

Development Management Committee Report



Committee Date: 22 May 2024

Application Number 06/23/0570/F – ([Click here](#) to see application webpage)

Site Location Britannia Pier, Marine Parade, Great Yarmouth, NR30 2EH

Proposal Demolition of single storey amusements building; Erection of replacement building for use as indoor amusements and leisure; Alterations and extensions to public house and restaurant building and new roof covering along the pier length; Change of use of the restaurant to an amusement arcade; Single-storey extension to the family amusement centre to provide new food kiosk; Installation of ramped access ways; Alterations to front facade of building.

Applicant Mr Abbott, 29A New Street, Cromer, Norfolk, NR27 9HP

Case officer Rob Tate

Parish & Ward Nelson Ward, Great Yarmouth

Date Valid 23-11-23

Determination Due 05-04-24

Reason at committee Connected application – the application site is owned by the Borough Council.

Procedural notes This application was reported to the Monitoring Officer as an application submitted for development on land owned by the Borough Council. The application was referred to the Monitoring Officer for their observations on 14 May 2024, to afford the Monitoring Officer an opportunity to check the file and ensure they are satisfied that it has been processed normally and that no other members of staff or Councillors have taken part in the Council's processing of the application other than staff employed within the LPA as part of the determination of this application. Any discrepancies will be raised by the Monitoring Officer prior to the meeting.

SUMMARY OF RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS

1. The Site and Context

- 1.1 Britannia Pier is located on Great Yarmouth Sea Front and comprises one of the two piers which book end the Golden Mile. The pier was originally constructed in the mid to late 19th century and later rebuilt after storms and general demolition works, with further rebuild during the early Edwardian period. This included various pavilions and structures which again were demolished after fires. The main auditorium is understood to have been built during the

inter-war period and later commissioned for the war effort, but from the 1950s was used as a theatre which continues to this day.

- 1.2 The main front facade has been remodelled and adapted several times over the years due to changing requirements and fashions, the current west facing elevation comprises modern signs and placards together with recent adaptation leading to the main historic structure beyond, albeit this too has been affected by modern adaptation.
- 1.3 The site is located within the Sea Front Conservation Area and the site is located in close proximity to a number of buildings of historic value, including listed buildings along Marine Parade; approximately 240m to the southwest of the application site sits the Grade II Listed Britannia Terrace.
- 1.4 The application site is also located within the main tourist area of Great Yarmouth Sea Front with a number of attractions and facilities typically associated with a seaside town within its immediate proximity.

2. The Proposal

- 2.1. The application proposes to carry out internal and external renovations to the front of the pier as well as alterations and extensions of buildings and replacement of buildings on the pier itself, including the change of use of the Sea Chef restaurant to amusement arcade.
- 2.2. The proposed alterations to the front elevation have been subject to significant revisions as part of this application. The front elevation now proposes two circular flanking towers with the horizontal lines of the roof and raised fascia at first floor level continuing around the towers. White render is now proposed along with a zinc finish to the caps of the towers and the horizontal banding. The towers are integrated into the doors to the restaurant area and a kiosk is proposed to be integrated into the base of the southern tower. A digital screen is shown within the central horizontal span between the two towers which will need to be subject to a specific application for advertisement consent to display adverts on this digital display, although this has not yet been submitted. New lettering above the front building is also proposed.
- 2.3. The rebuilt building to the rear will house the arcade area with a new food kiosk to the rear. This building will have a new curved single ply membrane roof with standing seam upstand in a grey colour, although precise materials have not been detailed at this stage. This building will be lower in height than the front building meaning it will not be visible from the west.
- 2.4. The walkway through the front building to the rear of the pier is also proposed to be amended with new positioning and ramped walkways and the amount which will be protected/covered is also being increased.
- 2.5. The application also includes new staircases to provide access to the promenade and beach below.

3. Site Constraints

- 3.1. The site is located within the development limits defined by GSP1.
- 3.2. The application site is located within the Sea Front Conservation Area.

- 3.3. The application site is located within Flood Zone 3.
- 3.4. The application site is located within the Sea Front Area designated by Policy GY6.
- 3.5. The site is located within the Orange 400m-2.5km Indicative Habitat Impact Zone.

