

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2024/62/90344/W
Site Address:	82, Manchester Road, Slaithwaite, Huddersfield, HD7 5JB
Description:	Erection of two storey side and single storey rear extensions, demolition of existing garage and erection of retaining wall with formation of driveway
Recommending Officer:	Lucy Taylor

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: 13-Jun-2024

Officer Report.

Reference: 2024/90344

Location: 82, Manchester Road, Slaithwaite, Huddersfield, HD7 5JB

Proposal: Erection of two storey side and single storey rear extensions, demolition of existing garage and erection of retaining wall with formation of driveway

Site Description.

82 Manchester Road is a two-storey semi-detached property located in Slaithwaite, Huddersfield. The external walls of the property are faced in stone and the hipped roof above infilled with blue slate tiles. The property is set back from the fronting highway of Manchester Road and is situated to a higher topographical land level, with a sloping front garden and driveway. Garden amenity space is also present to the rear of the property.

The site is located within the Green Belt.

Description of Proposal.

Planning permission is sought for the erection of two storey side and single storey rear extensions, the demolition of the existing garage and erection of retaining wall with formation of driveway.

The existing garage to be demolished is located to the rear of the driveway, to the south east of the property.

The proposed two-storey side extension would project 2.3 metres from the side elevation of the host property, with a length of 7.5 metres, set back 0.5 metres from the principal elevation of the host property. The extension would have a maximum height of 7.8 metres, set down approximately 0.35 metres from the ridge height of the host property.

The single storey rear extension would have a projection of 3 metres, a width of 8.15 metres and a maximum height of 3.7 metres. The extension would be

set in from the shared boundary with the adjoining property by approximately 0.65 metres.

Both extensions would be faced in natural stone to the front and rear elevations, with render to be applied to the side elevation. The roofs would be infilled with blue slate. All fenestration detailing would be constructed using PVC to match existing.

To the front of the site, a new retaining wall would be constructed, to create three on-site parking spaces.

History of Negotiations / Amendments Received.

The case officer entered into negotiations with the planning agent / applicant as the scheme as originally submitted failed to be compliant with design guidance contained within the adopted House Extensions and Alterations SPD.

As a result of these negotiations, the planning agent set out the following amendments and justifications:

- the ridge has been lowered further as requested.
- the front of the extension has been set further back.
- the boundary between No. 80 and No. 82 is splayed, so if 1.0m is maintained at front and rear it would result in an awkward arrangement to the gable. A gap of 1.0m has been maintained at the front of the property which will result in the two extensions being parallel to each other and provide space between them so as not to form a terracing effect. The extension to No. 80 is blank stone i.e. no openings, so the proposed extension has no impact in terms of privacy or overpowering.
- The rear extension has been set back from No.84, although an extension could be built up to the boundary under Permitted Development.

In addition, following a formal consultation response from KC Ecology, a bat survey report was submitted.

Relevant Planning History.

None at the application site.

Neighbouring the site:

- 84 Manchester Road – 2003/93494 – erection of two storey and single storey extensions. *Granted Conditional Full Permission.*
- 78 Manchester Road – 2004/94845 – 78 Manchester Road – erection of 2 storey and first floor extensions. *Granted Conditional Full Permission.*

- 80 Manchester Road – 2010/90656 – erection of two storey extension, alterations and external entrance into existing basement. *Granted Conditional Full Permission.*

Representations.

We are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters.

Publicity expiry date: 27 March 2024.

In response to publicity, no representations were received.

Consultation Responses.

KC Highways Structures (formal) – proposed retaining wall outside the remit of consideration.

KC Highways Development Management (formal) – no objection.

KC Ecology (formal & informal) – following the submission of reports, no objections, with the inclusion of a condition to secure an enhancement.

Policy/Legislation.

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 located within the Green Belt.

The site is located within the River Colne Corridor Strategic Green Infrastructure Network and within an area with a known presence of bats.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP21 – Highway Safety
- LP22 – Parking Provision
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP31 – Strategic Green Infrastructure Network
- LP51 – Protection and Improvement of Local Air Quality
- LP53 – Contaminated and Unstable Land
- LP57 – The Extension, Alteration or Replacement of Existing Buildings

Supplementary Planning Documents:

- Highways Design Guide SPD (2019)
- House Extensions and Alterations SPD – The Kirklees House Extension and Alterations SPD, adopted on 29 June 2021, has been prepared to help householders, developers, agents and architects who are planning and designing an extension or alterations (householder development) to an existing residential property, including conservatories and outbuildings, such as garages. It provides detailed guidance regarding the standard of development that will help achieve a well-designed house extension or alteration required by the Council.

