

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2101/0F1	
2.	Proposed Development:	CHANGE OF USE FROM RESIDENTIAL (C3) TO A SELF-CATERING HOLIDAY LET (SUI GENERIS) INCLUDING USE OF DETACHED STORE (RETROSPECTIVE)	
3.	Location:	2 GILL GROVE, GROVE ROAD, EGREMONT	
4.	Parish:	Egremont	
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location This application relates to 2 Gill Grove, a semi-detached property, located within the west of Egremont. The property fronts onto Grove Road, with pedestrian access only to the front of the site. Access to the property is to the rear/side of the dwelling via a shared access. The rear of the property benefits from a courtyard, outbuilding, and two parking spaces. Relevant Planning History		

4/10/2374/0F1 – Change of use from guest house to domestic dwelling house – Approved.

4/14/2061/0F1 – Extension to kitchen, removal of hut and erection of store – Approved.

Proposal

This application seeks retrospective planning permission to change the use of the existing property from a residential (C3) use to a self-catering holiday let (Sui Generis Use) including use of detached store.

It is proposed that the Site will be let as a whole and will include 8 letting rooms to accommodate a maximum of 16 people within the short term holiday let.

The proposed change of use will be accommodated within the footprint of the existing property with no external alterations proposed. The property will also accommodate three bathrooms, two living room, a dining room and a courtyard to include a hot tub. The existing outbuilding will be utilised as a games room.

Access to the rear of the property will be remain via a shared access, and will provide access to two off street vehicle parking spaces.

Consultation Responses

Egremont Town Council

27th April 2026

No objections.

23rd July 2026

No objections.

Cumberland Council – Highway Authority & Lead Local Flood Authority

30th April 2026

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

The proposed parking arrangement to the side of the dwelling is not acceptable to this Authority.

The proposed development fails to provide an acceptable standard of on site parking.

Four of the proposed parking spaces are impractical in their layout and are located within the extent of the dedicated highway. The Local Highway Authority also has concerns that the arrangement would lead to vehicles encroaching onto the adjacent pavement and carriageway, which would be detrimental to pedestrian safety and the safe operation of the



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highway.

No visibility splays or swept path analysis have been submitted to demonstrate that vehicles can safely enter and exit the proposed parking spaces. Furthermore, the parking spaces are located in close proximity to the junction opposite High Lea and fall within the visibility splays of an existing adjacent junction, which would compromise driver intervisibility.

As a consequence, the proposed parking arrangement would result in an unacceptable impact on highway safety. In the absence of adequate and safe on site parking provision, the development is likely to lead to parking on the public highway, to the detriment of the free flow of traffic and road safety.

The proposal is therefore considered unacceptable in highway safety terms, and the Local Highway Authority recommends refusal on this basis.

17th July 2026

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

The proposed holiday let would provide accommodation for up to 8 bedrooms. If fully occupied, it is reasonable to expect approximately 6–8 vehicles to be associated with the use, assuming a degree of car sharing will be encouraged from the applicant to guests to reduce this number.

Whilst the proposal would provide only two off-street parking spaces the surrounding highway network has no parking or waiting restrictions and it appears that there is ample opportunities / locations for these guests to park on the road without having any material impact on the operation of the highway network nor road safety. There could, perceivably, be some increased competition or inconvenience for others seeking a parking place in the area but this is more of an amenity issue and not a reason to recommend refusal on highway grounds.

Therefore, the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development.

Cumberland Council – Environmental Health

29th April 2026

As noted, this retrospective application was submitted after noise problems were experienced by neighbours and reported to Environmental Health.

Given this residential location, we are not in favour of the property being used by large, rowdy groups of guests such as stag and hen parties.

If the property is to be used for short-term letting, the applicants could look at whether use by contactors may be more appropriate, though the issue of vehicle parking could become problematic.

We recognise that flexible use of the property offers a wider scope for the property being in

use, rather than left vacant, but would require a robust and more detailed Noise Management Plan than the Management Plan that has been submitted with this application.

A template NMP is attached that the applicants can use to tailor to this particular application.

In summary, therefore, if the application is to be approved, Environmental Health would require that the following condition is applied: Noise Management Plan required.

17th July 2026

Environmental Health are satisfied with this, and the Noise Management Plan in particular.

In view of the additional information, Environmental Health have no objections to this proposed development.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to 7 properties.

