

Date of Meeting	14 January 2016
Application Number	15/10290/FUL
Site Address	Communications Bunker, Old Blandford Road, Salisbury, SP2 8DG
Proposal	Proposed Change of Use from communications bunker into youth music and education facility
Applicant	Mr R Sanderson
Town/Parish Council	SALISBURY CITY
Electoral Division	SALISBURY HARNHAM – Cllr Brian Dalton
Grid Ref	413948 128753
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee

Cllr Dalton has called this application due to the following concerns:

- 1) *Noise and vibration may be felt in nearby residents homes in Grasmere Close.*
- 2) *If approved, may generate large groups of youths hanging about.*
- 3) *Cars may park in and block up Grasmere Close, causing issues with residents.*
- 4) *The building is not suitable for the application in question.*
- 5) *Light caused pollution from any new street lighting.*
- 6) *Litter may be more prevalent. This is a wildlife area.*

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission be **Granted** subject to conditions.

2. Report Summary

The proposed re-use of the former Salisbury Urban District Control Centre as a Youth Centre would be managed by Sound Emporium who currently run the youth centre operating at Grosvenor House. The representation letters have raised a number of comments of concern which have been considered in this application. Subject to conditions, this application has not received any objection comments from Wiltshire Council Ecology, Archaeology, Highways, Public Protection or Wiltshire Police. This application would provide a youth facility within the city of Salisbury and Officers consider that the impact to the amenity of neighbouring dwellings or any other site constraint will not be unduly harmful to warrant the refusal of this proposed youth centre facility.

3. Site Description

The former Salisbury Urban District Control Centre (SUDCC) is a disused subterranean building which is located in the slopes of Harnham and adjacent to established residential dwellings. On the top of the bunker is a radio mast which is not currently associated with the function of the bunker. The bunker is located in amongst an established wood and is accessed via a single track off Grasmere Close with established treed embankments either side of the approach track. Inside the

structure, the building is divided into a main central room which is of a modest scale similar to the dimensions of a normal living room, with a number of smaller satellite rooms leading off it, including toilets and storage areas.

4. Planning History

S/1999/0199 FOR THE SITING AND APPEARANCE OF THREE REPLACEMENT EQUIPMENT CABINS

S/2001/1381 UPGRADE RADIO EQUIPMENT HOUSING REMOVE AND REPLACE 6 ANTENNA

5. The Proposal

This application is submitted by Sound Emporium (SE) which currently manages and run a youth group in Grosvenor House. This is set to close and the SE has proposed to convert the former Salisbury Urban District Control Centre into a youth music and educational facility for 13-19 years old and up to 25 years old for persons with special education needs.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) - adopted by Full Council on the 20th January 2015:

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP20 (Spatial Strategy for the Salisbury Community Area)

CP37 (Military establishments)

CP50 (Biodiversity and Geodiversity)

CP51 (Landscape)

CP57 (Ensuring high Quality Design and Place Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

Wiltshire Local Transport Plan 2011-2026:

Car Parking Strategy

Government Guidance:

National Planning Policy Framework (NPPF) March 2012

National Planning Policy Guidance (NPPG)

Supplementary Planning Guidance:

Adopted Supplementary Planning Document 'Creating Places Design Guide' April 2006

7. Summary of consultation responses

This application has the support of Salisbury City Council. A large amount of representation has been submitted for this application which amount to 48 letters of objection and 43 letters of support.

8. Publicity

Salisbury City Council – Support

WC Highways – No objection

WC Archaeology – Support subject to conditions

WC Ecology – Holding objection

2nd comment (following further endoscopic survey) – No objection

WC Conservation – None received

WC Public Protection – Concerns raised about lack of detail over suggested mitigation measures.