4. Relevant Planning History

- 4.1. There is extensive planning history on the site, although none is directly applicable to this application. A full list of the planning history can be found on the Council website.

5. Consultation responses

5.1. Local Highway Authority (Norfolk County Council)

No objection subject to conditions

- 5.1.1. The Local Highway Authority have raised no objection to the application subject to conditions to ensure that no gates/doors/ground floor windows open outwards over the highway and that a minimum vertical clearance of 1.98m is maintained at all times to the canopy.

5.2. Historic England

No objection subject to conditions

- 5.2.1. Historic England objected to the initial scheme although have confirmed that the revised proposals overcome their concerns and that the design is more architecturally coherent and reflects traditional seaside pier buildings. They have recommended conditions to secure details of sample materials and the proposed lettering.

5.3. Conservation Officer

No objection

- 5.3.1. The Conservation Officer was involved in the discussions to secure an improved scheme and considers that the revised design is a well-rounded response to the individual characteristics of the site and is positively reminiscent of traditional pier building designs and seaside architecture of the 1920s/1930s.

5.4. County Ecologist

No objection subject to conditions

- 5.4.1. The County Ecologist has raised no objection subject to a condition to secure details of external lighting to ensure it is sensitive to biodiversity.

5.5. Environmental Services

No objection subject to conditions

- 5.5.1. The Environmental Services Officer raised no objection to the proposal subject to a condition to secure details of external lighting.

6. Publicity and Representations

6.1. Consultations undertaken: Site notices and Press advert. Reasons for consultation: Major application / development within a Conservation Area. The overall expiry date for the consultation process on the revised plans was 30 March 2024.

6.2 Ward Members – Cllr(s) Cordiner-Achenbach, Martin, Robinson-Payne, Jeal, Smith-Clare and T Wright

6.2.1 No comments received.

6.3 Public Representations

6.3.1 No public comments have been received.

7. Relevant Planning Policies

7.1 The Great Yarmouth Core Strategy (adopted 2015)

- Policy CS1: Focusing on a sustainable future.
- Policy CS2: Achieving sustainable growth.
- Policy CS6: Supporting the local economy.
- Policy CS8: Promoting tourism, leisure and culture.
- Policy CS9: Encouraging well-designed, distinctive places.
- Policy CS10: Safeguarding local heritage assets.
- Policy CS11: Enhancing the natural environment.
- Policy CS13: Protecting areas at risk of flooding and coastal change.
- Policy CS15: Providing and protecting community assets and green infrastructure.
- Policy CS16: Improving accessibility and transport.

7.2 The Great Yarmouth Local Plan Part 2 (adopted 2021)

- Policy GSP1: Development Limits.
- Policy GY6: Great Yarmouth Seafront Area.
- Policy A1: Amenity.
- Policy R6: Kiosks and stalls.
- Policy R7: Food and drink amenity.
- Policy E1: Flood Risk.
- Policy E5: Historic environment and heritage.
- Policy C1: Community facilities.

8. Other Material Planning Considerations

8.1 National Planning Policy Framework (Dec 2023)

The policies in the Framework are material considerations which should be taken into account in dealing with applications.

- Section 2. Achieving sustainable development
- Section 4. Decision-making
- Section 8. Promoting healthy and safe communities
- Section 9. Promoting sustainable transport
- Section 11. Making effective use of land
- Section 12. Achieving well-designed and beautiful places
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment
- Section 16. Conserving and enhancing the historic environment

8.2 Supplementary Planning Documents

- Great Yarmouth Design Code (adopted January 2024)

9. **Planning Analysis**

9.1 Legislation dictates how all planning applications must be determined. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

9.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states: *In dealing with an application for planning permission the authority shall have regard to—*

- (a) the provisions of the development plan, so far as material to the application,*
- (aza) a post-examination draft neighbourhood development plan, so far as material to the application,*
- (b) any local finance considerations, so far as material to the application, and*
- (c) any other material considerations.*

Main Issues

- Principle of Development
- Design, Form and Character
- Impact on Historic Environment
- Amenity
- Highways
- Ecology
- Coastal Change

10. **Assessment**

Principle of Development

10.1 The site is located within the Great Yarmouth Seafront Area and is one of the key attractions of the 'Golden Mile' which offers a wide range of tourist attractions and facilities. Local Plan

policies CS8 and GY6 are broadly supportive of facilities that encourage year-round, sustainable tourism, and the uses contained within this proposal.