Four letters of objection have been received to this notification period raising the following concerns:

- Failure to Engage with Neighbouring Residents The applicant's supporting documents repeatedly reference commitments to "proactive communication" and a "feedback mechanism" with neighbours. In practice, no such engagement has taken place. I have not been consulted or contacted at any stage.
- The noise disturbance is terrible most weekends especially summer time this results in us not being able to keep windows open as it often goes on until early hours of the morning.
- The shed outside has been turned in to a games room pool table etc this causes a lot of noise also. I have a document off the previous owner that their is a clause on this that it was only to be used as a storage unit for the property that was put in place by planning permission hopefully that still stands?
- Noise disturbance from the property has been a persistent problem. I understand that a formal noise complaint was submitted to the Council, which was brought to the attention of the planning authority via Environmental Health.
- This isn't the place to have a full on party house. Please consider the family's that live in close proximity to this property.
- During the time the house has been used as an air bnb there have been multiple issues with parking where cars block visibility at a busy junction and have also blocked access to the pavement meaning pedestrians are walking on the road and there would be no access for pushchairs or wheelchair users creating a safety issue.
- The applicant's parking management plan does not adequately address enforcement of guest compliance, and the parking schematic is not to scale i.e. the parking takes



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up significantly more space than the layout suggests.

- Guests staying at the property have caused physical destruction to the fence on the boundary of a neighbouring field.

Public Reconsultation

Following the receipt of amended/additional information for the application and an amendment to the application description a reconsultation was undertaken for all neighbouring properties and those who previously commented on the application.

One letter of objection has been received to this notification period raising the following concerns:

- The amendments do not satisfactorily address the concerns raised during the previous consultation process.
- The amended site plan removes the parking area at the side of the property, leaving provision for only two on-site parking spaces. However, the application documentation continues to state that the property has capacity for six vehicles.
- This discrepancy creates uncertainty regarding the actual parking provision proposed and suggests that the submitted documents are inconsistent. Clarification is required as to how six vehicles can be accommodated when the amended plans show parking provision for only two vehicles.
- The Planning Design and Access Statement (Point 17) states that there is "adequate parking provision to accommodate all users and reduce potential congestion." Given that the amended plans show only two parking spaces, this statement appears inaccurate and unsupported.
- Parking associated with the property is already an ongoing issue and occurs regularly. Vehicles park adjacent to the dropped kerb and close to the junction, which reduces visibility for drivers leaving the junction, obstructs pedestrian access along the pavement and contributes to congestion within a residential area occupied by families with young children. To prevent this happening double yellows will need to be added to the dropped curb.
- No contact details have been provided to neighbouring residents, nor has a feedback or complaints mechanism been introduced despite this being discussed previously.
- There remains no clear evidence of how complaints relating to noise and disturbance would be managed or addressed.
- Whilst an 11pm curfew has been proposed, it is questionable whether this is appropriate within a residential area occupied by families with young children. Without a robust management plan and an effective means for residents to report concerns, it is difficult to understand how noise and disturbance will be adequately controlled.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 – 2039 (LP)

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

The following policies are relevant to this proposal: -

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Strategic Policy E1: Economic Growth

Strategic Policy E2: Location of Employment

Strategic Policy R4: The Key Service Centres

Strategic Policy T1: Tourism Development

Policy T2: Tourism Development along the Developed Coast

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy N6: Landscape Protection

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards and Electric Vehicle Charging Infrastructure

Other Key Material Planning Considerations

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Cumbria Development Design Guide (CDDG)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Assessment

The key issues raised by this application relate to the principle of development; creation of new tourist facility; scale, design and impact on residential amenity; highway safety; flood risk and drainage; and impact on biodiversity and ecology.

Principle of Development

Egremont is identified in Strategic Policy DS1 as a Key Service Centre due to it providing a wide range of services, including convenience and comparison stores, employment opportunities, schools and healthcare. The Key Service Centres also act as service hubs for nearby villages. It is stated that the focus for development in Key Service Centres will be for town centre developments, employment development and medium scale housing extensions, windfall and infill development.

The settlement boundary for Egremont is defined in Strategic Policy DS2. The application site is located within the Egremont settlement boundary. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

The Application seeks to change the use of an existing building within the settlement boundary of Egremont to tourist accommodation. The principle of the proposed change of use is therefore considered acceptable subject to site specific matters.

Creation of New Tourism Facility

The NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 88 of the NPPF further states that in order to support a prosperous rural economy planning policies and decisions should enable: the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The Local Plan seeks to direct new tourism development to the most sustainable locations in Copeland. The Development Strategy and Policy T1 sets out the hierarchy for sustainable development for both visitor attractions and accommodation. In respect of overnight and longer stay visitor accommodation new build development should be directed to the towns and Local Service Centres. The development of overnight and long stay visitor accommodation below the Local Service Centre tier should be restricted to the diversification and change of use of existing buildings.

