

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	AL	03/03/2023
Planning Manager / Team Leader authorisation:	SCE	03.03.2023
Planning Technician final checks and despatch:	ER	03/03

Application: 22/01597/FUL **Town / Parish:** Great Bromley Parish Council

Applicant: Mr Brian Day

Address: Bluegates Barn Carringtons Road Great Bromley

Development: Proposed conversion of detached building to create ancillary annexe.

1. Town / Parish Council

Great Bromley Parish
Council

Great Bromley Parish Council had no objection to the application.

2. Consultation Responses

Essex County Council
Ecology
11.11.2022

Thank you for consulting Place Services on the above application.

No objection subject to securing biodiversity mitigation and enhancement measures.

Summary

We have reviewed the Ecological Survey and Assessment (Essex Mammal Surveys, October 2022) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures.

We are satisfied that there is sufficient ecological information available for determination of this application.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

To further mitigate any potential impacts to retained habitat on and adjacent to the site, especially through dust and pollution events, a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) should be produced and secured by condition of any consent.

Furthermore, as the site is within an Amber Risk Zone for the Great Crested Newt (GCN) District Level Licensing (GCN Risk Zones (Essex) | Natural England Open Data Geoportal (arcgis.com)) and suitable habitats are present in close proximity to the site, it is considered possible that GCN will be present.

GCN should therefore be considered as part of this planning application, however, due to the type of development and area impacted, we recommend that its potential impacts upon GCN are managed under a precautionary method statement for GCN for the construction stage, including storage of materials. This precautionary method statement should be included in the CEMP: Biodiversity.

We also support the proposed reasonable biodiversity enhancements of three House Sparrow terraces one hedgehog box, two solitary beehives and hedgehog friendly fencing, which have been recommended by the Ecological Survey and Assessment (Essex Mammal Surveys, October 2022) to secure net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework (2021). The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured by a condition of any consent.

In addition, the Ecological Survey and Assessment (Essex Mammal Surveys, October 2022) highlights that it is likely bats could be foraging/commuting within and around the site. Therefore, if any external lighting is to be proposed, it is recommended that a sensitive lighting scheme is developed to minimise any impacts. This should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm White lights should be used at <3000k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- The provision of motion sensors or timers to avoid the amount of 'lit-time' of the proposed lighting.
- Lights should be designed to prevent horizontal spill e.g. cowls, hoods, reflector skirts or shields.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013.

We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions

1. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

"A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- e) persons responsible for implementing the enhancement measures;
- f) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in 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).

2. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY

"A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including a precautionary method statement for Create Crested Newts .
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any Invasive non-native species present on site

The approved CEMP 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).

and if any external lighting is to be proposed

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained

thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To 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)

Essex County Council
Heritage
02.03.2023

The application is for proposed conversion of detached building to create ancillary annexe.

The proposal site is within the curtilage of Blue Gates Farm, a range of historic barns which predate c.1870 and may be earlier in origin. The Farm complex can be considered a non-designated heritage asset. The proposal site is a later 20th century addition.

There is no objection to this application, subject to the following conditions:

- Prior to installation, a schedule of drawings that show details of all proposed windows and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such;

- Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Essex County Council
Archaeology
23.01.2023

The above planning application is for the proposed conversion of detached building to create ancillary annexe.

The above building is of modern origin and of no historic interest. A historic buildings record has been completed on the surviving historic farmstead at Blue Gates, no further investigation is required for this application.

If you have any questions about this advice, please do not hesitate to contact me.

3. Planning History

Main Barn – Bluegates Barn

20/00854/FUL	Proposed conversion of vacant barn into a four bedroomed dwelling with associated garaging and landscaping works.	Approved	11.11.2020
21/00566/DISCON	Discharge of condition 3 (Hard and Soft Landscaping), 8 (Biodiversity Enhancement Strategy), and 12 (Programme of Historic Building Recording) of approved planning application 20/00854/FUL	Approved	01.06.2021

Adjacent Barn 1 – Ash Barn

15/00403/COUNOT	Change of use of agricultural building to residential use (C3)	Determination	06.05.2015
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Adjacent Barn 3

22/01575/COUNOT	Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of 1 no. agricultural building (reference barn 3) to a dwelling house (Class C3) and associated operational development.	Determination	07.11.2022
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4. Relevant Policies / Government Guidance

National:

National Planning Policy Framework July 2021 (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
SP7 Place Shaping Principles

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

SPL1 Managing Growth
SPL3 Sustainable Design
PPL3 The Rural Landscape
PPL4 Biodiversity and Geodiversity
PPL5 Water Conservation, Drainage and Sewerage
PPL7 Archaeology
CP1 Sustainable Transport and Accessibility

Supplementary Planning Documents

Essex Design Guide

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

5. Officer Appraisal (including Site Description and Proposal)

Site Description and Context

Under planning application approval reference 20/00854/FUL, Bluegates Barn has been converted into a four bedroomed dwelling. Bluegates Barn is located to the south of Carringtons Road within the Parish of Great Bromley. The property is set back from Carringtons Road by over 165 metres and forms part of the former Blue Gates Farm complex alongside other existing barns and outbuildings.

