

25 November 2022
Covering Letter, Condition 10, 26c and 32



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Dear Llywelyn,

Discharge of Condition 10, 26c and 32 of Y17/1099/SH Former Rotunda Amusement Park, Marine Parade, Folkestone, Kent

I write in support of an application for the approval of details submitted in relation to condition 10, 26c and 32 for plot B of planning permission Y17/1099/SH (Section 73 application for the removal of condition 41 (Provision of Sea Sports Centre) and the variation of conditions 4 (Reserved Matters), 6 (Phasing), 7 (Reserved Matters Details), 15 (Public Realm), 16 (Play Space/ Amenity Facilities), 18 (Public Toilets), 21 (Wind Flow Mitigation), 23 (Heritage Assets), 25 (Bus Stop) and 37 (Wave Wall) and 42 (Provision of Beach Sports Centre) of planning permission Y12/0897/SH (Outline planning application with all matters (access, scale, layout, appearance, landscaping) reserved for the redevelopment of the harbour and seafront to provide a comprehensive mixed use development comprising up to 1000 dwellings (C3), up to 10,000 square metres of commercial floorspace including A1, A3, A4, A5, B1, D1 and D2 uses as well as sea sports and beach sports facilities. Improvements to the beaches, pedestrian and cycle routes and accessibility into, within and out of the seafront and harbour, together with associated parking, accompanied by an Environmental Statement) - to enable changes to the plot shapes, footprints, maximum height, changes to parameter plans, levels, parking arrangements, changes to how the sea and beach sports facilities are provided and alterations to the Environmental Statement.)

The full details of the conditions to discharge and how they are met for plot B are set out below:

Condition 10

'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.'

Documentation submitted for condition 10 is a calculation that identifies that the development has achieved a maximum water use of 110 litres per person per day.

Condition 26c

'All works recommended in the approved slope stability report and method statement (and any alternative works approved) shall be carried out as set out in the approved documents and upon completion confirmation from a suitably qualified engineer that the approved works have been carried out in full shall be submitted to the Local Planning Authority prior to the building being occupied.'

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The methods used have been sufficient to maintain the stability of the site, wider development and adjoining land and buildings.

Condition 32

'No occupation of any part of the development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.'

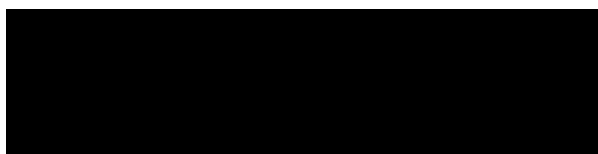
There is no requirement for Part D of Planning Condition 31 as a Remediation Strategy was not implemented. BuroHappold produced a Materials Management Plan, issued in February 2017, stating no remedial works are required. Therefore, a verification report demonstrating remedial works carried out is not required.

In support of this application the following documents are submitted to discharge condition 10, 26c and 32 for Plot B – Reserved Matters Y18/1252/FH.

Condition	Item	Document Filename	Partial/Full Discharge?
10	Post-construction stage water efficiency calculator	Folkestone Seafront Apartments Wat1 October 22	Full
10	Post-construction stage water efficiency assessment	FS1 Water Efficiency Calculation	Full
26c	Condition Monitoring Correspondence	BuroHappold Letter 26c	Partial
32	Letter addressing Planning	180615 FG Letter FS1 – Addressing Planning Condition 31	Full

We trust that the information provided is sufficient to discharge condition 10, 26c and 32. If you require any further information, please contact me via the information above.

Yours sincerely



Alfie Blagg
Graduate Planner