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2023, together with Circulars, Parliamentary Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-Making
- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 11 – Making Efficient Use of Land
- Chapter 12 – Achieving Well-Designed and Beautiful Places
- Chapter 13 – Protecting Green Belt Land
- Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Chapter 15 – Conserving and Enhancing the Natural Environment

Assessment.

The following matters are considered in the assessment below –

- 1) Principle of development and Green Belt
- 2) Impact on visual amenity and the historic environment
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Conclusion

1) Principle of Development and Green Belt

Sustainable Development:

Chapter 2 of the NPPF states that: *“Planning policies and decisions should*

play an active role in guiding development towards sustainable solutions...

Chapter 2 of the NPPF goes on to further state that objectives should: *“support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”*

In line with the NPPF, Policy LP1 of the Kirklees Local Plan (KLP) declares that: *“...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”*

Policy LP1 goes further and states: *“The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that *“good design should be at the core of all proposals in the district.”*

In this instance, it can be stated that the principle of development in this application could be acceptable, subject to the assessment of impacts to the Green Belt and on visual and residential amenity, as well as highway safety and any other impacts that may arise. These will be discussed below.

Green Belt:

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the categories set out in Paragraphs 154 and 155.

Paragraph 154(c) of the NPPF outlines that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building can be appropriate development in the Green Belt.

Further to this, Policy LP57 of the Kirklees Local Plan states that the extension or alteration of buildings in the Green Belt will normally be acceptable provided that:

“a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;

c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard surfacing, curtilages and enclosures and means of access; and

d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.”

The original dwellinghouse is considered to present a total volume of approximately 284.76m² and the existing built form of the detached garage has a footprint of approximately 13.8m². No elevation plans of the detached garage have been provided as part of this application and therefore, officers could not calculate the volume.

The proposed two storey side extension under this planning application presents a volume of approximately 117.73m². The proposed single storey rear extension under this planning application presents a volume of approximately 72.74m² and a footprint of approximately 22m².

When the host dwelling and detached garage structure (to be demolished as part of this application) are taken as a whole, it is not considered that the extent of built form proposed would be disproportionate in size/scale to that which exists at the site.

When taking into account the visual appearance of the overall extension, it is considered that the extensions would appear subordinate to the main dwelling by virtue of their design, size / scale and heights.

Officers note that the site would have likely reached its maximum extent of development within the Green Belt following the erection of the proposed extensions, therefore, upon any grant of approval, it is recommended a condition is imposed to remove all Permitted Development Rights.

With regard to the treatment of the outdoor area to the front of the site, whilst the current extent of front garden amenity space would be reduced to facilitate the creation of three on-site parking spaces, some extent of lawn would be retained, and it is not considered that the hard surfaced area would detrimentally affect openness. It should be noted that this part of the proposal brings benefits with regard to highway safety, discussed in greater depth in section 4 of this report.

Therefore, with the inclusion of the aforementioned condition, it is considered that the proposed developments would not result in disproportionate development and would constitute appropriate development in the Green Belt. The proposal is therefore considered acceptable in principle in accordance with Chapter 13 of the NPPF and Policy LP57 of the Kirklees Local Plan.

1) Impact on Visual Amenity

The NPPF offers guidance relating to design in chapter 12 (achieving well designed places) whereby paragraph 131 provides a principal consideration concerning design which states: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of*

sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:
*“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...
c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...”*

Key Design Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

The Council's House Extensions and Alterations SPD further states that single storey rear extensions should:

- be in keeping with the scale and style of the original house
- not normally cover more than half the total area around the original house (including previous extensions and outbuildings)
- not exceed 4 metres in height
- not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties
- where they exceed 3m in length the eaves height should generally not exceed 2.5 meters retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.

And that two-storey side extensions should:

- not take up all or most of the space to the side of a house;
- maintain a 1 metre gap to the side boundary to ensure the building is not too close to a neighbouring property; and
- be set back at least 500mm from the front wall of the house.

It is considered that the proposed extensions are subservient in appearance to the host dwelling, appropriately designed, with the two-storey extension set back and down. In addition, both extensions retain a separation distance from the neighbouring properties either side of the site, with the separation of the two-storey extension considered sufficient to mitigate a terracing effect.

The use of render has been established in the streetscene to neighbouring properties in the same property line as the site. As such, the use of the proposed materials, of stone and render, is considered to be acceptable. In addition, the fenestration details are considered to be appropriately in keeping with the design of the host property.

The works to the frontage of the site are considered acceptable visually, with some extent of lawn retained and the works appropriately harmonising with the character of the streetscene, whereby driveways to the front of properties has been established across the row of properties in the immediate vicinity.