To the north of the property is 'Ash Barn', a conversion completed under prior notification approval reference 15/00403/COUNOT. To the west of the property is a further barn with approval for conversion to a dwelling under prior notification reference 22/01575/COUNOT (not yet commenced).

Directly adjacent to Bluegates Barn, within the extent of the red lined site area and property curtilage approved as part of 20/00854/FUL, is a further barn, subject of this current application. The overall site of the dwelling now known as Bluegates Barn amounts to approximately 0.4hectares in size and comprises a range of 'L' shaped former barns around a central courtyard and the ancillary residential barn to the west (subject of this application) with open landscape to the south, east and west.

The site located almost equidistant from the built-up area of Bromley Cross to the northwest and the defined Great Bromley Settlement Development Boundary to the southeast; being approximately 1.5km in both directions.

Public footpath no.25 (Great Bromley_166) runs the length of the private access road through the site to the west of the main range of barns.

Description of Proposal

The application seeks planning permission for the conversion of the existing barn to additional living accommodation as an extension of Bluegates Barn (confirmation of corrected address received from the agent via email on 03.03.2023 and scanned to the file).

Accompanying drawing number 305 shows the proposed accommodation within the barn to include a small kitchenette, washroom, shower room and large central games room, alongside an ensuite guest bedroom. The operations provide secondary living accommodation to the main house and shall be for the personal enjoyment of the occupiers. The applicants are happy to accept a suitably worded condition that ties the enjoyment and occupation of the building to the principal residence.

The building alterations respect the constraints of the historic agricultural use, now residential outbuilding by minimises intervention into the historic fabric by utilising existing openings.

Assessment

The main considerations in this instance are;

1. Principle of Development;
2. Design, Appearance and Heritage Impact;
3. Trees and Landscaping;
4. Biodiversity and Protected Species;
5. Residential Amenities;
6. Other considerations – Environmental Protection; and,
7. Representations.

1. Principle of Development

The conversion securing residential use is complete and the proposed accommodation is ancillary to the enjoyment of the main house. The principal issues of conversion and use of the site as residential are now fully established as approved under 20/00854/FUL. The operations provide

secondary living accommodation to the main house and shall be for the personal enjoyment of the occupiers of Bluegates Barn only.

2. Design, Appearance and Heritage Impact

The proposal site is within the curtilage of Blue Gates Farm, a range of historic barns which predate c.1870 and may be earlier in origin. The Farm complex can be considered a non-designated heritage asset. The proposal site is a later 20th century addition. The historic importance of the site and range of barns has been fully assessed under application 20/00854/FUL and the acceptance of the building being used as ancillary accommodation to the approved main barn is established.

A historic buildings record has been completed on the surviving historic farmstead at Blue Gates as approved as part of 20/0084/FUL and subsequent discharge of condition application reference 21/00566/DISCON. On this basis, no further archaeological investigation is required.

As set out within the supporting Design and Access Statement, a selection of external materials has been chosen to appropriately reflect and complement the building and site. Materials include slate roof tiles and black painted feather edge weatherboarding. ECC Heritage raise no objections subject to conditions relating to full details of the windows and rainwater goods.

3. Trees and Landscaping

Other than the addition of small pathway connections from the main barn to the outbuildings, the development will not impact upon the previously approved landscaping scheme. Details of the pathway positions and surfacing have not been provided. A condition to secure these details is therefore considered necessary to ensure that the works are appropriate to the setting of this historic barns complex.

There are no trees or other significant vegetation on the application site. The conversion of the existing barn will not adversely affect the local landscape character.

4. Biodiversity and Protected Species

Consultation has been carried out within Essex County Council Place Services Ecology who raise no objection subject to securing biodiversity mitigation and enhancement measures. ECC Ecology have reviewed the accompanying Ecological Survey and Assessment (Essex Mammal Surveys, October 2022) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures and are satisfied that there is sufficient ecological information available for determination of this application.

Recommended conditions to be imposed:

- Submission and approval of a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) including a precautionary method statement for GCN for the construction stage, including storage of materials.
- Biodiversity enhancements including three House Sparrow terraces, one hedgehog box, two solitary beehives and hedgehog friendly fencing, which have been recommended by the Ecological Survey and Assessment (Essex Mammal Surveys, October 2022) to secure net gains for biodiversity.
- Submission and approval of a sensitive lighting scheme.

5. Residential Amenities

Having regard to the spacing around the buildings, the distance retained to existing dwellings and the compliance with amenity and parking provision requirements, the development will retain a good standard of amenity for both existing and future occupants.

6. Representations

Great Bromley Parish Council have no objection to the application.

No individual letters of representation or objection have been received.