Strategic Policy T1 of the Local Plan supports the creation, enhancement and expansion of tourist attractions, new built visitor accommodation and infrastructure in locations consistent with the settlement hierarchy. All tourism development must be of an appropriate scale, located where the environment and infrastructure can accommodate the visitor impact, and where it does not result in unacceptable harm to environmental assets or the character of the area. Proposals for tourism development outside of defined settlements will be supported where: the proposal is for a specific activity or function that requires a location, the proposal enhances the borough's existing place bound assets; The proposal is for the change of use, or diversification of an existing building, to provide overnight or longer stay visitor accommodation; or The proposal is for a farm diversification scheme in a rural area that will provide or enhance tourist provision.

The Application seeks to change the use of an existing residential property within the west of Egremont to a short term holiday let. The property will be let as a whole to a maximum of 16 people. This proposal is considered to expand and build additional capacity of tourist accommodation within the former Copeland area, offering accommodation for larger groups.

The submitted Planning Statement provided in support of this application indicates that due to the size of the residential property it does not lead itself easily to current market requirements, however it is well suited to holiday letting needs which currently experiencing a premium for larger properties. The statement however states that this may change, therefore



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it is requested that a condition is utilised for the site to revert to a residential use without the need for additional consent. This has been discussed at length with the agent for this application and the description has been amended to remove the requirement for a flexible use.

The Application is therefore considered to diversify the tourist offer within the Key Service Centre which will attract additional visitors to Egremont and create economic benefits for the village and the wider Borough through the use of an existing property. It is therefore considered that the development complies with Policies T1 of the Copeland Local Plan and the provisions of the NPPF.

Scale, Design, and Impact on Residential Amenity

Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

The Application seeks to retrospectively change the use of a residential property within a predominantly residential area to a short term holiday let. The change of use will be accommodated within the existing footprint of the property with no external alterations. The proposal is therefore considered to be of a scale which is acceptable within this location and is not considered to have an adverse impact on the overall streetscene.

The proposal also seeks to utilise the existing store at the site, approved under application ref: 4/14/2061/0F1. When originally approved the store was subject to a condition that the building should be only used for the storage of domestic equipment in association with the existing residential property. It is however now proposed that the approved store will be utilised as a games room and the description of the application has been updated to reflect this. The proposed use of this building is not considered to have an adverse effect on neighbouring properties due to the location within the site and separation from existing amenity space.

Concerns have been raised by residents with regard to the proposed use of the property and the impact on existing residents in terms of noise and disturbance from users of the site. Given the residential location of the property, the Council's Environmental Health team raised initial concerns with the proposed use of the site and requested the submission of a Noise Management Plan as well as the Management Plan already submitted. The submitted Noise Management Plan details a noise management strategy for the site, curfew policy, and complaints procedures. Environmental Health have confirmed that they are satisfied with the application and Noise Management Plan in particular and therefore offer no objections to the proposed development.

Conditions will be placed upon any decision notice to ensure that the development is carried

out in accordance with the submitted Noise Management Plan and Short Term Rental Management Plan.

Based on the inclusion of the above conditions, the development is considered to mitigate the impact of the development upon residential amenity and is of a scale acceptable within this location. It is therefore considered that the proposal complies with Policies DS4 of the Copeland Local Plan, and provisions of the NPPF.

Highway Safety

Strategic Policy CO4 requires that proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment.

Policy CO5 details the Transport Hierarchy and prioritises sustainable methods of transport such as walking, cycling and public transport.

Policy CO7 of the LP requires that new development provides adequate parking provision.

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Concerns were originally raised by the Highway Authority in relation to the location and layout of the proposed four parking spaces to serve the property. The application was therefore amended to relocate the proposed parking spaces to the rear of the site and reducing the proposed spaces to two. The Highway Authority have therefore confirmed that they have no objections to the application.

Objection to the application have been received from residents regarding the impact of the development upon highway safety and lack of parking associated with the property. The Highway Authority have however confirmed that although the proposal would only provide two off-street parking spaces the surrounding highway network has no parking or waiting restriction, therefore there is ample locations for the guests to parking without having a material impact on the highway network or road safety. It is therefore confirmed that there are no reasons to recommend refusal on highway grounds.

Given concerns raised in relation to highway safety, a condition will be included upon any decision notice to ensure the amended parking layout is implemented within three months of this permission to ensure two cars can be accommodated within the onsite parking area.



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Subject to the inclusion of the conditions outlined above, it is considered that the proposal complies with Policies CO4, CO5 and CO7 of the Copeland Local Plan and the provisions of the NPPF.

Drainage and Flood Risk

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 1 and is therefore not supported by a Flood Risk Assessment.

