

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 73

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS TO
CARRY OUT DEVELOPMENT WITHOUT COMPLIANCE WITH PLANNING
CONDITIONS PREVIOUSLY ATTACHED**

Reference No:	2022/70/93166/E
Site Address:	Land adj, 15, Lower Lark Hill, Cleckheaton, BD19 6JJ
Description:	Variation of Condition 2 (plans) on previous permission 2021/94291 for erection of detached dwelling
Recommending Officer:	Alice Downham

DECISION – FULL CONDITIONAL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 17-Nov-2022

Officer Report

Site Description

The application site is land adjacent to 15, Lower Lark Hill, Moorbottom, Cleckheaton. It consists of an irregular shaped plot of rough land formerly the grounds of 15, Lower Lark Hill providing access driveway and garage for that premises. The garage has been removed and the site is now quite overgrown with a retaining wall with piers and fencing above forming the boundary. 15, Lower Lark Hill is a detached bungalow with detached garage and new access to Lower Lark Hill.

The application site is slightly lower than the surrounding land, with a combination of tall trees (including one subject to a Tree Preservation Order) / hedges and walls / fencing around the perimeter. Internally there are smaller overgrown shrubs with some more open areas.

The surrounding land is largely residential in nature with a mixture of housing type and scale, although predominantly detached dwellings, relatively recently built and in light coloured stone or brickwork and mainly dual pitched roofs.

Description of Proposal

The application is seeking permission to vary condition 2 (plans) on the previous permission 2021/94291 for erection of detached dwelling which was approved on 18th January 2022.

Condition 2 of permission 2021/94291 relates to the approved plans and reads as follows:

“2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: *For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP3, LP24 and LP33 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.”*

This Section 73 application seeks to vary the approved plans (condition 2) due to the addition of a detached garage. Under the original application, an off-street parking area for two vehicles was approved. This was demonstrated on the submitted proposed site plan and proposed block plan. However, a proposed block plan has been submitted demonstrating that the off-street parking area would be replaced with a detached double garage. Proposed floor plans and elevations for this garage have also been submitted. The detached garage is designed as follows:

- 5.8m wide x 5.6m deep x 3.5m maximum height (2.4m eaves height).
- Two garage doors to the front elevation.

- Mono-pitched roof form with a grey coloured single-ply membrane roof.
- Faced in white render with areas of timber panelling and a dark slate plinth.

History of negotiations/amendments received

The proposal was considered acceptable as originally submitted. As such, no amendments were sought or received during consideration of the application.

Relevant Planning History

2017/90255 - Erection of one dwelling and demolition of outbuildings. Approved but not implemented. (land adj. 15 Lower Lark Hill).

2015/91546 – Erection of 2 dwellings and demolition of existing outbuildings. Withdrawn. (15 Lower Lark Hill).

2010/93168 – Erection of one dwelling and demolition of outbuildings. Conditional full permission. (adj. 15 Lower Lark Hill).

2009/93410 – Erection of detached dwelling with detached garage. Conditional full permission. (15 Lower Lark Hill).

2006/92144 – Erection of one dwelling with detached garage. Conditional full permission. (15 Lower Lark Hill).

2005/94389 – Change of use, alterations and extension to domestic building to form 1no dwelling with detached garage. (15 Lower Lark Hill).

Publicity and Representations

This application was advertised by neighbour notification letters which expired on 11th November 2022.

As a result of the above publicity, two representations have been received. The following is a summary of the concerns raised:

- Object due to noise issues during the construction phase.
- Object due to access issues during the construction phase.

No parish/town council comments are required in this instance.

Officer comments will be made in section 6 of this report.

Consultation Responses

None were considered necessary in this instance.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is unallocated on the Kirklees Local Plan.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. The National Planning Policy Framework includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda under other matters.

