

Tendring
District Council



Town Hall
Station Road
Clacton on Sea
Essex CO15 1SE

AGENT: Mr Luke Thrumble –
Dovetail Architects Ltd
Unex Tower
Station Street
Stratford
London
E15 1DA

APPLICANT: Mr Daren Burney –
Burney (Harwich) Limited
Burney Court
113 Manor Road
Chigwell
IG7 5PS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 25/00162/VOC

DATE REGISTERED: 12th February 2025

Proposed Development and Location of the Land:

Application under Section 73 of the Town and Country Planning Act for Variation of Conditions 2 (Approved drawings) of application 23/00881/VOC to enable/allow a minor material amendment to the consented scheme (change of use and appearance of unit 8).

Stanton Europark Freshfields Road Harwich Essex

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted, subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following drawings/documents listed and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:
 - 3835 - PL02AH
 - 3835 - PL03D
 - 3835 - PL04D
 - 3835 - PL13D
 - 3835 - PL15D
 - 3835 - PL16A
 - 3835 - PL17E
 - 3835 - PL21
 - 3835 - PL14 B
 - 3835 - PL18B
 - 3835 - PL19B
 - 3835 - PL05
 - 3835 - PL06
 - 3835 - PL10
 - 3835 - PL11
 - 3835 - PL12

- 3835 - PL20A
- 3835 - PL22D
- Reptile Assessment (November 2022)
- Preliminary Ecological Assessment (June 2022)
- Flood Risk Assessment and Surface Water Drainage/Suds Strategy - May 2021 - Report Ref: 2708/Re/05-21/01
- 3835 - PL23A
- 3835 - PL25C
- 3835 - PL24C

Reason - For the avoidance of doubt and in the interests of proper planning.

- 2 All changes in ground levels and soft/hard landscaping for Phase 1 only, and as shown on the approved landscaping details (approved via Reference 24/00178/DISCON), shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, the character and appearance of the area and to underpin the Council's duty to enhance the biodiversity credentials of the development under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

- 3 All changes in ground levels and soft/hard landscaping for Phase 2 only, and as shown on the approved landscaping details (approved via Reference 24/01531/DISCON), shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, the character and appearance of the area and to underpin the Council's duty to enhance the biodiversity credentials of the development under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

- 4 All on-site foul water drainage works (Phase 1 only) shall be installed in full accordance with the details approved under Reference 24/00305/DISCON. Prior to the occupation of any of Phase 1, the approved foul water drainage works must have been carried out and installed in complete accordance with the approved scheme.

Reason - To prevent environmental and amenity problems arising from flooding.

- 5 All on-site foul water drainage works (Phase 2 only) shall be installed in full accordance with the details approved under Reference 25/00036/DISCON. Prior to the occupation of any of Phase 2, the approved foul water drainage works must have been carried out and installed in complete accordance with the approved scheme.

Reason - To prevent environmental and amenity problems arising from flooding.

- 6 All surface water drainage works (Phase 1 only) shall be installed in full accordance with the details approved under Planning Reference 24/00305/DISCON. Prior to the occupation of any of Phase 1, the approved surface water drainage works must have been carried out and installed in complete accordance with the approved scheme.

Reason(s)

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

- 7 All surface water drainage works (Phase 2 only) shall be installed in full accordance with the details approved under Planning Reference 25/00036/DISCON. Prior to the first occupation of any of Phase 2, the approved surface water drainage works must have been carried out and installed in complete accordance with the approved scheme.

Reason(s)

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

- 8 All construction works (Phases 1 and 2) shall be carried out in full accordance with the off-site flooding mitigation measures approved under Planning References 22/00444/DISCON and 24/01752/DISCON.

Reason - To ensure that the development does not increase flood risk elsewhere and does not contribute to water pollution.

- 9 The hereby approved surface water drainage scheme shall be maintained in full accordance with the details approved under Planning References 24/00444/DISCON and 25/00036/DISCON.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

- 10 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason - To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- 11 The solar photovoltaic panels and electric vehicle charging points schemes, as approved under Planning Reference 24/00559/DISCON (Starbucks and Burger King only), Planning Reference 24/01548/DISCON (Travelodge only) and Planning Reference 24/01887/DISCON (Units 2 and 3 only) shall have been implemented prior to first occupation of each building to which it relates and retained for the lifetime of the development.

Reason - In order to secure renewable energy generation and promote sustainable transport and contribute towards addressing the climate change implications of the development.

- 12 The solar photovoltaic panels and electric vehicle charging points scheme, as approved under Planning Reference 24/01887/DISCON (Unit 1 and KFC only) shall have been implemented prior to first occupation of each building to which it relates and retained for the lifetime of the development.

Reason - In order to secure renewable energy generation and promote sustainable transport and contribute towards addressing the climate change implications of the development.

- 13 No development above slab level (unit 4a, unit 4b, unit 5, unit 7a, unit 7b and unit 8 only), shall commence until a scheme for the installation of solar photovoltaic panels and electric vehicle charging points, relevant to the units noted above only, have first been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall have been implemented prior to first occupation of each building to which it relates and retained for the lifetime of the development.

Reason - In order to secure renewable energy generation and promote sustainable transport and contribute towards addressing the climate change implications of the development.

- 14 The details outlined within the Construction Traffic Management Plans approved under Planning Reference 24/00176/DISCON (Phase 1 only) and Planning Reference 24/01146/DISCON (Unit 1 and KFC only) shall be adhered in full throughout the construction period for the development of those units noted above.

Reason - To ensure safe and controlled access, to ensure that on-street parking of these vehicles in the adjoining streets does not occur, to ensure that loose materials and spoil are not brought out onto the highway, to preserve the integrity and fabric of the highway, in the interests of highway safety.

- 15 Prior to the commencement of any work to units; 4a, 4b, 5, 6, 7a, 7b and 8 , including any ground works or demolition, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be adhered to by all ground works, construction and decommissioning traffic throughout the pre-construction, construction, and decommissioning phases. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for but not be restricted to:
- a. safe access to/from the site;
 - b. the parking of vehicles of site operatives and visitors;
 - c. the loading and unloading of plant and materials;
 - d. the storage of plant and materials used in constructing the development;
 - e. wheel and underbody washing facilities.
 - f. measures to control the emission of dust and dirt during demolition and construction;
 - g. a scheme for recycling/disposing of waste resulting from construction works (no burning permitted);
 - h. details of hours of deliveries relating to construction of the development;
 - i. details of hours of all construction / workers traffic movements;
 - j. details of hours of site clearance or construction;
 - k. Traffic Management Plan outlining a designated route to and from the development site for all HGV movement together with a management plan for local road maintenance and repair resulting from the development;
 - l. a scheme to control noise and vibration during construction, including details of any piling operations.
 - m. Registration and details of a Considerate Constructors Scheme.

The approved CTMP shall be adhered to throughout the construction period for the development of the units noted above.

Reason - To ensure safe and controlled access, to ensure that on-street parking of these vehicles in the adjoining streets does not occur, to ensure that loose materials and spoil are not brought out onto the highway, to preserve the integrity and fabric of the highway, in the interests of highway safety.

- 16 The development shall be constructed in full accordance with the external facing and roofing materials approved under Planning Reference 24/00660/DISCON (Starbucks, Burger King, Travelodge only) and Planning Reference 24/01361/DISCON (Unit 2, Unit 3, Unit 1 and KFC only).

Reason - To ensure that materials of an acceptable quality appropriate to the area are used.

- 17 No above ground works to units; 4a, 4b, 5, 6, 7a, 7b and 8, shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials for that particular building / plot to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - To ensure that materials of an acceptable quality appropriate to the area are used.

- 18 If during groundworks evidence of potential contamination is encountered, works shall cease, and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed.
- If evidence of potential contamination is encountered and upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of;
- a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.
 - b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
 - c) If no contamination has been discovered during the build, then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

Reason - To ensure that any risks from land contamination to the future users of the land and neighbouring land are minimised.

- 19 The Flood Warning Evacuation Plan approved under Planning Reference 24/00583/DISCON, shall remain in force for the duration of the lifetime of the development and shall remain a live document and be updated where required.

Reason - The site lies within flood zones 3 and a detailed evacuation plan is essential to safeguard occupiers of the development.

- 20 The external illumination schemes shall be installed in full accordance with the details approved under Planning Reference 24/00660/DISCON (Starbucks, Burger King only), Planning Reference 24/01346/DISCON (Travelodge only) and Planning Reference 24/01752/DISCON (Unit 2, Unit 3, Unit 1 and KFC only).

Reason - in the interests of amenity to reduce the impact of night time illumination on the character of the area and to ensure that the development employs energy efficient measures.

- 21 No external lighting shall be installed to units; 4a, 4b, 5, 6, 7a, 7b and 8 until details of an illumination scheme relating to that specific building / plot have been submitted to and approved in writing by the local planning authority. Development shall only be carried out in accordance with the approved details.

Reason - in the interests of amenity to reduce the impact of night time illumination on the character of the area and to ensure that the development employs energy efficient measures.

- 22 The plant, machinery, ventilation, air conditioning and extraction equipment shall be installed in full accordance with the details approved under Planning Reference 24/00924/DISCON (Starbucks and Burger King only), Planning Reference 24/01569/DISCON (Travelodge only), Planning Reference 25/00105/DISCON (Unit only), Planning Reference 25/00525/DISCON (Unit 3 only), Planning Reference 25/00482/DISCON (Unit 1 only) and Planning Reference 25/00009/DISCON (KFC only). The equipment shall be installed, used and maintained thereafter in full accordance with the approved details.

Reason - To ensure compliance with the relevant standards and guidelines and to protect the amenity of nearby hotel guests.

- 23 Prior to installation of any plant/machinery/ventilation/air conditioning/extraction equipment to units; 4a, 4b, 5, 6, 7a, 7b and 8 only, including any replacements of such, full details including location, acoustic specifications, and specific measures to control noise/dust/odour from the equipment, shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed, used and maintained thereafter in full accordance with the approved details.

Reason - To ensure compliance with the relevant standards and guidelines and to protect the amenity of nearby hotel guests.

- 24 The scheme of sound insulation for the Travelodge unit only, shall be installed in full accordance with the details approved under Planning Reference 24/01037/DISCON. The approved scheme shall be carried out, in its entirety, before the rooms are first occupied and shall be retained thereafter.

Reason - To safeguard the amenities of future users of the hotel.

- 25 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment (ACJ Ecology, June 2022).

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason - To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 26 The Construction Environmental Management Plan, approved under Planning Reference 24/00404/DISCON, shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason - To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

- 27 The Biodiversity Enhancement Strategy for protected and Priority species, approved under Planning Reference 24/00404/DISCON, shall be implemented in full accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason - To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 28 Prior to the first occupation of Phase 1 of the development, and as indicated on drawing no. 3835 - PL02AH, a 3 metre wide shared footway/ cycleway shall be provided along the entire southern boundary (within Phase 1) of the site.

Reason - To make adequate provision within the highway for the additional pedestrian traffic generated within the highway as a result of the proposed development and to link in with the existing footway/cycleway provision.

- 29 Prior to the first occupation of Phase 2 of the development, and as indicated on drawing no. 3835 - PL02AH, a 3 metre wide shared footway/ cycleway shall be provided along the entire southern boundary (within Phase 2) of the site.

Reason - To make adequate provision within the highway for the additional pedestrian traffic generated within the highway as a result of the proposed development and to link in with the existing footway/cycleway provision.

- 30 The hereby approved access and internal road layout within Phase 1 shall be completed in all respects in accordance with the approved drawings and be available for use before first occupation/use of Phase 1 of the development hereby approved. The access shall then be retained in its approved form.

The hereby approved access and internal road layout within Phase 2 shall be completed in all respects in accordance with the approved drawings and be available for use before first occupation/use of Phase 2 of the development hereby approved. The access shall then be retained in its approved form.

Reason - In the interests of highway safety to ensure the access is properly designed and constructed and made available for use.

- 31 Prior to the first use of the hereby approved vehicular access to the development, a 2.4 m x 17 m cycle visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall thereafter be retained free of any obstruction at all times and must not form part of the vehicular surface of the access.

Reason - To provide adequate inter-visibility between the users of the access and cyclists in the adjoining highway in the interest of highway safety.

- 32 The buildings/units shall not be occupied or first used until the area within the site relevant to that building/unit, as shown on approved drawings, for the purposes of manoeuvring and parking (including cycle storage facilities) of vehicles/bicycles have been provided and made functionally available. The parking areas and cycle storage facilities shall then be retained and remain free of obstruction thereafter.

Reason - To ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles.

- 33 The approved Travel Plan (as prepared by ttp consulting - dated August 2021) arrangements shall be implemented and adhered to prior to the first occupation/use of each unit/building and retained thereafter in accordance with the approved Plan.

Reason - In the interests of sustainable development.

DATED: 25th April 2025

SIGNED:



John Pateman-Gee
Head of Planning and Building Control

NATIONAL & LOCAL PLAN POLICIES AND GUIDANCE RELEVANT TO THIS DECISION:

National:

National Planning Policy Framework 2025 (NPPF)
National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021):

SP1 Presumption in Favour of Sustainable Development
SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS)
SP5 Employment
SP6 Infrastructure and Connectivity
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022):

SPL1 Managing Growth
SPL2 Settlement Development Boundaries
SPL3 Sustainable Design
PP1 New Retail Development
PP2 Retail Hierarchy
PP3 Village and Neighbourhood Centres
PP4 Local Impact Threshold
PP6 Employment Sites
PP7 Employment Allocations
PP9 Hotels and Guesthouses

PP14 Priority Areas for Regeneration
 PPL1 Development and Flood Risk
 PPL4 Biodiversity and Geodiversity
 PPL5 Water Conservation, Drainage and Sewerage
 PPL7 Archaeology
 PPL10 Renewable Energy Generation
 CP1 Sustainable Transport and Accessibility
 CP2 Improving the Transport Network
 DI1 Infrastructure Delivery and Impact Mitigation

Local Planning Guidance:
 Essex County Council Car Parking Standards - Design and Good Practice

INFORMATIVES:

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, 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.

Highways Informatives

1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

2: On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

3: The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

4: Mitigating and adapting to a changing climate is a national and Essex County Council priority. The Climate Change Act 2008 (amended in 2019) commits the UK to achieving net-zero by 2050. In Essex, the Essex Climate Action Commission proposed 160+ recommendations for climate action. Essex County Council is working with partners to achieve specific goals by 2030, including net zero carbon development. All those active in the development sector should have regard to these goals and applicants are invited to sign up to the Essex Developers' Group Climate Charter [2022] and to view the advice contained in the Essex Design Guide. Climate Action Advice guides for residents, businesses and schools are also available.

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

The attached notes explain the rights of appeal.

NOTES FOR GUIDANCE

WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
 - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- Please ensure that you have read the latest procedural guidance for appeals prior to submitting an appeal. The latest guidance can be found at [Procedural Guide: Planning appeals – England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/procedural-guide-to-planning-appeals)
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](https://www.gov.uk/government/publications/procedural-guide-to-planning-appeals)

ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.