2nd comment (following additional information) – No objection subject to conditions

WC Rights of Way – None received

WC Trees – No objection to the laying of the path on top of the existing hard standing

WC Public Arts – Not seeking a public art contribution

Wiltshire Fire & Rescue Services – General comments and recommendations

Wiltshire Police – Concerns over lack of adequate external lighting

43 Letters of support have been received:

- Excellent use of facility for an excellent cause
- Perfect location for a much valued facility for Salisbury's youth
- This facility helps young adults and children with low self esteem, self confidence and feelings of isolation and loneliness
- Loss of youth facilities will result in a higher chance of youth hanging out and getting into trouble
- Great use of a disused building
- The Sound Emporium is successful run and managed
- Minimal impact to residential properties and wildlife
- Respect should be given to the Young Adults and not assumed delinquency
- Testimonials from parents of youth befitting from the music youth centre.

This application has submitted a pack of 40 letters of support for the application which appear to be separate to the above support letters.

48 letters of objection have been received:

- Concerns over noise to neighbouring amenities and vibrations to house foundations
- Concerns over impact to Right of Way
- Concerns over impact to local ecology and habitat
- Concerns over proposed lighting and potential litter creation
- Concerns over hours of operation and number of days
- Concerns over levels of behaviour of youth and their numbers and impact on neighbours
- Concerns over lack of onsite parking and parking will be undertaken in Grasmere Close.
- Concerns over Councils ability to ensure compliance of Youth Group's stated practices.
- Concerns over health of youth using the bunker due to mould.
- Inappropriate use of public S106 money (£100K) earmarked for the wider community which will benefit very few of the residents of East Harnham
- Unsuitable location away from facilities and services.
- Concerns over the safety of youth in the bunker and safety of youth walking to catch the bus on Old Harnham Road.
- Contrary to Building Control Regulations
- A disused trading estate unit would be the preferred location

9. Planning Considerations

9.1 Principle and justification of application

In National and Local policy terms, this proposal is rather unique, and there are no local policies which relate directly/specifically to it, the closest policies seem to be policy CP37 which relates to

the reuse of (albeit much more substantial) former MOD buildings/sites, and to a lesser extent policy CP48 & CP58, which promote the reuse of (non designated) heritage assets, (although policy CP48 is primarily intended for the conversion of buildings in the open countryside). In particular, Policy CP37 indicates thus:

“...Redevelopment, conversion or change of use of redundant MoD sites and buildings will be supported provided they are well related to an existing settlement in terms of both location and scale. Sites that are remote from settlements should only be considered where the existing buildings and infrastructure on the site are suitable for redevelopment, conversion or change of use. Redevelopment proposals will not exceed the existing building footprint and floorspace unless they are well located to an existing settlement. The focus will be on employment-led development and other uses should be determined through a masterplanning approach with the local community.

Development at operational or redundant sites should enhance the overall character of the site. All development at operational or redundant sites should mitigate any adverse impacts on local infrastructure, and not erode the character of the surrounding area. All proposals must ensure that the cultural and historical significance of the military facilities located on the site are understood and inform the scope of future development of that site.”

The building is likely to have been completed in 1962, reusing an earlier military bunker probably dating back to the 1940's. Some of the representation letters as submitted with this application have commented on the limited use of the bunker over the past few decades. Without any other information to the contrary, it is considered that the bunker appears to have largely been devoid of permanent usage given the unique nature of the building and use. Therefore at its simplest, the proposal represents a derelict empty building with the built up limits of Harnham and the wider city area.

As such (subject to the below assessment criteria) the principle use of the reuse of the building in planning terms is acceptable, and also with the broad aims of WCS policy (including CP37 and 48) which aims to retain and enhance the site and community facilities, subject to an assessment of the impacts of the change of use and any works. These matters are explored below.

9.2 Impact on character of the building and wider area

Impact on existing building/heritage issues

The building has been put forward for listing by Historic England. That listing application was determined on 11/12/2015. Historic England has undertaken an assessment of the historic value of the subterranean building and comment:

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. The Harnham Bunker is therefore not recommended for listing.

Source: Historic England's Advice Report (11/12/2015)

The Historic England's Advice Report goes on to further explain the reasoning for their recommendation for not recommending the building for listing. The reasoning is:

- * Architectural interest and innovation: as expressed in its overall design the bunker functioned relatively low down the military command hierarchy and in a national context its layout and features are relatively standard in design and do not display sufficient levels of interest and innovation;
- * Historic association: it has no historic associations with any national events or people and as such its historic interest lies on a local rather than national level;
- * Degree of survival: although the bunker survives well both externally and internally, others of its type survive and some of these in a better state of preservation.

Source: Historic England's Advice Report (11/12/2015)

It is clear from Historic England's Advice Report that the building does not meet the relevant criteria require for a listing designation. As a consequence, a refusal of the scheme simply in terms of the impact of the use and any works on the historic nature/character of the building would be difficult to support.

However, just because the building has not been formally listed does not mean that the site cannot be regarded as a "non designated heritage asset", and policy CP58 aims to allow the enhancement of such locally important buildings. Wiltshire Council Archaeology has commented *"This site is of great archaeological interest. The Communications Bunker is an important piece of archaeology from the Cold War period. The structure itself, and those elements of the layout inside that reflect its original planned use, are a significant heritage asset.*

The National Planning Policy Framework states that 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

It is therefore recommended that a record is made of the building and any remaining equipment within it, before any development commences on the site."

Officers consider that the suggested condition to cover the submission of an appropriate programme of building recording to be acceptable.

Design matters

This application is not proposing to materially alter the exterior of the building other than adding some external lighting. Also proposed is the creation of a narrow path from the entrance of the bunker building to the highway. Some basic details of lighting have been submitted to support the application. However Officers consider that such details are limited and do not provide a reasonable understanding of how external will be externally lit and as such it is considered necessary to ensure full details of external light are submitted as part of any post approval conditions.

The proposed access path is noted to be proposed as self binding path gravel and as such no significant excavation of the entrance track is envisaged. The access path is considered to be an

acceptable addition to the site and Officers note that such paths are typically observed within a park setting and as such the maintenance of the treed entrance is considered not considered to unduly impacted by the creation of this centralised path.

9.3 Neighbour amenity/crime/lighting

As this proposal relates to the use of the site for music based youth organisation there have been a large amount of concerns expressed within the submitted representation letters. The concerns could be summarised to include anti-social behaviour and noise and vibrations from the music having an unacceptable impact to the amenity of nearby by residences. This application has also received a number of letters of support which seek to comment on the positive impact of the youth group on Salisbury youth and seek to highlight the positive running and management of the youth centre by the Applicants (Sound Emporium).

To support this application the applicant has submitted a Noise Assessment. Wiltshire Council's Public Protection Officer has commented :

"Ordinarily, we would have concerns that noise from the activities carried out within the premises could have an adverse impact on nearby residents, as the nearest residential property is 20 meters from the bunker. Whilst the applicant has submitted a noise assessment we would normally expect the assessment to be carried out by an accredited acoustic consultant. However, the noise assessment has identified that a sound level of 100 dB inside the bunker and with the doors open will not be audible over ambient sound at a 10 m radius from the bunker. Therefore, given the structure of the building, its original purpose and further mitigation measures to be made to the building it is not reasonable to request a further noise assessment."

Officers have sought further information as to what these "further mitigation measures" are and the applicant has provided additional information. In reviewing the further information the Wiltshire Council Public Protection Officer has commented "The applicant has provided further information on the control measures and insulation to be implemented / installed in the bunker to minimise noise breakout and reverberation. I can confirm that the additional information is satisfactory"

The Public Protection Officer has recommended a condition to ensure the implementation of the control measures which Officers consider to be reasonable and necessary. Wiltshire Council Public Protection has not raised any objection to this application and has not maintained the concerns of neighbouring dwellings.

The applicant has provided the following confirmation on access requirements / opening times:

"We would request that we are able to access the property 30mins before the opening time of 09.00 (10.00 on Saturday) in order to set up and that we are able to remain in the property for 30mins after the closing time of 21.00 to pack down. During these set up/closing down times all amplified sounds will be turned off and only staff will be in the property."

