

Your Ref:
Our Ref: Y17/1042/SH
Direct Dial: 01303 853448
Fax:
E-Mail: lissette.patching@folkestone-hythe.gov.uk
Date: 2nd February 2021



Matt Shillito
Tibbalds

By email

Dear Matt

Y17/1042/SH Princes Parade Advance Ecological and Ground Investigation Works

Thank you for your letter dated 20th January 2021 in relation to the above works.

As we discussed at our meeting on 14th January 2021, the conditions attached to planning permissions can only have effect within the boundary of the application site as defined by the red line site boundary approved as part of the planning permission – unless they are Grampian conditions. As condition 17 is not a Grampian condition the proposed works outside the red line site boundary approved under Y17/1042/SH would not be covered by the conditions on that planning permission. I would draw you attention to the need to comply with the requirements of the Wildlife and Countryside Act, Habitats Directive and any other relevant legislation.

With regard to the intrusive ground investigation works, in my opinion these would not constitute commencement of the development under Section 54 of the Town and Country Planning Act 1990 and, as such, would not trigger the need to discharge pre-commencement conditions.

I would advise you, however, that should any works, carried out prior to the commencement of the above development, constitute development in their own right a separate application for planning permission would be required for them if they do not constitute permitted development under the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Yours Sincerely



Lisette Patching
CIL & Enforcement Team Leader
Development Management