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 3** – Location of new development
- **LP 11** – Housing mix and housing affordability
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 28** – Drainage
- **LP 30** – Biodiversity & geodiversity
- **LP 33** – Trees
- **LP 34** – Conserving and enhancing the water environment
- **LP 53** – Contaminated and unstable land

Supplementary Planning Guidance / Documents:

Kirklees Council has adopted Supplementary Planning Documents (SPDs) for guidance on house building, house extensions, and open space, to be used alongside existing, previously adopted SPDs. These carry full weight in decision making and are now being considered in the assessment of planning applications. The SPDs indicate how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan and the National Planning Policy Framework, requiring development to be considerate in terms of the character of the street scene and wider area. As such, it is anticipated that these SPDs will assist with ensuring enhanced consistency in both approach and outcomes relating to development.

In this case, the following SPDs are applicable:

- Highways Design Guide SPD (adopted 4th November 2019)
- Housebuilders Design Guide SPD (adopted 29th June 2021)

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The National Planning Policy Framework constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** – Achieving sustainable development
- **Chapter 5** – Delivering a sufficient supply of homes
- **Chapter 9** – Promoting sustainable transport
- **Chapter 11** – Making effective use of land
- **Chapter 12** – Achieving well-designed places
- **Chapter 15** – Conserving and enhancing the natural environment

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Review of planning conditions
- 8) Conclusion

1 – Principle of development:

In this instance, the principle of the demolition of the detached garage and the erection of a detached dwelling at the site has already been established through the approval of planning application 2021/94291. This proposal does not seek to increase the footprint of the approved dwelling or change the siting of the approved dwelling.

In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway

safety. These issues along with other policy considerations will be addressed below.

2 – Impact on visual amenity:

Consideration in relation to the impact on the visual amenity of the host dwelling and street scene shall now be set out, taking into account Policy LP24 (a), which sets out that proposals should promote good design by ensuring “*the form, scale, layout and details of all development respects and enhances the character of the townscape*”.

As noted above, the proposal seeks to add a detached garage. The proposed detached garage is small in scale and is considered subservient to the approved dwelling which would remain the dominant feature following development. Proposed materials include white render with areas of timber panelling and a dark slate plinth. It is proposed to have a mono-pitched roof form with a grey coloured single-ply membrane roof. These materials would match those approved for the dwelling. Due to its location on the southern side of the property, it would be somewhat visible from the road. However, it would have a sympathetic relationship to the approved dwelling in terms of materials and roof form. Moreover, it is noted that other neighbouring properties benefit from detached and attached double garages. As such, it is considered that the proposed detached garage would not look out of place within the street scene and would not cause significant harm to visual amenity.

Therefore, the proposal is considered to comply with Policy LP24 of the Kirklees Local Plan and the aims of Chapter 12 of the National Planning Policy Framework.

3 – Impact on residential amenity:

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account Policy LP24 (b), which sets out that proposals should promote good design by, amongst other things, providing a high standard of amenity for future and neighbouring occupiers.

Given the nature and location of the proposal, officers consider that the only neighbouring dwellings that could be materially impacted are 9 & 11 Lower Lark Hill to the southeast, and 4 Lark Hill Close to the southwest.

Impact on 9 & 11 Lower Lark Hill

These are the neighbouring properties to the southeast of the application site. These dwellings are located at a higher elevation than the application site. Given that there would be no windows inserted into the southern side elevation of the proposed garage, that the application site is to the north of these neighbours, and that a separation distance of at least 12.5m would be maintained after development, it is considered that there would be no

significant impacts on the amenities of the occupiers of 9 & 11 Lower Lark Hill as a result of this development.

Impact on 4 Lark Hill Close

This is the neighbouring property to the southwest of the application site. Given that there would be no windows inserted into the rear elevation of the proposed garage, that the application site is to the north of this neighbour, and that a separation distance of approximately 23m would be maintained after development, it is considered that there would be no significant impacts on the amenities of the occupiers of 4 Lark Hill Close as a result of this development.

After assessing the above factors, officers consider that this proposal would not result in any significant adverse impact upon the residential amenity of any inhabitants, future occupants, or neighbours, thereby complying with Policy LP24 of the Kirklees Local Plan, and Paragraph 130 (f) of the National Planning Policy Framework.

4 – Impact on highway safety:

The proposed garage would replace the off-street parking for two vehicles approved under the original application. The proposed garage would still provide two parking spaces, with further off-street parking available on the driveway. As such there is an acceptable level of off-street parking provided within the site to meet the developments parking demands. Turning facilities would be maintained. In accordance with the previous application, should permission be granted, it is recommended to add conditions relating to provision of permeable surfacing and turning facilities in accordance with details shown on dwg no 493/03.