The proposed opening times of the music youth centre will not require any openings on Sundays and no openings on public holidays. Public Protection has not raised any concerns in relation to the suggested opening hours but has required that the opening hours are restricted by condition.

The concerns of neighbours over anti-social behaviour are noted by Officers. The Police Crime Prevention Officer has commented: "My only concern is for the safety of the pupils or clients of the facility when arriving and leaving the bunker at the end of their 'session'. It appears to me that the approach to the proposed entrance is along a heavily wooded track that leads from the public highway to the bunker itself. From reading the design and access statement and other relevant documents submitted with this application, I am unable understand how those responsible for the facility intend to ensure the safety and security of potentially quite young and vulnerable people

who will at times have no option other than to walk a narrow woodland path in darkness. I have noted the intention within the 'New Exterior Lights' document to install lights to illuminate the path, however there is insufficient detail provided for me to have a view on how effective the positioning of some floodlights at the entrance to the site will be in providing appropriate lighting to the length of the track. I therefore ask that before this application is approved, the applicant is asked to provide full details of any lighting plan or other intended measures designed to protect the children and young people from exposure to what I consider to be a potentially hazardous situation."

Officers consider that the Police's concerns are centred on this application's lack of an adequate lighting scheme to serve the access path. Officers accept that the limited lighting information is inadequate but a comprehensive scheme for lighting can be approved as part of any post approval and the Police Crime Prevention Officer will have full input in the discharge of any lighting condition.

Whilst the application site is located within a reasonable proximity to neighbouring dwelling within Grasmere Close, Officers note that the Public Protection Officer has not maintained any concerns in relation to noise having an undue impact on the amenity of neighbouring dwellings. The topography of the application site is such that the approach to the entrance of the SUDCC is sided by an earth embankment which is treed. On standing outside of the entrance doors to the bunker views of the neighbouring dwellings are highly restricted and views of the roofs are only likely to occur through the trees. As such the residential dwellings are not likely to have a direct view of the application site and the coming and going of its users. To prevent undue noise in the external grounds and to avoid any doubt it is considered reasonable to impose a restrictive condition to prevent the playing of any sound-amplifying equipment or loudspeaker within the external spaces.

9.4 Highways / Parking issues

This application has received a large number of comments of concern about the lack of parking at or near the application site. The representation letters of objection have expressed concerns over the inadequate location of the youth centre and also express concerns over the safety of the youth when accessing the facility by foot.

In response to the large number of neighbouring concerns the applicant has produced a Transport and Movement Statement. The Statement comments:

Off road parking at the site has not been sought as it will not be necessary given the hours of use and how the property will be accessed by users. This application seeks to make efficient use of on road parking space already in place adjacent to the site and promote the use of more sustainable forms of transport by ensuring that there is a choice of access by walking, cycling and good public transport links.

Source: Transport and Movement Statement

Officers note the restricted on street parking provision along Old Blandford Road and acknowledge the public transport links within reasonable walking distance from Harnham Road. In reviewing the local concerns and the additional submission of the Transport and Movement Statement, Wiltshire Council's Highway Officer has provided the following comment and recommendation:

"The proposed access and parking arrangements associated with the proposed development are satisfactory and that the information provided in the submitted Transport and Movement Statement is reasonable. The proposed development is not therefore considered to be detrimental to highway safety. It is considered that the proposed change of use will not detrimentally affect highway safety and I therefore recommend that no highway objection be raised to this application."

It is clear from the above comments that Wiltshire Council Highways have no objection to the use of the building as a youth club facility. Officers have sought confirmation about the retention of the existing vehicle barrier at the entrance to the application site. Officers have sought for this barrier

to be retained to ensure that parking along the entrance corridor to the building is prevented. The barrier is able to be opened and it is accepted that for delivery purposes that the ability to open the barrier is desirable. There appears to be enough turning area at the top of the path for a vehicle to turn and exit the site without the need to create an unacceptable vehicle manoeuvre at the entrance mouth of Grasmere Close.

