity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Reasons for Granting Consent:

In granting consent the Council has taken into account all relevant planning considerations and matters arising from comments from statutory consultees and public representations.

Policies that were taken into consideration when determining this application:

NPPF - National Planning Policy Framework

CSSP3 - Sustainable Infrastructure

CSSP4 - Sustainable Green Belt

CSSP5 - Sustainable Greengrid

CSTP16 - National and Regional Transport Networks

CSTP17 - Strategic Freight Movement and Access to Ports

CSTP18 - Green Infrastructure

CSTP19 - Biodiversity

CSTP22 - Thurrock Design

CSTP23 - Thurrock Character and Distinctiveness

CSTP24 - Heritage Assets and the Historic Environment

CSTP25 - Addressing Climate Change
CSTP26 - Renewable or Low-Carbon Energy Generation
CSTP27 - Management and Reduction of Flood Risk
CSTP28 - River Thames

OSDP1 - Promoting Sustainable Growth and Regeneration in Thurrock

PMD1 - Minimising Pollution and Impacts on Amenity
PMD2 - Design and Layout
PMD4 - Historic Environment
PMD6 - Development in the Green Belt
PMD7 - Biodiversity and Development
PMD8 - Parking Standards
PMD9 - Road Network Hierarchy
PMD10 - Transport Assessments and Travel Plans
PMD11 - Freight Movement
PMD12 - Sustainable Buildings
PMD13 - Decentralised Renewable and Low Carbon Energy Generation
PMD14 - Carbon Neutral Development
PMD15 - Flood Risk Assessment



Interim Executive Director Of Place

Date: 24th January 2025

Informative(s):-

- 1 Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2 River Works Licence

A River Works Licence is required with the Port of London Authority. The applicant is advised to contact the Port of London of Authority to discuss this requirement prior to commencing the development.

- 3 Public Footpath

Public Rights of Ways and Footpaths must remain open at all times during the

development. Should any diversions be required these must be discussed and agreed by the PROW team.

Important Information

1. This notice relates only to the requirements for planning permission under the Town and Country Planning Act 1990 (as amended). You may require consent from other statutory regulators before commencing with this development. **In particular you may require permission under the Building regulations. You must therefore contact the Building Control Division at this Council as soon as possible**
2. The applicant is reminded that under the Wildlife and Countryside Act 1981 (section 1) it is an offence to take, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Any trees and scrub present on the application site should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present. The RSPB publish a booklet "Wild Bird and the Law". English Nature also produce Guidance Notes relating to Local Planning and Wildlife Law – both of which are useful.



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BUILDING CONTROL

You have been granted Planning permission for your project, but what next?

You may need to complete your project in line with the Building Regulations. Building control is the process which checks that this is carried out and that your finished project is safe, sound and energy efficient.

Who needs building control and why?

We will work with you to ensure you meet regulations and on completion of works, we will issue a completion certificate which you will need when you come to sell your home. If you are not sure if you need Building Regulations approval then please contact us on the details below.

Website: <https://www.thurrock.gov.uk/buildingcontrol>

E-mail: Building.control@Thurrock.gov.uk

Phone: 01375 652655