- 10.2 The proposal seeks investment and an improvement of the facilities on offer at the Britannia Pier which is one of the key tourist attractions on the Golden Mile. The proposal involves removing an established and large area of floorspace used as a restaurant (Sea Chef Restaurant) and replacing it with an amusement arcade. Both are defined as Town Centre uses but as this application seeks the change of one Town Centre use to another there should not be a draw on the Town Centre. The proposed amusement arcade would be within the ethos of providing family friendly seaside entertainment which are uses encouraged by CS8. It is recommended that a condition is imposed to ensure that this amusement arcade is used for family entertainment and not at any time limited to an adult gaming centre.
- 10.3 The proposal therefore in principle complies with policy CS8 criterion (A) which expects that development *“encourages and supports the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism”*.
- 10.4 The proposal also accords with policy CS8 criterion (C) which seeks to *“Safeguard key tourist, leisure and cultural attractions and facilities, such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse, St Georges Theatre and Gorleston Pavilion Theatre”*.
- 10.5 The application includes the revised positioning of kiosks to the frontage of the pier and an additional foot stall within the pier itself. Policy R6 outlines that the principle of developing new retail and food outlets in the form of kiosks or stalls will be permitted within the designated Holiday Accommodation Areas, Town Centre or the Great Yarmouth Seafront Area, so the small additional food kiosk is considered acceptable.
- 10.6 Core Policy CS15 and Policy C1 support the upgrading of community facilities, including supporting upgrading recreational facilities, such as Britannia Pier.
- 10.7 The principle of development is therefore considered acceptable overall.

Design, Form and Character

- 10.8 Core Strategy Policy CS09 expects new development to provide a high quality of design, in part stating that development should *“respond to, and draw inspiration from the surrounding area’s distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity”*.
- 10.9 The surrounding area is dominated by the uses which contribute to the resort character of the area. On the beach side of Marine Parade, visitor attractions, many of historic merit, are set within distinct plots and have a set-piece, often sculptural character designed to be eye-catching at a distance. Buildings on the beach side of Marine Parade have extremely varied styles and scales, and this forms a distinctive resort character. Attractions alternate with surface car parks.
- 10.10 On the town side, there is a continuous built frontage including many characterful and elaborate buildings, with bold shopfronts at ground floor level. Upper floors typically have

projecting bays and balconies, and are mainly painted stucco or brick, often with well-preserved original balconies and windows and other details. The scale of buildings ranges from two to six storeys.

- 10.11 The recently adopted Great Yarmouth Design Code sets out the design expectation for new sea front attractions within the Sea Front Area, requiring that the design of new seafront attractions and public realm should continue to provide bold, vibrant and characterful landmarks which have a distinctive resort character, and which present a positive and active frontage to the public realm. A wide range of external materials may be used but must be clearly justified by the architectural concept. Materials and detailing must be suitable for the exposed marine environment without requiring extensive frequent maintenance.
- 10.12 Revised plans were negotiated to ensure that the proposed design was appropriate for the surrounding context. A traditional design was required by the applicant and the scheme now responds to Officers' request for a brighter and more welcoming building that also responds more positively to the site and wider surroundings.
- 10.13 In the revised plans, the frontage presents a much cleaner design reminiscent of the 1920s and 30s art deco style. The revised design interacts more sympathetically to the natural and built environment and provides a more natural materials palette and softer features such as the curved turrets.
- 10.14 The revised plans have now amended the design of the towers to ensure that Britannia Pier does not appear as a pastiche of the design of the Wellington Pier, and will ensure the site remains a feature of the Golden Mile in its own right. The proposed round turrets design, with their extension to the ground floor, is a much-welcomed feature. Both the glazed and rendered round corners on the ground floor are considered to create a significant positive effect in terms of softening the structure and relating more positively to its surroundings.
- 10.15 The proposed form and finishes are now much more organic, and the central rendered band provides a welcome consistent architectural element that both provides a unifying element horizontally as well as providing a simple, but interesting feature between the lower and upper levels reminiscent of the 1920s and 30s wrap-around balconies typical of the seaside architecture. The simple lettering is appropriate and will enhance the clean lines of the design – although precise details of these should be conditioned to ensure that any lighting and finish is appropriate. Curved finishes such as the rendered section as well as the curved roof on the new central building are welcome. The proposed frontage building to the pier presents a design more typical of a traditional seaside pier and is considered to be a considerable improvement over the existing building.
- 10.16 In terms of materials, the use of white render, along with standing seam zinc panelling and grey aluminium framed windows provides a much fresher and cleaner material palette than the existing (as the frontage of the existing pier building appears cluttered and does not contribute positively to the character and appearance of the Conservation Area). In principle the proposed materials are considered acceptable, but it is recommended that details of the precise materials are conditioned to ensure that these appear as intended.
- 10.17 In summary, the proposed design is considered a welcome improvement over the existing pier building and will enhance the appearance of the building and character of the surrounding area. The revised design is a well-rounded response to the individual characteristics of the site