With no objection comments from Wiltshire Council's Highway Department it is considered that any refusal of this application on highway safety grounds is unreasonable.

It seems reasonable that as the proposed use of the building relates to a youth centre use that this application creates a form of onsite cycle storage facility to promote alternative forms of transportation other than the car or bus. Details of such a cycle store can be agreed as part of any post approval condition.

9.5 Ecology/protected species/trees

The application has been supported by an Ecology Survey undertaken by Wessex Ecology which is dated September 2015. The representation letters have included a number of comments of concern about the impact to Ecology as a result of this applications use of the bunker and associated use of the immediate external land. However Wiltshire Council Ecology has not raised concerns over impact to the woodland but has commented:

"The ecological survey identified the potential for bats in the ventilation tower / ducting due to the fact that there was a small hole in a grille on the ventilation tower with adjacent scratch marks. The bunker is located in broadleaved woodland which is likely to be used by bats for foraging. The bunker's thick walls and underground position mean it has the potential to provide the humid and stable conditions that are preferred by hibernating bats. It would be difficult to survey for bats by conventional means and the consultant has therefore recommended use of some form of endoscopic video survey."

The suggested endoscopic video survey was undertaken. Wessex Ecology have since commented: *"....review of the video footage which has been recorded I can see no evidence of extant or extinct use of the structure by bats or birds. It is my opinion that there is no need for further survey work based on the proposed plans for Harnham Bunker."*

Following the assessment of Wessex Ecology a Wiltshire Council Ecologist has raised no objection to this application. The Council's tree officer has not raised any issues of significance.

9.6 Other matters raised by third parties

Use of S106 monies

A number of the submitted comments to this application have raised concern over the possible use of £100,000 of S106 monies related to the Rowbarrow housing development along Downton Road to support the proposed youth music facility. Whilst Officers acknowledge the concerns as raised, the means of funding of the project is not relevant to the consideration of this current planning application and is not a material planning consideration.

Fire and Rescue/Building Regs issues

The bunker building has one entrance in and out and has a vertical exit route served by a ladder of original date to the bunker. The proposed youth service does not intend to use this vertical exit and as such the bunker building has one entrance/exit route. This application has received a large number of comments of concern and objection in relation to the perceived harm to the users of the facility should a fire occur.

The Wiltshire Fire & Rescue Service consultation response letter sets out general comments about the need to ensure that provision of reasonable facilities to assist fire fighters within the building is present and to enable the fire appliances to gain access to the building. The WF&RS comments that the creation of a commercial sprinkler system will improve safety and reduce property loss.

However, this scheme has proposed such a sprinkler system which is commented on in the below extracts from the submitted Fire Safety Statement:

The situation of the bunker does pose a potential problem for fire safety due to its enclosed location with no natural ventilation to allow fire and fire gases to escape, nor is it possible to easily provide for alternative means of escape in the event of fire. However, Part B of the Building Regulations requires occupiers to ensure FUNCTIONAL fire safety in buildings and if this cannot be achieved by traditional means, then alternative measures designed to achieve safety by preventing fire occurring in the first place, or controlling the size of fires should they occur can be acceptable.

The fire safety strategy for the building will be set out in the plans and statement accompanying any Building Regulations application and will include the provision of active fire safety measures in the form of a full sprinkler system and possibly a smoke extract system. Passive measures will include a fire alarm system incorporating automatic fire detectors and visual beacons to provide warning in soundproofed areas. Structural fire resisting construction will be provided to sub divide the building and to ensure travel distances to the protected route forming the entrance tunnel. Emergency lighting to provide illumination in the event of power failure will be provided in all areas. All Such systems mentioned above will be in accordance with current standards. Numbers of occupants will be restricted to no more than 60 persons based on the amount of floor space available and the single direction of escape.

