

From: Planning <planning@uttlesford.gov.uk>

Sent: 01 Nov 2023 07:53:06

To: dmsplanning@uttlesford.gov.uk

Cc:

Subject: FW: [External] >> Re: Planning Invalid Letter Notice UTT/23/2686/FULG R8 Tool Hire Ltd Unit 4Dean WaySaffron WaldenEssexCB10 2JY

Attachments: Site Location Plan B.pdf, Biodiversity Checklist.pdf, UTT_20_0921_DFO-BIODIVERSITY_MITIGATION_AND_ENHANCEMENT_PLAN-3365876.pdf

From: Planning <planning@uttlesford.gov.uk>

Sent: Monday, October 30, 2023 4:15 PM

To: Planning <planning@uttlesford.gov.uk>

Subject: FW: [External] >> Re: Planning Invalid Letter Notice UTT/23/2686/FULG R8 Tool Hire Ltd Unit 4Dean WaySaffron WaldenEssexCB10 2JY

From: Michael Bingham <michael@murrayplanning.co.uk>

Sent: Monday, October 30, 2023 2:44 PM

To: Planning <planning@uttlesford.gov.uk>

Subject: [External] >> Re: Planning Invalid Letter Notice UTT/23/2686/FULG R8 Tool Hire Ltd Unit 4Dean WaySaffron WaldenEssexCB10 2JY

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hi,

Please find attached an amended site location plan and completed biodiversity checklist to deal with your two invalid reasons.

I note the biodiversity checklist asks that an ecology survey is carried out given the proximity of a local wildlife site. However, in this case, the proposal is simply for an internal change of use of a building, with no new development proposed. Furthermore, the site has only just been developed, and was subject to a comprehensive ecology survey (copy attached).

I am trusting that the scale of development (and lack of any new footprint or external development), together with the recent ecology work done on the site and surrounding areas ensures that we don't require a bespoke ecology survey in this instance.

I look forward to hearing from you in due course.

Kind Regards,

Michael Bingham
Associate Planner

Ground Floor Office, Challenger House,
Rumbolds Hill, Midhurst
West Sussex GU29 9BY

Tel 07815 476205

michael@murrayplanning.co.uk

On Fri, 27 Oct 2023 at 09:20, <planning@uttlesford.gov.uk> wrote:

Invalid letter notice. Please see attached invalid letter relating to your recent application.

Regards

Planning Department,
Uttlesford District Council,
London Road,
Saffron Walden,
Essex
CB11 4ER

T: 01799 510510

E: uconnect@uttlesford.gov.uk