and is positively reminiscent of traditional pier building designs and seaside architecture of the 1920s/1930s. The design is considered to comply with the design requirements of policy CS9 and the expectations of the Great Yarmouth Design Code Supplementary Planning Document.

Impact on Historic Environment

- 10.18 The application site is located within the Great Yarmouth Sea Front Conservation Area and the site is located in close proximity to a number of buildings of historic value, including listed buildings along Marine Parade 240m to the southwest of the application site (the Grade II Listed Britannia Terrace).
- 10.19 Britannia Pier is a key feature within the surrounding area with the pier being integral to the character and appearance of this conservation area. The pier structure is not formally listed but has significant historic value as a non-designated heritage asset with the pier having been a prominent feature of the location since its initial construction in 1858. There have been several pavilion structures over the intervening years following storms and fires, and much of the present pavilion structure dates back to 1958. Clearly, more modern alterations have been made to the front elevation.
- 10.20 Core Policy CS10 expects that development conserves and enhances the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value. Policy E5 expands on this approach.
- 10.21 The Local Planning Authority must have special regard to preserving or enhancing the character of the Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when determining an application which affects a Conservation Area. Being in the setting of Listed buildings, the Local Planning Authority must also have special regard to maintaining or enhancing the historic value and character of the listed buildings and their setting as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 10.22 Redevelopment of the pier provides an opportunity to design a structure that responds to the rich history of the pier and the local historic character which has been eroded over multiple decades. The importance of the pier cannot be understated as it is one of the most iconic, landmark buildings/structures within the Borough and it benefits from long views along the seafront and inland to the seafront from Regent Road.
- 10.23 The proposal offers a much-improved design and one which is architecturally coherent and reflects traditional seaside pier buildings with a more traditional materials palette. The Conservation Officer and Historic England have both removed their initial objections following the receipt of the revised proposals, and both consider the design to be appropriate for the surrounding context. The proposal also allows for a more open and inviting entrance to the pier and will result in an improvement to the public realm immediately in front of the pier.
- 10.24 Paragraph 208 of the NPPF requires that any harm to a heritage asset or its setting should be weighed against the public benefits of the scheme. In this instance, it is not considered that any aspect of the proposal generates harm on any level and that the proposal represents an enhancement to the pier and the surrounding area. The proposal will provide a number of public benefits, including the enhancement of the character of the area and an economic benefit from the investment into the tourist economy.

- 10.25 The proposal is considered to enhance the appearance of the Britannia Pier and this will result in an enhancement to the character and appearance of the Sea Front Conservation Area and the setting of the nearby listed buildings. The proposal is considered to comply with CS10, E5 and the requirements of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the expectations of the NPPF to ensure that harm to the designated heritage assets is minimised and, where found, outweighed by benefits.

Amenity

- 10.26 Core Strategy Policy CS9 expects development to protect the amenity of existing and future users of land. Policy A1 expands on this approach and states:

Development proposals will be supported where they protect or promote a high standard of amenity to ensure a suitable living environment in the locality.