The Agent has also commented *“The building regulations comments are unfounded as the parties mentioned do not know what I have done with regard to building control. The main concerns so I gather are regarding escape. This is being addressed by the installation of a sprinkler system. This system will be backed up by 60minute self closing fire doors with smoke seals. The main area of highest fire risk is the kitchen area which has been deliberately located at the furthest point away from the escape routes. The corridor will provide 60minutes fire/smoke protection for all those needing to exit the building quickly. All rooms and corridors will also have fully maintained emergency lighting.”*

However, Members should note that the comments of the fire service are not on this occasion related to planning matters, but are instead in relation to the requirements for the separate Building Regulations process. Similarly, the third party comments on such issue are not material planning issues upon which this application could be refused.

10. Conclusion

The reuse and conversion of this local building of interest for community use appears to accord generally with national and local planning policies, and in particular the general aims of CP37 and CP58 of the WCS. The representation letters have raised a number of comments of concern which have been fully considered and taken into account. However, subject to suitable conditions, this application has not received any objection comments from Wiltshire Council Ecology, Archaeology, Highways, Public Protection or Wiltshire Police. This application would provide a youth facility within the city of Salisbury and Officers consider that the impact to the amenity of neighbouring dwellings or any other site constraint will not be so unduly harmful as to warrant the refusal of this proposed youth centre facility.

RECOMMENDATION

Approve subject to conditions:

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

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

2. No works shall commence on site until an appropriate programme of building recording has been carried out in respect of the structure concerned. This record shall be carried out by an archaeologist/building recorder or an organisation with acknowledged experience in the recording of standing buildings which is acceptable to the Local Planning Authority. The recording shall be carried out in accordance with a written specification, and presented in a form and to a timetable, which has first been agreed in writing with the Local Planning Authority.

REASON: To secure the proper recording of the building.

3. No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being brought into use.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The footpath hereby approved shall be constructed prior to the development being brought into use and shall be maintained in perpetuity.

REASON: To ensure that the development is served by an adequate means of access.

5. No part of the development shall be brought into use until details of secure covered cycle parking and has been submitted to and approved in writing by the Local Planning Authority, and; such facilities have been provided in accordance with the approved details. Such facilities shall be maintained thereafter.

REASON: In pursuit of sustainable transport objectives.

6. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site.

REASON: In the interests of the appearance of the site and the amenities of the area.

7. The use hereby permitted shall only take place between the hours of 08.30 in the morning and 21.30 in the evening from Mondays to Fridays and between 09:30 in the morning and 21.30 in the evening on Saturdays. The use shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

8. No part of the development shall be brought into use until a scheme for external lighting of the path and external areas has been submitted. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set

out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2005)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

9. The external lighting hereby approved as part of condition 8, shall not be illuminated outside the hours of 08.30 and 21.30 from Mondays to Fridays and between 09.30 and 21.30 on Saturdays at no time on Sundays and Bank or Public Holidays.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

10. No sound-amplifying equipment, loudspeaker, or public address system shall be installed / operated or music played within the external curtilage of the development hereby approved.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

11. The development hereby permitted shall not be brought into use until details of the storage of refuse, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority, and; the approved refuse storage has been completed and made available for use in accordance with the approved details. The approved refuse storage shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of public health and safety.

12. The development hereby permitted shall be designed, installed and maintained at all times thereafter in accordance with the acoustic mitigation measures detailed in the addendum document to the Noise Management Plan (08/12/2015).

REASON: In the interests of the amenities of the area.

13. The development hereby permitted shall be carried out in accordance with the following approved plans:

DRG No. Proposed Location Plan	22/10/2015
DRG No. Proposed Site Plan	22/10/2015
DRG No. AD/0/060	18/11/2015
DRG No. AD/0/150	18/11/2015

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

INFORMATIVES

1. Further Recommendations: The work should be conducted by a professional recognised contractor in accordance with the written scheme of investigation agreed by this office and there will be a financial implication for the applicant.

2. The applicant should note that the works hereby approved involve the removal and disposal of asbestos cement roofing. Should only be removed by a licenced contractor Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.