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Colchester
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CO4 9HU

Please ask for Amy Lang
Tel: 686150
Email: alang@tendringdc.gov.uk

Our Ref: 21/00557/COUNOT

26 May 2021

Dear Madam

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2016

APPLICATION NO: 21/00557/COUNOT
PROPOSAL: Proposed conversion of Retail Unit Use Class E(a) (formally Use Class A1) into residential to create 2 no. flats.
LOCATION: 130 Connaught Avenue Frinton On Sea Essex CO13 9AD

Thank you for your notification on the above matter which was received on 1 April 2021 and made valid on 1 April 2021 and was allocated the reference **21/00557/COUNOT**.

I can now advise you that this proposal will **not** require prior approval of the Local Planning Authority.

The proposal constitutes permitted development as defined in Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and may therefore be carried out providing that it is wholly in accordance with the legislation.

Conditions

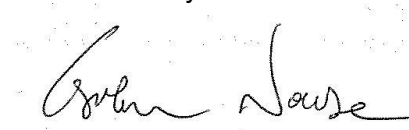
- 1 Development under Class M (a), and under Class M (b), if any, must be completed within a period of 3 years starting with the prior approval date.
- 2 A building which has changed use under Class M is to be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.
- 3 Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.
- 4 The proposed development shall not be occupied until such time as a car parking space for each flat has been provided in accordance with the adopted Parking Standards. The agreed car parking shall be retained at all times for such purpose.
- 5 Cycle parking shall be provided in accordance with the EPOA Parking Standards. The

approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

- 6 Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack per dwelling, for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with the relevant local public transport operator free of charge).
- 7 No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.
- 8 No materials produced as a result of the site development or clearance shall be burned on site.

If you require any clarification on this matter or further information, please contact the case officer Amy Lang on 686150.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Graham Nourse', is written over a faint, circular official stamp.

Graham Nourse
Assistant Director
Planning Service