

Our Ref: Y16/0672/SH
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Date: 1 September 2017

Mr L Griggs
Alliance Building Company Contracts Ltd
11 Meadowbrook
Folkestone
CT20 3NY

Town and Country Planning Act 1990

PLANNING PERMISSION : Y16/0672/SH

LOCATION: LAND ADJACENT HERNE COURT
HORN STREET
FOLKESTONE
KENT

DEVELOPMENT : Erection of a three storey block of six flats (6 x 1-bedroom units) together with parking and associated development.

I hereby give formal notice that the Council has decided the conditions application as set out below :

3 (Water Efficiency)

"Construction shall not commence until written documentary evidence has been submitted to, and approved in writing by, the local planning authority proving the development will achieve a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a design stage water efficiency calculator.

The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved by, the local planning authority, proving that the development has achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason

In accordance with the requirements of policies CSD5 and SS3 of the Shepway Core Strategy Local Plan 2013 which identify Shepway as a water scarcity area and require all new dwellings to incorporate water efficiency measures.

Water efficiency calculations should be carried out using 'the water efficiency calculator for new dwellings' <https://www.gov.uk/government/publications/the-water-efficiency-calculator-for-new-dwellings>

You have supplied a Water Efficiency Calculation for this development which shows a total water consumption per person per day of 108.6 litres.

Subject to the works being carried out in accordance with the approved details **condition 3 of Y16/0672/SH is discharged.**

4 (Surface Water Drainage)

"No development shall commence until details of surface water drainage and sewage disposal scheme for the site, based on the Surface Water Management Strategy report (Herringtons Consulting Ltd Oct 2016) and taking account of the findings of condition 5, has been submitted to and agreed in writing with the local planning authority. Details shall include the implementation, maintenance and management of the drainage scheme, for the lifetime of the development. The development shall be carried out in accordance with the agreed drainage details and shall be fully operational prior to the occupation of any of the units hereby approved.

Reason:

To ensure proper drainage and in order to maintain the residential amenities of the area."

You have submitted drawing RS17.23.DR01A 'Proposed Foul and Surface Water Drainage' showing both going to public drainage facilities in the area but the Surface Water Management Strategy report (Herringtons Consulting Ltd Oct 2016) submitted as part of the original application submission refers to the use of SUDS for surface water drainages. Southern Water also requires the use of SUDS schemes for new development in the first instance instead of putting surface water into the public drainage system.

The condition requires the SW drainage system to be based on the Herrington's Surface Water Management Strategy report and as such your current proposal does not fulfil the requirements of the condition.

Your application for the discharge of **condition 4 of Y16/0672/SH is refused.**

6 (Materials)

"No work on the construction of the development above foundation/slab level shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure the satisfactory appearance of the completed development and in the interests of visual amenity."

(These are currently being considered and you will be advised further within the next week.)

8 (Construction Workers Parking)

"No development shall commence until details of a construction management plan addressing construction vehicle loading/unloading and turning facilities and practices, parking facilities for site personnel and visitors, hours of working and other relevant issues shall be submitted to the local planning authority for approval, with such details as approved, implemented for the duration of construction at the application site.

Reason:

In the interests of public amenity and highway safety."

Nothing has been submitted to address this condition and as such the application to discharge **condition 8 of Y16/0672/SH is refused.**

9 (Wheel wash)

"No development shall take place until measures to prevent debris and spoil being deposited on the public highway have been installed and shall be in use and maintained in a functioning condition at all times during the clearance, excavation and construction works. In the event that the measures installed do not satisfactorily prevent debris and spoil being deposited on the public highway alternative measures to be agreed by the Local Planning Authority shall be installed and shall be in use as soon as reasonably practicable and maintained in a functioning condition at all times. Any spoil or debris deposited on the public highway shall be cleared by the applicants or their contractors as soon as reasonably practicable.

Reason:

In the interests of public amenity and highway safety."

This is a directive condition which needs to be complied with and is not for formal discharge except in the event that debris and spoil is allowed by the developer to spill onto the highway.

No reports have been made to the LPA by the Local Highway Authority, residents or others in this regard and as such the condition is directive only at this time.

10 (Broadband)

"No development shall commence until details have been submitted to the Local Planning Authority for approval for the installation of fixed telecommunication infrastructure and High Speed Fibre Optic (minimal internal speed of 100mb) connections to multi point destinations and all buildings including residential, commercial and community. This shall provide sufficient capacity, including duct sizing to cater for all future phases of the development with sufficient flexibility to meet the needs of existing and future residents. The infrastructure shall be laid out in accordance with the approved details and at the same time as other services during the construction process.

Reason:

In order to ensure the future provision of superfast fibre optic broadband for occupants to accord with policy SS5 of the Shepway Core Strategy."

You have supplied a letter from Virgin Media confirming that the site will be connected to the existing Fibre Optic/HFC network around the site that can offer up to 200MB internet connection.

The letter also confirms the ducting size to be used and that this is a sufficient size to future proof the block should the network type be changed and different/further cables are required to be bought in to the block from the off-site network.

Virgin Media confirm that the ducting will be laid in riser cupboards/Comms Area and the tie in to the civils network, internal site build of cabinets/DPs and network cabling will be completed by the Virgin Media Contractors at their cost.

This is considered to be acceptable for this development.

Subject to the development being carried out in accordance with the details supplied and being laid out at the same time as other services during the construction process **condition 10 of planning permission Y16/0672/SH is discharged.**

17 (Stopping up order)

"The units hereby permitted shall not be occupied until a copy of the Stopping Up Order (removal of public rights of way) under section 247 of the Town and Country Planning Act 1990, and the associated approved plan, for the diversion of the highway footpaths from Horn Street to Roman Way, has been submitted to the Local Planning Authority for their records and the agreed footpath diversion works have been completed.

Reason:

As required to allow for the diversion of highways footpaths to allow for the development to be undertaken."

You have submitted a copy of the Stopping Up Order, dated 6th June 2017 for the LPA records.

Subject to works being carried out in accordance with the condition wording **condition 17 of Y16/0672/SH is discharged.**

Please note this does not constitute any approval under Building Regulations.

Yours sincerely

A handwritten signature in black ink, appearing to be 'B. Geering'.

Mr Ben Geering
Head of Planning