7. Other considerations – Environmental Protection

To ensure appropriate foul drainage is provided to the development, a condition will be imposed to ensure connection to the existing system serving the host dwelling is undertaken prior to the first use of the annexe.

Furthermore, due to the likely presence of asbestos within the existing building and roofing, an informative will be added to ensure its appropriate removal and disposal. A condition is not required as this is covered by separate environmental protection legislation and building regulations.

8. Conclusion

In the absence of any material harm resulting from the development and having regard to the benefits of the scheme securing the preservation of a non-designated heritage asset and contributing positively to the setting of the building, the application is recommended for approval subject to conditions.

6. Recommendation

Approval - Full

7. Conditions

1. COMPLIANCE: TIME LIMIT FOR COMMENCEMENT

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. COMPLIANCE: IN ACCORDANCE WITH APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the following approved drawings / documents, 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 be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

- Application Cover Letter
- Design and Access Statement Project: 5566 dated September 2022 (including materials details)
- Ecological Survey and Assessment dated October 2022
- 301 Site Plan
- 302 Existing Block Plan
- 303 Existing Floor Plan
- 304 Existing Elevations
- 305 Proposed Floor Plan
- 306 Proposed Elevations
- 307 Proposed Block Plan

REASON: For the avoidance of doubt and in the interests of proper planning.

3. COMPLIANCE: EXTERNAL MATERIALS

All external walls of the barn conversion hereby approved shall be clad in feather edge horizontal boarding and shall be finished in matt black paint and matt black tar only, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

4. COMPLIANCE: RAINWATER GOODS

All rainwater goods to be installed on the barn conversion hereby approved shall be black painted or powder-coated metal, and shall be permanently maintained as such, unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

5. COMPLIANCE: SPECIFIC RESTRICTION - ANCILLARY USE ONLY

The conversion hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 'Bluegates Barn, Carringtons Road, Great Bromley, Essex CO7 7UZ' and shown outlined in red on the accompanying approved drawing number 301 – Location Plan.

REASON: For the avoidance of doubt and to ensure the building is not used as a separate independent dwelling.

6. COMPLIANCE: FOUL DRAINAGE DISPOSAL

All foul drainage from the development hereby approved shall be via the private plant already serving the host dwelling known as Bluegates Barn. The drainage connection shall be installed and be functionally available for use prior to the occupation / first use of the annexe accommodation hereby approved.

REASON: To ensure that an adequate and satisfactory means of foul drainage is provided to avoid pollution, in the absence of a mains foul sewer connection.

7. FURTHER APPROVAL: FENESTRATION DETAILS

Prior to installation, a schedule of drawings that show full details of all proposed windows and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

REASON: Due to the historic importance of the site and barns, as insufficient information has been provided within the application.

8. FURTHER APPROVAL: PATHWAY POSITIONS AND SURFACING

Prior to the creation or installation of any formal hard surfaced pathways to provide connection from the host dwelling to the approved annexe building, full details of the of pathway positions and surfacing shall be provided in writing to the local planning authority for approval. The works shall be carried out in accordance with the approved details and retained thereafter in the approved form.

REASON: Due to the historic importance of the site and barns, as insufficient information has been provided within the application.

9. PRIOR TO COMMENCEMENT: BIODIVERSITY ENHANCEMENT STRATEGY

A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) Detailed designs to achieve stated objectives;
- c) Locations of proposed enhancement measures by appropriate maps and plans;
- d) Timetable for implementation demonstrating that works are aligned with the proposed
- e) Phasing of development;
- f) Persons responsible for implementing the enhancement measures;
- g) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

REASON: This is required prior to commencement, 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).

10. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY

A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including a precautionary method statement for Create Crested Newts.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any Invasive non-native species present on site.

The approved CEMP 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: This is required prior to commencement, 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).

11. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

Prior to the installation of any external lighting to serve the development hereby approved, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and

show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To 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).

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Restrictive Conditions – 20/00854/FUL

Please note that the property known as Bluegates Barn and all areas within the curtilage of the property as shown on the accompanying red lined site plan drawing number 301 are subject to restrictive conditions in relation to householder permitted development rights and fences. Please ensure that this decision is read in conjunction with 20/00854/FUL to ensure full compliance with all conditions.

Highways Informatives

1. The public's rights and ease of passage over public footpath no.25 (Great Bromley_166) shall be maintained free and unobstructed at all times, to ensure the continued safe passage of the public on the definitive right of way and accessibility. At no point shall gates or any enclosures be provided across the vehicular access. The accesses shall remain open and free for use in perpetuity.
2. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway to ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety.
3. 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.
4. 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 or by post to:

SMO1 - Essex Highways
Colchester Highways Depot
653 The Crescent
Colchester
CO4 9YQ

Environmental Protection Informatives

Should any asbestos containing materials be present on the development site, or used within the original construction of the building in question, it must be safely removed by a qualified contractor, with relevant transfer notes being obtained to confirm safe and responsible removal and disposal in order to protect the health of site workers and end users.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO