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Item No: 7.2

Application: 190685

Applicant: Mr Steve Mannix

Agent: Mr David Shipley

Proposal: Application to vary or remove conditions 2 - 22 of planning permission 171964. Application for proposed landscaping as well as to regularise works already undertaken for the extension and alteration of the Mercury Theatre.

Location: Colchester Mercury Theatre Ltd, Mercury Theatre, Balcerne Passage, Colchester, CO1 1PT

Ward: Castle

Officer: Annabel Cooper

Recommendation: Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee for complete transparency and probity; because the Mercury Theatre site is land owned by Colchester Borough Council, and Colchester Borough Council are heavily involved, as the project lead, in the “Mercury Rising” Project to extend the Mercury Theatre.

2.0 Synopsis

- 2.1 The current application is to regularise the previously approved scheme ref: 171964 which granted approval for extensions and alterations to the theatre as well as landscape/public realm improvements. Several conditions were not formally discharged on the original consent and there have been some minor amendments to the approved scheme.
- 2.2 The minor amendments include the widening of the service access gate to the south of the site, the inclusion of barriers for the parking, the addition of public realm lighting, external awnings and the inclusion of external furniture as part of the landscaping scheme together with the felling of trees to the north and their replacement with tree planters.
- 2.3 The proposed minor amendments to the scheme are considered to be acceptable. The proposed loss of the trees and replacement by planters is considered to be justified and therefore acceptable. The overall improvement to the public realm has significant benefits that would outweigh the adverse impact of the removal of the trees.
- 2.4 The development secures the future of one of the foremost cultural assets of the Borough and the wider region. The building has been designed and built to a high standard which enhances the area and this carries significant weight in the planning balance. Whilst the public realm works currently underway will also significantly uplift the environmental quality of the area.
- 2.5 The current application will regularise the development and will result in the granting of a new planning permission with the old planning permission falling away. The new planning permission will omit now redundant conditions, alter existing conditions and impose new conditions where necessary.
- 2.6 The application is subsequently recommended for approval, subject to conditions. The scheme has significant benefits especially in relation to social and economic considerations with significant gains for the arts, tourism, public realm and the wider community of Colchester.

3.0 Site Description and Context

- 3.1 The Mercury Theatre opened in 1972, the theatre is an important cultural asset for Colchester. The theatre is located between the Arts Centre, Roman wall, Balkerne Gate and ‘Jumbo’ water tower all of which are significant visual and heritage assets of the town centre, the Mercury Theatre itself is locally listed.

4.0 Description of the Proposal

4.1 Planning permission 171964 granted approval for:

- Demolishing both the single-storey flat roof restaurant to the north-east corner, and “Mercury House” which is a detached property to the south of the main theatre building that was used as the wardrobe department.
- Infilling the porte-cochere (the porch area under the existing first floor bar), to extend the lobby at ground floor and create a new restaurant space in the north-west corner.
- Creating a new box office, entrance lobby, creative learning centre, and new lift to the north east corner.
- New rehearsal spaces for the theatre, drama companies, opera groups and other community spaces to the south.
- Purpose built office and wardrobe spaces, improved changing area, green room, and “back of house” facilities.
- Improving delivery and access arrangement for stage sets.
- Enhancing the public realm to the north, in front of the main entrance.

4.2 The current application is to regularise deviations from the previously approved scheme. Several conditions were not formally discharged and there have been some minor amendments to the scheme.

5.0 Land Use

5.1 Culture, Leisure and Tourism. Within the Central Area and Conservation Area.

6.0 Relevant Planning History

6.1 171964 – Extension and alterations

120321 - updates to the northern Crittal windows.

95/1359 - Proposed extensions and alterations (workshop extension in the that followed a fire to the original workshop)

The theatre was constructed from 1970 opening in 1972.

7.0 Principal Policies

7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester’s Development Plan is in accordance with these national policies and is made up of several documents as follows below.