The agent has confirmed that the drainage arrangements at the site will remain unaltered, and the proposal will not increase impermeable surfacing at the site.

No objections have been received to the application from the LLFA as it is confirmed that the development will not increase the flood risk on the site or elsewhere.

The proposal is therefore considered to be compliant with the Policy DS6 and DS7 of the Copeland Local Plan, and provisions of the NPPF.

Impact on Ecology and Biodiversity

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however exempt from these BNG requirements. In this instance the development is considered exempt from BNG as the development is for a change of use with the existing footprint of the building so there will be no or only a de minimis impact on onsite habitat. The application is also a retrospective application which is also exempt from BNG requirements.

On this basis, it is considered that the development complies with the requirements of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF.

	<u>Planning Balance and Conclusions</u> The Application Site is located within the west of Egremont, which is identified as a Key Service Centre. The proposal seeks retrospective permission to change the use of an existing residential property to a short term holiday let. The proposal complies with the type of development permitted within the settlement boundary for Egremont. The proposed change of use will create a holiday let within the west of Egremont, which will be let as a whole to accommodate 16 people. The proposal will diversify the tourist offer within the Key Service Centre, attracting additional visitors to Egremont and creating economic benefits for the town and the wider Borough through the reuse of an existing property. A condition will also be included to allow the site to return back to a residential property should market requirements favour this. The proposal is considered to be of a scale which is acceptable within this location and is not considered to have an adverse impact on the overall streetscene. Whilst significant concerns have been raised with regard to the impact of the development upon residential amenity, the proposal is supported by a Noise Management Plan and Management Plan. Based on these documents the Council's Environmental Health team have offered no objections to the proposal. Conditions will be utilised to protect residential amenity. The proposed off street parking has been amended the relocate the parking spaces to the rear of the site. Whilst concerns have been raised from residential relating to highway safety and lack of parking, the Highway Authority have confirmed that there are no reasons to recommend refusal on highway grounds. No issues are raised in relation to drainage and flood risk, or ecology and biodiversity subject to conditions. On balance, the proposal is considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.
8.	Recommendation: Approve
9.	Conditions: <u>Standard Conditions:</u> 1. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - Application Form (Amended), received by the Local Planning Authority on the 27th July 2026.



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- Location Plan (Amended), Scale 1:1250, Drawing No: 25/211-PA_01, Rev: 3, received by the Local Planning Authority on the 30th June 2026.
- Site Plan (Amended), Scale 1:250, Drawing No: 25/211-PA_02, Rev: 5, received by the Local Planning Authority on the 29th June 2026.
- Short Term Rental Management Plan (Amended), Prepared by Greenfinch, Ref: 25/211, received by the Local Planning Authority on the 30th June 2026.
- Planning, Design and Access Report (Amended), Prepared by Greenfinch, Ref: 25/211, received by the Local Planning Authority on the 29th June 2026.
- Floor Plans, Drawing No: 25/211-PA_03, Rev: 1, received by the Local Planning Authority on the 14th April 2026.
- Noise Management Plan, Prepared by Greenfinch, Ref: 25/211, received by the Local Planning Authority on the 20th May 2026.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Other Conditions:

2. Within three months of the date of this planning permission, the proposed two off-street parking spaces must be constructed and brought into use in accordance with the following approved plan:

- Site Plan (Amended), Scale 1:250, Drawing No: 25/211-PA_02, Rev: 5, received by the Local Planning Authority on the 29th June 2026.

The off-street parking spaces must be retained at all times in accordance with the approved details for the lifetime of the development and must not be altered within the prior consent of the Local Planning Authority.

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with Policies CO4, CO5 and CO7 of the Copeland Local Plan.

3. The use of the site must be carried out in accordance with the following approved documents:

- Noise Management Plan, Prepared by Greenfinch, Ref: 25/211, received by the Local Planning Authority on the 20th May 2026.
- Short Term Rental Management Plan (Amended), Prepared by Greenfinch, Ref:

25/211, received by the Local Planning Authority on the 30th June 2026.

Reason

In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

4. When the use of the property as holiday let accommodation hereby approved ceases to operate, the property shall revert back use as a C3 Dwellinghouse as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended) without the need for any further planning permission.

Reason

In order to safeguard the future use of the site.

Informative Notes:

Biodiversity Net Gain – Exemption Applies

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: Development subject to the de minimis exemption.

Statement:

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



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	development as set out in the National Planning Policy Framework.	
Case Officer: C. Burns		Date : 29.07.2026
Authorising Officer: N.J. Hayhurst		Date : 31.07.2026
Dedicated responses to:- N/A		