

Mr Andrew Beardsley
Geoff Beardsley & Partners (UK) LLP
Elfin House
1A Elfin Grove
Teddington
TW11 8RD

Letter Printed 26 July 2018

FOR DECISION DATED
26 July 2018

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 17/3590/FUL
Your ref: Land to the rear of 15-17 Con...
Our ref: DC/LEM/17/3590/FUL/FUL
Applicant: Mr Andrew Tidmarsh
Agent: Mr Andrew Beardsley

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **29 September 2017** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Garages Rear Of 48-52 Anlaby Road Teddington

for

Demolition of the existing garages. Erection of 1 x 2 bed single storey house and 1 x 3 bed single storey house with basement with associated hard and soft landscaping, refuse and cycle stores.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully



Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 17/3590/FUL

APPLICANT NAME

Mr Andrew Tidmarsh
87 Whitton Dene
Hounslow
TW3 2JN

AGENT NAME

Mr Andrew Beardsley
Elfin House
1A Elfin Grove
Teddington
TW11 8RD

SITE

Garages Rear Of 48-52 Anlaby Road Teddington

PROPOSAL

Demolition of the existing garages. Erection of 1 x 2 bed single storey house and 1 x 3 bed single storey house with basement with associated hard and soft landscaping, refuse and cycle stores.

SUMMARY OF CONDITIONS AND INFORMATIVES

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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

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

BD14A Materials to match existing

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U46687 Boundary fencing - Dev't commence

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied. Development shall be carried out in accordance with the approved details.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties.

DV18A Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

U46688 Parking-Private vehcls- Dwell'hse~

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) the vehicle parking spaces shown on approved drawing no. 1433/200-A shall not be altered, or used for any purpose other than for the garaging or parking of private motor vehicles used by occupiers or visitors to the premises.

REASON: To ensure retention of satisfactory parking provision.

DV29F Potentially Contaminated Sites

1. No development shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

2. None of the dwellings/buildings hereby approved shall be occupied until:

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To protect future users of the site and the environment.

DV30 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

REASON: To safeguard the appearance of the property and the amenities of the area.

DV42 Details of foundations - piling etc

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

U46689 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

Drawings:

1433/000A; 1433/100; 1433/200A; 1433/201A; 1433/202; 1433/203 -Received: 29/09/2018

Documents:

Preliminary Ecological Appraisal, Prepared by Acer Ecology (dated: November 2017) - Received: 29/11/2017

Energy Statement, Prepared by Thermenergy (dated January 2017); Arboricultural Appraisal and Implications Assessment, prepared by ACS Consulting (ref: ha/aiams1/15_17cr, dated 8th July 2016): - Received: 29/09/2017

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

DV49 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
12. Details of the phasing programming and timing of works;
13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
14. A construction programme including a 24 hour emergency contact number;
15. See also TfL guidance on Construction Logistics Plans.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

DV50 Energy Reduction

The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Reason: In the interests of energy conservation in accordance with Policy DMSD1 of the Development Management Plan (2011).

DV51 Water Consumption

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

Reason: In the interests of water efficiency in accordance with Policy DMSD9 of the Development Management Plan (2011).

DV52 Building Regulation M4(2)

The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).

Reason: In the interest of inclusive access in accordance with Policy CP14 to ensure homes to meet diverse and changing needs.

GD01A Restriction on use of roof

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

GD04A Restriction-alt's/Ext-Appear'

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the appearance of the premises and the area generally.

GD10A Restrict outbuilds-Appear/amenity

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

LT09 Hard and Soft Landscaping Required

(A) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

PK06A Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U46690 NS01 - Sustainability Measures

Prior to the commencement of development, details of the sustainability measures to be provided, including PV panels, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure a sustainable form of development and to ensure that the proposed development does not prejudice the appearance of the locality.

U46691 NS02 - Green Roof

Prior to commencement of the development hereby approved details of the green roof as shown on Drawing 1433/200 - A shall be submitted to and approved in writing by the local planning authority, such detail to include irrigation and maintenance plan. The approved details shall be retained thereafter.

REASON: To ensure that the development reduces storm water runoff, to provide more sustainable forms of construction and to safeguard biodiversity.

U46692 NS03 - External Lighting

Prior to the commencement of development, details of the external lighting plan including locations and lux horizontal contour plan shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed and retained in accordance with the approved details.

REASON: To safeguard the ecology of the site and neighbour amenity and ensure a safe and convenient form of development.