7.2 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

SD1 - Sustainable Development Locations

SD3 - Community Facilities
CE1 - Centres and Employment Classification and Hierarchy
CE2a - Town Centre
UR2 - Built Design and Character
PR2 - People-friendly Streets

7.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

DP1 Design and Amenity
DP4 Community Facilities
DP5 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
DP6 Colchester Town Centre Uses
DP10 Tourism, Leisure and Culture
DP14 Historic Environment Assets
DP17 Accessibility and Access
DP19 Parking Standards

7.4 There are no relevant policies within the adopted Borough Site Allocations Policies (adopted 2010, amended 2014).

7.5 There are no relevant Neighbourhood Plans.

7.6 Adopted Local Plan and Emerging Local Plan Status – March 2021

The Section 1 Local Plan was adopted on 1 February 2021 and is afforded full weight. The Section 2 Emerging Local Plan remains to complete examination, following hearing sessions in April 2021. Section 2 policies must be assessed on a case by case basis in accordance with NPPF paragraph 48 to determine the weight which can be attributed to each policy. Given the advanced state of the plan and recent modifications requested by the Examiner, significant weight can now be generally be afforded to the Section 2 policies.

Emerging Section 2 Local Plan

Paragraph 48 of the Framework states that decision makers may give weight to relevant policies in emerging plans according to:

1. The stage of preparation of the emerging plan;
2. The extent to which there are unresolved objections to relevant policies in the emerging plan; and
3. The degree of consistency of relevant policies to the policies in the Framework.

The Emerging Local Plan submitted in October 2017 is at an advanced stage, with Section 1 now adopted and Section 2 progressed to examination hearing sessions in April. Section 1 of the plan is therefore considered to carry full weight.

Section 2 will be afforded some weight due to its advanced stage. Modifications from the Planning Inspector have been issued however it has yet to complete the consultation period. The exact level of weight to be afforded will be considered on a site-by-site basis reflecting the considerations set out in paragraph 48 of the NPPF. Proposals will also be considered in relation to the adopted Local Plan and the NPPF as a whole.

7.7 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):

The Essex Design Guide
External Materials in New Developments
EPOA Vehicle Parking Standards
Community Facilities
Sustainable Construction
Managing Archaeology in Development.
Town Centre Public Realm Strategy

8.0 Consultations

8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.

8.2 *Archaeology:*

The letter submitted by the applicant provides an update on the production of the report required by the archaeological condition. I cannot advise any further on the discharge of the condition until this report is produced, and then only if it meets the requirements of the agreed Written Scheme of Investigation.

8.3 *Built Heritage:*

No comments on the proposed revisions on heritage grounds. If any specific concerns, please let me know.

8.4 *Colchester Civic Society:*

Members of the Civic Society and certainly residents as a whole have been greatly concerned by the lack of progress to replace the trees that were sadly removed to facilitate the building works.

Now that we have seen the proposed planters for the replacement trees, our worst fears have been realised. The triangulated planters are just brutally wrong and wholly unsatisfactory in their proposed function. They lend nothing to the setting in all aspects except considerable mass and unnatural angles.

It is our opinion that the scheme would be better served by sunken containers even with a grating if felt necessary.

Trees are best seen in their natural place: the ground or pavement itself and as they were before. There is already enough furniture in the Theatre public realm without the need for these considerable additions. We are aware this may involve further archaeological investigation, but it would be of a greater long term value. As a secondary alternative, containers in the round would be almost acceptable even if the trees still appear like lonely prisoners rather than the free growing specimens we all admired and loved.

Officer comment: the main reasons for replacing the trees in planters were as follows:

- 1) *The tree pits originally specified to be installed as part of the scheme had to be dug at least 1.6 metres deep which immediately created concerns with regards to archaeology.*
- 2) *There is a substantial mains electrical cable running directly below the proposed position of the new trees that eventually ruled out any excavation in the immediate area.*
- 3) *The trees couldn't be planted in the same position as the original trees as this position would now obstruct the main fire exit route from the remodelled Theatre building that Building Control and the Fire Officer insists is kept clear.*
- 4) *There was also a preference from both ECC and the Theatre that the replacement trees be installed in planters to avoid the potential for lifting of the surrounding slabs over time as had happened with the original trees, leading to a high number of documented trips and falls in this area outside of the Theatre.*

Our Archaeologist has also confirmed "Clearly it's a better result for the archaeology for the trees to be in planters."