Planning permission will be granted only where development would not lead to an excessive or unacceptable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;*
- b. loss of light and overshadowing and flickering shadow;*
- c. building and structures that will be overbearing;*
- d. nuisance and disturbance from:*
 - waste and clutter*
 - intrusive lighting*
 - visual movement*
 - noise*
 - poor air quality (including odours and dust); and*
 - vibration.*

Where adverse impacts on amenity are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate unacceptable impacts will be expected to be incorporated in the development.

On large scale and other developments where construction operations are likely to have a significant and long-term impact on local amenity, consideration will be given to conditions to mitigate this through a construction management plan covering such issues as hours of working, points of access and methods of construction.

- 10.27 Given the proposal, the existing use and distance to sensitive receptors, the scheme is considered to be unlikely to result in any of these adverse impacts on amenity. An informative note can be added to the decision notice outlining the hours of work which would be considered appropriate as indicated by the Environmental Services Officer.

Highways

- 10.28 Core Strategy Policy CS16 expects that new development does not have an adverse impact on the safety and efficiency of the local road network for all users.
- 10.29 The application site is set back from Marine Parade, although the area of public realm directly to the south of the application site is within the ownership of the Local Highway Authority and forms part of the pedestrian network.
- 10.30 The Local Highway Authority have raised no objection to the proposal subject to conditions to ensure that no gates/doors/ground floor windows open outwards over the highway and that a minimum vertical clearance of 1.98m is maintained at all times to the canopy.
- 10.31 The application site is located within a sustainable location and one that is accessible via the town centre by foot. The proposal does not generate the need for any additional car parking spaces.
- 10.32 The proposal is considered to comply with Core Strategy Policy CS16 when subject to condition.

Ecology

- 10.33 The application is supported by an Ecological Report. This identifies that breeding birds are present beneath the pier within the metal supports and building roofs on top of the pier are expected suitable nesting habitat for gulls.
- 10.34 The Ecology Report concludes that the proposal should include some enhancement measures for nesting birds, including that two nest boxes suitable for this species (the 'Vivara Pro Barcelona WoodStone Open Nest Box', or similar) should be installed between 1.5m and 3m high on western or eastern aspects and additionally, two nest features for House Martin (the 'Eco House Martin Nest', or similar) should be installed at least 2m high under eaves. Bird boxes should not be positioned directly above any windows or doors.
- 10.35 The report also suggests that site lighting should avoid blue-white wavelengths and that external lighting be cowed to prevent upwards light spill.
- 10.36 The County Ecologist agrees with the findings of the ecology report. Conditions securing details of the biodiversity enhancement measures and details of external lighting are needed in order for the proposal to comply with CS11.

Coastal Change

- 10.37 Part of the site is seaward side of the Coastal Change Management Area set out in Policy GSP4. As such, a type B CEVA form (Coastal Erosion Vulnerability Assessment) has been submitted whereby the applicant has recognised and confirmed that they have made the application with the full understanding and acceptance of the risks associated with coastal change. This is considered sufficient given the vulnerability of the use and the risk area that the application site falls into. The application is therefore considered to comply with GSP4.

11 Conclusion

- 11.1 Having considered the details provided, the application is considered to comply with policies CS1, CS2, CS8, CS9, CS10, CS11, CS15 and CS16 from the adopted Core Strategy, and policies GSP1, GSP4, GY6, A1, R6, R7, E1, E5 and C1 from the adopted Local Plan Part 2.
- 11.2 It is considered that there are no other material considerations to suggest the application should not be recommended for approval.

12. Recommendation

It is recommended that application 06/23/0570/F should be APPROVED subject to the proposed conditions listed below.

Conditions

Time Limit

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

In accordance with plans

2. The development shall be carried out in accordance with the following revised plans received by the Local Planning Authority on the 14th February 2024:
- 8546 P06A - Proposed Floor Plans
 - 8546 P07B - Proposed Elevations

 - and the development shall be carried out in accordance with the following revised plans received by the Local Planning Authority on the 19th February 2024:
 - 8546 P03C - Proposed Site Plan
 - 8546 P09C - Proposed Floor Plan
 - 8546 P10C - Proposed Elevations

Reason: For the avoidance of doubt.

3. Use restriction for the family entertainments amusement arcade area

No use of the area labelled as amusement arcade on the proposed floorplan (8546 P03 C) shall take place other than as a amusement arcade with no age restriction. At no time shall this area be used as an adult gaming centre or be restricted to use by those aged 18 and over.