U46693 NS04 - Ecological Enhancements

Prior to the commencement of development, a scheme for ecological enhancements in accordance with all recommendations set out within the Preliminary Ecological Appraisal prepared by Acer Ecology, dated November 2017 (received 29/11/2017) shall be submitted to and approved in writing by the Local Planning Authority, such details to include bat/bird/butterfly/stag beetle and hedgehog habitats enhancement specifications, locations, heights and aspects. No part of the development shall be occupied until these biodiversity enhancements have been carried out in accordance with the details so approved.

REASON: In order to secure the appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development

U46694 NS05 - Submitted Arboricultural details

The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved Arboricultural details (submitted Arboricultural Report ref: ha/aiams1/15_17cr) unless otherwise previously agreed in writing with the local planning authority.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by demolition, building operations, excavations and soil compaction.

U46695 NS06 - EV Charging Points-All Active

The 2 Electric Vehicle (EV) charging points shown on approved drawing 1433/200 A shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details to include siting, external finishes and maintenance plan. The approved details shall be retained as active EV charging points at all times.

REASON: To ensure a sustainable form of development and to comply with London Plan Policy 6.13.

U46696 NS07 - Pedestrian/Vehicular Access Works

Prior to commencement of the development hereby approved, detailed drawings of the proposed works to the pedestrian/vehicular access road indicated on drawing 1433/200-A shall be submitted to and approved in writing by the Local Planning

Authority, such detail to include surface treatment, method of delineation of footway and road, method of illumination and signing of vehicular/pedestrian access. Construction of the pedestrian/vehicular access shall be carried out in accordance with these approved details and completed prior to the first occupation of the residential dwellings hereby approved.

REASON: To ensure the proposals do not detract from the visual amenity of the locality and to safeguard the free flow of traffic in the locality and pedestrian and highway safety.

U46697 NS08 - Porous Hard Surfacing

All new hard-surfacing shall be constructed from a porous or permeable material

REASON: In the interests of sustainable construction, surface water run-off and the site's appearance and character.

DETAILED INFORMATIVES

U26596 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

Local Plan Policies:

- LP1 - Local Character and Design Quality
- LP8 - Amenities and Living Conditions
- LP11 - Subterranean Developments and Basements
- LP15 - Biodiversity
- LP16 - Trees, Woodlands and Landscape
- LP17 - Green Roofs and Walls
- LP20 - Climate Change Adaptation
- LP22 - Sustainable Design and Construction
- LP24 - Waste Management
- LP34 - New Housing
- LP35 - Housing Mix and Standards
- LP36 - Affordable Housing
- LP39 - Infill, Backland and Backgarden Development
- LP44 - Sustainable Travel Choices
- LP45 - Parking standards and servicing

Supplementary Planning Guidance:

- Design Quality SPD (2006)
- Residential Development Standards SPD (2010)
- Small and Medium Housing Sites SPD (2006)
- Sustainable Construction Checklist SPD (2011)
- Refuse and Recycling Storage Requirements SPD (2015)
- Affordable Housing SPD (2014)
- Front Garden and Other Off-street Parking Standards SPD (2006)
- Technical Housing Standards - Nationally Described Space Standard (March 2015)
- Hampton Wick and Teddington Village Planning Guidance SPD (2014)

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a

consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

IE06 Details of piling-EHO consultation

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- * Hydraulic Piling
- * Auger Piling
- * Diaphragm Walling

IL24 CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

U26597 NPPF APPROVAL - Paras. 38 - 42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay.

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U26598 NI01 - Applicant Informative

The applicant is advised that if any works are within 3 or 6 metres of the party wall or foundation, you will need a party wall agreement. This is a private matter between neighbours and does not involve the Council.

U26599 NI02 - Soil and surface water drainage

The applicant is advised to consult Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW

(Tel: 020 8213 8729) about the disposal of surface water and/or sewage from the development.

U26600 NI03 - Nature Conservation

When submitting proposals for landscaping/planting the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site and promote the use of native species. With regard to the proposed green roof; ecology officers have specified that the Local Authority will require wild flower and not sedum so as to complement the existing landscape.

U26601 NI04 - Contaminated Land Informative

Although records show no indication of the site or its immediate surroundings having been subject to previous potentially contaminative land uses; the applicant is advised to keep a watching brief and to contact the Council should any unexpected contamination be encountered

U26602 NI05 - Highway Works

The applicant will be required to apply to the Highway Authority for the proposed alterations to the crossovers, the costs will be borne by the applicant.

U26603 NI06 - Ecological Enhancements

When submitting proposals for ecological enhancements, the site applicants are advised that in determining the suitability of such proposals, the local planning authority will require the provision of bat bricks, sparrow terraces included within the fabric of the building and hedgehog habitat enhancements.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
17/3590/FUL