8.5 *Contaminated Land:*

Based on the information provided to date, it would appear that Conditions 15 and 17 have been complied with and that Conditions 16 and 18 would fall away in planning terms.

8.6 *Environmental Protection:*

Should planning permission be granted Environmental Protection wish to make the following comments:-

The CMS appears satisfactory but needs to confirm hours of working (08:00-18:00, Monday to Friday, 08:00-13:00 Saturday).

Planning Officer Comments: Work has been completed therefore the need for the CMS falls away.

We note that there is some limited external lighting and therefore recommend the following condition:

ZGR - *Light Pollution for Minor Development*

Any lighting of the development (including resultant sky glow, light trespass, source intensity and building luminance) shall fully comply with the figures and advice specified in the CBC External Artificial Lighting Planning Guidance Note for zone EZ3 SMALL TOWN CENTRES OR URBAN LOCATIONS.

Reason: In order to safeguard the amenity of the surrounding area by preventing the undesirable, disruptive and disturbing effects of light pollution.

8.7 *Highways Authority:*

The Highway Authority does not object to the proposals as submitted.

Informative1: 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

8.8 *Historic England:*

Thank you for your letter of 7 May 2021 regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

8.9 *Landscape:*

The landscape proposals submitted under drawing(s) 240055-PUR-00-XX-DR-A-2005 and 300202-CBH-PB-XX-SH-A-0004-C01 & 0006-C01, and the Landscape Appraisal doc Ver 1.1 and Schedule of materials doc lodged on 18/03/19 and revised drawings 300202-CBH-LD-00-DR-A-0001-P04 & 0003-P02 lodged on 10/08/2021 would appear satisfactory for the most part.

There would therefore be no objection to the variation of condition(s) 8 on landscape grounds with the following proviso(s).

The Arboricultural Officer is satisfied with the proposed tree cover, including tree species, tree planting specifications (including tree planters) and the relationship of tree positions to existing and proposed services (including lighting columns).

8.10 Trees:

No comments received.

8.11 Sustainability and Transport:

No comments received.

8.12 Urban Designer:

The proposed changes have a neutral impact in terms of design and as such I have no substantive comments to make.

9.0 Parish Council Response

9.1 Non parished

10.0 Representations from Notified Parties

10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties. The full text of all of the representations received is available to view on the Council's website. However, a summary of the material considerations is given below.

10.2 Two general comments received:

One comment appears to refer to the temporary Mercury Theatre that was on Abbey fields and is not related to the current application.

A comment has been received stating concern that the trees on the site have been felled.

Planning Officer comments: This application in part is to regularise the felling of the trees and the proposed provision of trees in planters as part of the public realm/landscaping scheme.

11.0 Parking Provision

11.1 Five parking spaces are provided including disabled parking pay facilities. All parking is booked and managed through the theatre, replacing the ad hoc arrangement at the front of the building originally. The parking is situated behind collapsible bollards.

12.0 Open Space Provisions

12.1 The proposals include better access to the public to the Roman wall which is a Scheduled Ancient Monument, and a sitting out area where the Balkerne Gate can be enjoyed. The proposed landscaping scheme will integrate into the wider public realm improvements that are currently underway in the area.

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Planning Obligations

14.1 As a “Major” application, there was a requirement for this proposal to be considered by the Development Team. It was considered that no Planning Obligations should not be sought.

15.0 Report

15.1 The main issues in this case are:

- Minor changes to the scheme
- Landscaping and Trees
- Materials and Design Details
- Archaeology
- Contaminated Land
- Ecology
- Travel Plan and Parking
- Impact on the Surrounding Area

Minor changes to the scheme

15.2 For the most part the scheme is as per the previous approval ref:171964, there have been some minor amendments including the widening of the service access gate to the south of the site, the inclusion of barriers for the parking, the addition of public realm lighting, external awnings and the inclusion of external furniture as part of the landscaping scheme.