Reason: To ensure that the use remains a family friendly use in accordance with the aims of Core Strategy (2015) Policy CS8.

Details of Materials

4. No work shall commence until the exact types and colours of the proposed external materials have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed materials.

Reason: In the interests of the visual amenities of the area as precise details of the materials have not been submitted, in accordance with Core Strategy (2015) Policies CS9 and CS10.

Details of Lettering

4. No works shall commence on the frontage building [the frontage building is defined as the building containing the Pier Tavern, Amusement Arcade, New Kiosk, Ice Cream Kiosk and associated uses located on the western entrance to the pier shown on plan 8546 P03 C until such time that details of the proposed lettering on the front elevation (in drawn form no larger than 1:20) have first been submitted to and approved in writing by the Local Planning Authority. The lettering shall be installed in accordance with the approved details and shall be retained as such thereafter.

Reason: Precise details have not been provided and to ensure that the proposed lettering is appropriate for the character and appearance of the pier, in accordance with Core Strategy (2015) Policies CS9 and CS10.

Details of external lighting

5. No external lighting shall be installed until such time that an external lighting scheme has first been submitted to and agreed in writing by the Local Planning Authority. The external lighting scheme shall then be installed in accordance with the approved details and shall be retained as such thereafter.

The external lighting scheme shall include measures to ensure that it is sensitive to protected species and shall include the following measures:

- Use of cowling to prevent upwards light spill.
- Avoid the use of blue-white wavelengths.

Reason: As precise details have not been provided and to ensure that any external lighting proposed does not result in excessive light pollution which would be detrimental to the surrounding environment, and in the interests of protected species, in accordance with Core Strategy (2015) Policy CS11 and Local Plan Part 2 (2021) Policy E6.

Details of Biodiversity Enhancement Measures

6. No works shall commence on the redevelopment of the rear building (amusement arcade) until a scheme detailing the precise location and type of the biodiversity enhancement measures detailed on page 17 of the ecology report (Norfolk Wildlife Services Ref. 2023/161) has first been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be installed prior to the first use of the new amusement building and shall be retained as such thereafter.

Reason: As the precise location and details of these have not been provided and in the interests of ensuring that appropriate mitigation measures are provided, in accordance with Core Strategy (2015) Policy CS11.

No opening out onto the highway

7. No gate/door/ground floor window shall be fitted to open outwards over the highway.

Reason: In the interests of highway safety, in accordance with Core Strategy (2015) Policy CS16.

Minimum vertical clearance

8. A minimum vertical clearance of 1.98 metres shall be maintained at all times between the proposed structure (the canopy) and the level of the adjacent public highway.

Reason: In the interests of highway safety, in accordance with Core Strategy (2015) Policy CS16.

INFORMATIVE NOTES:

1. Need for advertising consent(s).

The applicant is reminded about the need to obtain advertisement consent for the display of adverts on the digital screen and for the proposed installation of signage on the front façade.

2. Working hours.

Due to the close proximity of other residential dwellings and/or businesses, the hours of any construction or refurbishment works that are audible outside of the boundary of the site should be restricted to reduce the likelihood of noise disturbance to:

0730 hours to 1830 hours Monday to Friday

0830 hours to 1330 hours Saturdays

No work on Sundays or Bank Holidays.

3. Asbestos Note

The developer is reminded that prior to any refurbishment commencing on site the building/s to be refurbished are required to be surveyed for the presence of asbestos containing materials in accordance with the Control of Asbestos Regulations 2012. Any asbestos containing materials which are identified shall be managed or removed in accordance with the above regulations and waste regulations. Failure to comply with these regulations could result in prosecution by the relevant authority.

The uncontrolled refurbishment of buildings could result in the contamination of soils on site and in the vicinity of the demolition. This could cause the investigation of the site under Part 2A of the Environmental Protection Act 1990, which may result in the determining of the site as Contaminated Land.

For further help and advice in respect of asbestos removal the applicant/agent is advised to contact the Health and Safety Executive (HSE) on 0845 345 0055 (www.hse.gov.uk/asbestos)

APPENDIX 1: Site Location Plan

