

Parry, James

From: Simon Edwards <sedwards@idom.com>
Sent: 15 May 2020 13:10
To: Planning
Subject: RE: Planning consultation - Planning Application - 20/0579/FH

Good afternoon,

Thank you for your consultation request in respect of the above application

I have reviewed information on the Planning Files for site. In particular I have reviewed

- Phase I Desk Study, Leas Pavilion – Folkestone Ref 3552-200319-AP prepared by Lustre Consulting dated April 2020

together with plans and elevations of the proposed development.

The Phase I Study demonstrates that the structure currently existing on the site was built in approximately 1902. The flanking car parks previously formed the site of residential / hotel structures which were subsequently demolished.

It is noted that the proposed development will occupy the full footprint of the site and there are no proposed ground level landscaping areas.

There is no evidence of the presence of nearby potential ground gas sources.

No further investigation is recommended however the Desk Study does recommend that a watching brief is maintained during site clearance.

As such we would advise that there is no necessity to include a standard contamination condition on any permission.

The authority may wish to incorporate a condition requirement for the developer to undertake watching brief and to advise the council if any contamination becomes evident during the works.

Suggested wording

In the event that, at any time while the development is being carried out, contamination is found that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be prepared. The results of any investigation shall be submitted to the Local Planning Authority. Any necessary remediation scheme shall be submitted to the Local Planning Authority for approval. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared and submitted to the Local Planning Authority.

Kind regards

IDOM

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Simon Edwards

Regional Director

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From: Planning Department <planning@folkestone-hythe.gov.uk>

Sent: 04 May 2020 13:50

To: Simon Edwards <sedwards@idom.com>

Subject: Planning consultation - Planning Application - 20/0579/FH

Dear Colleague

Ref: 20/0579/FH

Proposal: Full planning application for the restoration of the Leas Pavilion, including external and internal alterations in connection with the use of the building for ancillary residential use (Class C3), and flexible use for community access/assembly and leisure (Class D2), together with the construction of a nine storey residential apartment block (5 full storeys, with setbacks to the upper four storeys) and associated cycle and refuse storage, landscaping, with two parking areas provided at half-basement level, accessed from Longford Terrace and Longford Way.

Location:

THE LEAS CLUB, THE LEAS, FOLKESTONE, CT20 2DP

The Council has recently received the above application and would welcome your comments and observations before 04/06/2020

To view details of the application, please use the following link to access the Council's public register
[Public Register Link](#)

Planning Validation Team

Development Management

Folkestone & Hythe District Council

Civic Centre, Castle Hill Avenue

Folkestone,

Email: planning@folkestone-hythe.gov.uk

Website: www.folkestone-hythe.gov.uk

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