15.3 The changes to the scheme have been assessed by the Planning Officer, Built Heritage Officer, Archaeology Officer and Urban Designer and are considered to be acceptable in terms of design, impact on the public realm and impact on heritage assets.

15.4 Therefore, the minor amendments to the originally approved scheme are considered to be comply with adopted Local Plan Development Plan policies DP1 and DP14, Core Strategy Policies ENV1 and UR2 as well as emerging Local Plan Policy SP7 which seek to ensure that development is designed to a high standard, respects and enhances the character of the site, whilst not adversely affect listed buildings, conservation areas, scheduled ancient monuments or archaeology.

Landscaping and Trees

- 15.5 Four birch trees that were on the northern side of the site have been removed. The original consent required these trees to be retained. Whilst it is unfortunate that the trees have been removed without formal consent the applicants have since worked with the Council to provide a suitable solution to mitigate their loss.
- 15.6 The proposal is to replace the trees with four triangular shaped planters with Silver Birch trees.
- 15.7 The applicants have explained that the trees had to be removed as they had caused significant trip hazards as a result of the roots uplifting the paving. This created a significant hazard especially for the elderly, wheelchair users and visually impaired. Replanting the trees in the ground has been carefully considered but there are concerns about long term impact upon important and sensitive below ground archaeology.
- 15.8 The proposed planters are considered to be acceptable and will integrate into the landscaping scheme. It is considered that the overall improvement to the public realm has significant benefits that would outweigh the adverse impact of the removal of the trees.
- 15.9 The proposed landscaping scheme is considered to be acceptable and is a significant improvement to the public realm. The wider public realm being improved though this is outside to scope of this application.
- 15.10 The proposed external furniture is considered to be of a suitable design that compliments the landscaping scheme.
- 15.11 Therefore, the proposed is considered to comply with Local Plan Development Plan policies DP1 and DP14, Core Strategy Policies ENV1 and UR2 as well as emerging Local Plan Policy SP7 which seek to ensure that development is designed to a high standard, respects and enhances the character of the site and respects or enhances the landscape and the surrounding area.

Materials and design details

- 15.12 The sites context is sensitive being within the town centre, conservation area, overlooking the town wall and Balkerne Gate Scheduled Ancient Monuments and a number of listed buildings including Jumbo and Colchester Arts Centre. As such the minor detailing and materials has a significant impact on the quality and success of the scheme.

- 15.13 The brick types, mortar and finishes used are successful in the overall composition. The extensive use of Siberian larch timber cladding helps reflect the immediate area that surrounds the building and also provides an appropriate material that benefits from sustainable characteristics. The weathering of the material will also be attractive and suitable for the context and site. The use of Zinc cladding is also visually successful. The materials used within the public realm are also successful and elevates the scheme. Consequently, the materials used are considered to be acceptable.
- 15.14 The building exhibits a high level of detailing and finish. The slim profile, grey coloured windows results in the extensive glazing of the building appearing as a lightweight architectural feature of the overall composition. The glazing is not visually dominated by the window frames, as area where large schemes are often let down. In this instance the approach taken is very successful.
- 15.15 It is considered that the overall detailing, materials and finish of the building is successful and accords with the NPPF which requires that creation of high quality, beautiful and sustainable buildings (paragraph 126). Whilst also according with Local Plan Development Plan policies DP1 and DP14 as well as emerging Local Plan Policy SP7.

Archaeology

- 15.16 The development is located within an area of high archaeological interest recorded in the Colchester Historic Environment Record, within the historic settlement core.
- 15.17 An archaeological investigation included a watching brief was undertaken during the construction period. However, post-excavation work is still on-going, materials are currently being sent to external specialists and laboratories for examination as well as the cleaning of a significant amount of material recovered from the site.
- 15.18 The *NPPF* (Paragraph 205) states that planning conditions are required to ensure the significance of any heritage asset is recorded and understood. Therefore, a condition will be required for an archaeological report to be submitted for final assessment by the Council once the post-excavation work is completed.

Contaminated Land

- 15.19 The original planning application included a number of conditions that related to contaminated land. The conditions were sufficiently complied with during the construction period, as building work has now completed the conditions will fall away.