Therefore, the scheme would not represent any additional harm in terms of highway safety and as such complies with Policies LP21 and LP22 of the Kirklees Local Plan, the guidance within the Council's Highways Design Guide SPD, and Chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Protected Trees

It is considered that the proposed garage would have no significant additional impact on the protected tree over and above the approved dwelling. It is recommended that the same condition of compliance be included in the decision notice, should permission be granted. The proposal is therefore considered to comply with Policy LP33 of the Kirklees Local Plan.

Contaminated land

It is considered that the proposed garage would result in no significant additional requirement for information relating to land contamination over and

above the approved dwelling. It is recommended that the same conditions regarding the investigation of potential contamination at the site be included in the decision notice, should planning permission be granted. The proposal is therefore considered to comply with LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Ecology

The site is located within a bat alert layer. In this instance, it is considered that the proposed garage would result in no significant impact on the bat population over and above the approved dwelling. It is recommended that the same conditions relating to nesting boxes for birds and bats and the same informative footnote should be added to the decision notice, should permission be granted. This would accord with the aims of Policy LP30 of the Kirklees Local Plan, the Council's Biodiversity Net Gain Technical Advice Note, and Chapter 15 of the National Planning Policy Framework.

Carbon Budget

In this case, due to the nature of the proposal it is considered reasonable not to require the applicant to put forward any specific resilience measures.

There are no other matters considered relevant to the determination of this application.

6 – Representations:

Two representations have been received. The following is a summary of the concerns raised:

- Object due to noise issues during the construction phase. **Officer comment:** *Potential matters during the construction phase are not material planning considerations. Noise matters during the construction phase could potentially be resolved under separate legislation, but not under the Town and Country Planning Act, under which planning decisions must be made. Officers have placed an advisory note below on the decision notice to address this point.*
- Object due to access issues during the construction phase. **Officer comment:** *Potential matters during the construction phase are not material planning considerations. Traffic matters during the construction phase could potentially be resolved under separate legislation, but not under the Town and Country Planning Act under which planning decisions must be made.*

7 – Review of planning conditions

The conditions attached 2021/94291 are set out below:

Conditions 3-16 will be re-issued as they are considered to remain relevant.

The following conditions shall be reworded:

1. Time: This shall reflect the date by which development shall begin.
2. Approved plans: The plans and specification table will be amended to reflect the plans approved under this Section 73 application.

8 – Conclusion:

The National Planning Policy Framework has introduced a presumption in favour of sustainable development. The policies set out in the National Planning Policy Framework taken as a whole constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated Powers

Application Number: 2022/93166

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun by 18th January 2025.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP3, LP24 and LP33 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no doors, windows or any other openings (apart from any expressly allowed by this permission) shall be created in any elevations of the dwelling hereby approved.

Reason: So as not to detract from the amenities of neighbouring property by reason of loss of privacy and safeguard the protected tree, in accordance with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Guidance set out within the Housebuilders Design Guide SPD.

4. The development shall be carried out in complete accordance with the recommendations and conclusion of the tree report, arboricultural protection method statement and tree protection plan by David C Houldershaw dated February 2017.

Reason: To protect trees in the interests of visual amenity and to accord with Policy LP33 of the Kirklees Local Plan, Chapter 15 of the National Planning Policy Framework and Guidance set out within the Housebuilders Design Guide SPD.

5. Notwithstanding the approved plans there shall be no changes in level to the surface of the existing drive beneath the crown spread of the protected tree unless otherwise approved in writing with the Local Planning Authority.

Reason: To protect trees in the interests of visual amenity and to accord with the requirements of Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and Guidance set out within the Housebuilders Design Guide SPD.

6. Development shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk

Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with policy LP53 the aims of Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition in order to ensure that appropriate investigatory works are undertaken before any development commences on site.

7. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 5 development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with policy LP53 the aims of Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition in order to ensure that appropriate investigatory works are undertaken before any development commences on site.

8. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 6 development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with policy LP53 the aims of Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition in order to ensure that appropriate investigatory works are undertaken before any development commences on site.

9. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 7. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered (in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report) is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Unless otherwise approved in writing with the Local Planning Authority, works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: in accordance with policy LP53 the aims of Chapter 15 of the National Planning Policy Framework.

10. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing with the Local Planning Authority, no part of the

site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with policy LP53 the aims of Chapter 15 of the National Planning Policy Framework.

11. The development shall only be carried out in accordance with the approved Flood Risk Assessment (Drainage Strategy), produced by JNP consulting dated 23 March 2017 and shall incorporate all the proposed mitigation measures into the development.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, environmental well being and to accord with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

12. The development shall be completed in accordance with the advice and directions (recommendations) contained in the Tree Report, ref Northern Resource Consultants and Tree Survey, ref Ian Tavendale Arboricultural Consultant. These shall be implemented and maintained throughout the construction phase and retained thereafter as recommended.

Reason: To protect trees in the interests of visual amenity and to accord with the requirements of Policy LP33 of the Local Plan and advice within the National Planning Policy Framework.

13. Notwithstanding the approved plans nesting boxes for birds and bats shall be provided within the application site, details of which shall be submitted to and approved in writing with the Local Planning Authority. Details shall include a timetable for the provision of the boxes and written confirmation that they shall remain in situ thereafter.

Reason: In the interests of amenity and biodiversity and to accord with the Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

14. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained.

Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with policies LP21 and LP22 of the Kirklees Local Plan.

15. Before the dwelling hereby approved is first occupied turning facilities shall be provided in accordance with the details shown on drawing no 493/03. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

Reason: In the interests of highway safety and to achieve a satisfactory layout. In accordance with policies LP21 and LP22 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

16. The development shall not be brought into use until a scheme detailing the boundary treatment of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the works comprising the approved scheme have been completed. The works comprising the scheme shall thereafter be retained.

Reason: In the interests of residential amenity and to accord with policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

17. Before the superstructure of the dwellinghouse is commenced, details of the RAL colour for its render on external walls shall be submitted to and approved in writing by the local planning authority. The external wall render shall then be finished in accordance with the approved details before it is first brought into use and thereafter retained in accordance with the approved details.

Reason: To ensure that the external appearance of the house harmonises with the surrounding development in the interests of visual amenity, in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Also please note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours Mondays to Fridays

08.00 and 13.00 hours Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

NOTE: Please note that the granting of planning permission does not overrule private legal rights of ownership. It is your responsibility to ensure you have the legal right to carry out the approved works as construction and maintenance may involve access to land outside your ownership or over which other parties have access rights.

NOTE: The applicant should liaise with the Council's Flood Management team to agree the physical works proposed to the watercourse that crosses the site. If the applicant would like to discuss these comments further, please contact Drainage on 01484 221000.

Plans and specifications table:

Plan Type	Reference	Date Received
Plan General		15/11/2021
Location Plan	(MC)001 Rev A	15/11/2021
Grouped Plans and Elevations	01 rev D	15/11/2021
Grouped Plans and Elevations	02 rev D	15/11/2021
Grouped Plans and Elevations	03 rev C	29/09/2022
Proposed Site / Block Layout	04 rev D	15/11/2021
Grouped Plans and Elevations	05	29/09/2022
Existing Site / Block Layout	(MC)002	15/11/2021
Phase II Contaminated Land Investigation	-	15/11/2021
Phase I Desk Study Report	-	15/11/2021
Bat Survey	-	15/11/2021
Tree / Arboricultural Survey	Report	15/11/2021
Tree / Arboricultural Survey	Survey	15/11/2021
General	Photographs of existing site Appendix B	15/11/2021
General	Figures / Drawings	15/11/2021
Tree / Arboricultural Survey	Topographical Survey Appendix C	15/11/2021
Flood Risk Assessment	Appendix F	15/11/2021

Flood Risk Assessment	-	15/11/2021
Drainage / Foul Sewerage Assessment	-	15/11/2021

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

The proposal was considered acceptable as originally submitted. As such, no amendments were sought or received during consideration of the application.

Report Dated: 16/11/2022