Ecology

- 15.20 Likewise, the original planning application included a condition that related to protected species. The condition was sufficiently complied with during the construction period, as building work has now completed the condition will fall away.

Travel Plan and parking

- 15.21 Five parking spaces are provided including disabled parking facilities. All parking will be booked and managed through the theatre, replacing the ad hoc arrangement at the front of the building originally. The parking is situated behind collapsible bollards. As with the original approval no other parking is provided proposed as the site is in a highly sustainable location. For those who do need to drive, St Mary's car park is situated very close by over the footbridge.
- 15.22 A Travel Plan has been submitted as part of the application. This has not been fully assessed and therefore a condition requiring the agreement of a Travel Plan will be required.

Impact on the Amenity

- 15.23 In comparison to the previously approved scheme, the only element that could have an additional impact on the public and residential amenity is the introduction of lighting. A lighting scheme is proposed and there will also be fairy lights in some of the trees. The introduction of the lighting has been assessed from the Environmental Protection team. It was concluded that the proposed is acceptable, a planning condition has been recommended. Furthermore, no objections have been received from any of the residential neighbours on this matter.
- 15.24 It is considered that the introduction of lighting is acceptable in terms of impact on the surrounding area and residential amenity and is in accordance with Local Plan Development Plan policies DP1 and emerging Local Plan Policy SP7 which required development to protect existing public and residential amenity.

16.0 Conclusion

- 16.1 To summarise, the development secures the future of one of the foremost cultural assets of the Borough and the wider region. The building has been designed and built to a high standard which enhances the area. The public realm works underway will also significantly uplift the environmental quality of the area.
- 16.2 The current application will regularise the development as executed and will result in the grant of a new planning permission with the old planning permission falling away. The new planning permission will omit now redundant conditions, alter existing conditions and impose new conditions where necessary.

16.3 The scheme has significant public benefits especially in relation to social and economic considerations with significant gains for the arts, tourism, and the community of Colchester. The Planning Balance tips strongly in favour of an approval.

17.0 Recommendation to the Committee

17.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission subject to the following conditions:

18.0 Conditions

1. ZAM - Development to Accord With Approved Plans

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers:

00202-CBH-EB-00-DR-A-0001-P01 'SITE & LOCATION PLANS (AS EXISTING)' dated 30.12.2021;
00202-CBH-PB-00-DR-A-0001-P01 'SITE & LOCATION PLANS (AS PROPOSED)' dated 30.12.2020;
00202-CBH-CD-ZZ-DR-A-0001-P01 'SOUTH ELEVATION' dated 17.4.2021;
300202-CBH-PB-ZZ-DR-A-0002-P01 'EAST/NORTH ELEVATIONS' dated 21.11.2020;
300202-CBH-PB-ZZ-DR-A-0001-P01 'WEST/SOUTH ELEVATIONS' dated 21.11.2020;
300202-CBH-PB-ZZ-DR-A-0003-P01 'HIGH-LEVEL ELEVATIONS' dated 21.11.2020;
300202-CBH-EB-ZZ-DR-A-0003-P01 'MERCURY HOUSE A1 (TO BE DEMOLISHED) (AS EXISTING)' dated 28.11.2020;
300202-CBH-PB-01-DR-A-0001-P01 'FIRST FLOOR PLAN AS PROPOSED' dated 28.11.2020;
300202-CBH-PB-02-DR-A-0001-P01 'SECOND FLOOR PLAN AS PROPOSED' dated 28.11.2020;
300202-CBH-PB-03-DR-A-0001-P01 'ROOF PLAN AS PROPOSED' dated 28.11.2020;
300202-CBH-PB-B1-DR-A-0001-P01 'BASEMENT FLOOR PLAN AS PROPOSED' dated 28.11.2020;
300202-CBH-PB-GF-DR-A-0001-P01 'GROUND FLOOR PLAN AS PROPOSED' dated 28.11.2020;
00202-CBH-LD-00-DR-A-0001-P04 'LANDSCAPE DESIGN SITE PLAN & FINISHES' dated 6.8.2021;
00202-CBH-LD-00-DR-A-0003-P02 'LANDSCAPE DESIGN EXTERNAL FURNITURE LAYOUT; dated 6.8.2021;
240055-PUR-00-XX-DR-A-2005 'Planter Design Drawing' dated 17.2.2021;
00202-CBH-CD-ZZ-DR-A-0060-C05 'CONSTRUCTION DETAILS PARKING SETTING OUT' dated 25.6.2021;
300202-CBH-CD-ZZ-DR-A-0063-C02 'PARKING SETTING OUT (2)' 6.4.2021;
300202-CBH-PB-XX-SH-A-0006-C01 'Schedule of Bollards for Vehicular Management';
300202-CBH-CD-ZZ-DR-A-0054-C03 'BoH WORKSHOP PLATFORM' 17.02.2021;
300202-CBH-PB-XX-SH-A-0003-C01 'Schedule of External Construction Details';
300202-CBH-PB-XX-SH-A-0001-P01 'Schedule of types and colours of external materials';
300202-CBH-PB-XX-SH-A-0002-P01 'Mortar type and sample panels';
300202-CBH-CD-ZZ-DR-A-0040-C02 'BRICKWORK TO BOX OFFICE & CLS EXTENSION (2) dated 11.01.2020;
300202-CBH-PB-XX-SH-A-0004-C01 'Schedule of External Furniture & Fittings';

300202-CBH-PB-XX-SH-A-0005-C01 ' Location of Fairy Lights to East Side of Building';
FLY TOWER LIGHTING REV1 &
Written Scheme of Investigation (WSI) for an archaeological excavation at the Mercury
Theatre, Balcerne Gate, Colchester, Essex, CO1 1PT dated 26.7.2018.

Reason: For the avoidance of doubt as to the scope of this permission and in the
interests of proper planning.

2. Non Standard condition - Archaeology

Within 6 months from the grant of permission the post investigation assessment shall
be completed in accordance with the programme set out in the Written Scheme of
Investigation previously approved and the provision made for analysis, publication and
dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development
boundary from impacts relating to any groundworks associated with the development
scheme and to ensure the proper and timely investigation, recording, reporting and
presentation of archaeological assets affected by this development, in accordance
Colchester Borough Council's Core Strategy (2008) and Colchester's Adopted
Guidance, Managing Archaeology in Development (2015).

3. Non Standard Condition - Landscape Management Plan

Within 3 months from the grant of permission a landscape management plan including
long term design objectives, management responsibilities and maintenance schedules
for all landscape areas shall be submitted to and agreed, in writing, by the Local
Planning Authority. The landscape management plan shall thereafter be carried out as
approved at all times.

Reason: To ensure the proper management and maintenance of the approved
landscaping in the interests of amenity and the character and appearance of the area.

4. Non Standard Condition - Light Pollution for Minor Development

Any lighting of the development (including resultant sky glow, light trespass, source
intensity and building luminance) shall fully comply with the figures and advice specified
in the CBC External Artificial Lighting Planning Guidance Note for zone EZ3 SMALL
TOWN CENTRES OR URBAN LOCATIONS.

Reason: In order to safeguard the amenity of the surrounding area by preventing the
undesirable, disruptive and disturbing effects of light pollution.

5. Non Standard Condition - Travel Plan

Within 3 months from the grant of permission a satisfactory Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall then be implemented immediately after approval is granted.

Reason: To ensure that the scheme makes adequate and co-ordinated provision to help encourage sustainable travel.

19.0 Informatives

1. Highways Informative: 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

2. PLEASE NOTE that a site notice was erected in a publicly visible location at the site. Colchester Borough Council would appreciate your co-operation in taking the site notice down and disposing of it properly, in the interests of the environment.
3. PLEASE NOTE: This site is the subject of a Tree Preservation Order.
4. PLEASE NOTE: A separate consent may be required under the Town and Country Planning (Control of Advertisement) Regulations 2007 in respect of the display of advertisements on these premises. Advice may be sought from the Local Planning Authority.