For all of the reasons outlined above, it is considered that the proposal would not cause detrimental harm to the visual amenities of the locality. The proposed development is considered to comply with Chapter 12 of the NPPF, Policies LP24 and LP57 of the Kirklees Local Plan and Key Design Principles 1 and 2 of the House Extensions and Alterations SPD.

2) Impact on Residential Amenity

Section B and C of LP24 states that alterations to existing buildings should: *“...maintain appropriate distances between buildings”* and *“...minimise impact on residential amenity of future and neighbouring occupiers.”*

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The proposed extensions would retain a minimum separation distance of approximately 0.6 metres from the shared boundary with No. 80 Manchester Road and an even greater separation distance of approximately 1.7 metres from the adjacent side elevation of this neighbouring property. As such, given this extent of separation, it is not considered that the proposal would result in any undue impacts of overbearing or overshadowing for the occupiers of this neighbouring property and the extensions are considered to appropriately comply with the line of 45-degree rule as set out within Key Design Principle 5 of the House Extensions and Alterations SPD. It should also be noted that no glazing is proposed to the side elevation of the extensions facing towards No. 80 and therefore, the proposal is considered to be acceptable from a residential privacy perspective.

The rear extension is to retain a separation distance of approximately 0.65 metres from the shared boundary with No. 84 Manchester Road. The closest ground floor glazing to the rear of No. 84 to No. 82 serves a dining room internally (based on floor plans submitted with application 2003/93494). Therefore, whilst this is defined to be a habitable room within the House Extensions and Alterations SPD and that the rear extension would cut a line of 45-degrees across this window, it is considered that there is a fall-back position present, in the form of a rear extension under Permitted Development, whereby the site benefits from full permitted development rights

and a single storey rear extension could be built up to the shared boundary with the same eaves height under PD.

It is considered that the proposed works would be a sufficient distance away from any other properties to prevent undue harm to residential amenity in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing affect.

As such, on balance, for the reasons set out within this section of the report, it is not considered that the developments would cause undue harm to the residential amenities of neighbouring properties. It is therefore considered that the proposed development complies with Chapter 12 of the NPPF, Policy LP24 of the Kirklees Local Plan and Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions and Alterations SPD.

3) Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions and Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

This application seeks approval for the erection of a two-storey side and single storey rear extensions, demolition of existing garage and erection of retaining walls with formation of driveway.

These proposals show the ground floor extended and 3 bedrooms retained at first floor level. The existing driveway is shown to be widened with 3 off-street parking spaces shown to be provided with access directly onto Manchester Road.

Given that the proposals widen an existing driveway, there is no objection to the proposal from a highway's perspective, as set out within the consultation response from KC Highways Development Management.

The new parking area is to be surfaced in tarmac / block paving. The plans show an acro type drain to be installed.

In turn, the proposal would appropriately accord with Chapter 9 of the NPPF, Policies LP21 and LP22 of the Kirklees Local Plan and Key Design Principle 15 of the House Extensions and Alterations SPD.

4) Other Matters

Climate Change:

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. National Planning Policy 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 predates 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.

As part of this application, a Climate Change Statement was submitted, which set out mitigation measures. Considering the small-scale of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs any further mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the NPPF and Policy LP51 of the Kirklees Local Plan.

Ecology:

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

The application site lies within the bat alert layer on the Council's GIS system.

As part of this application, a Bat Survey Report was submitted. Upon informal consultation with KC Ecology, no objection was raised to the application following the submission of this report, with the inclusion of a condition to secure an enhancement upon any grant of approval.

Land Stability:

Officers note the presence of retaining structures as part of the proposal.

Paragraph 18.2 of the Kirklees Local Plan sets out that *'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.'*

Given the above, in the event that planning permission is approved, it is recommended that associated informatives are included upon any grant of

approval, including an informative relating to retaining features and land stability.

Contaminated Land:

The site is located within the 'Historic Landfill 200m buffer' layer on the Council's GIS mapping system.

Policy LP28 seeks to ensure development has an acceptable impact, having regard to surface water drainage. Policy LP53 of the Kirklees Local Plan and paragraphs 186 and 195 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

Paragraph 190 of the National Planning Policy Framework states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rest with the developer and/or landowner.

Upon any grant of approval, it is recommended a condition is imposed regarding unexpected contamination. Subject to the inclusion of this condition, the proposal is considered to be acceptable in this regard.

5) Conclusion

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

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: 2024/90344

Officer Recommendation: Approve

Conditions and Reasons:

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.
1. 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30, LP31, LP51, LP53 and LP57 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7 and 15 of the Council's adopted House Extensions and Alterations SPD, and Chapters 2, 4, 8, 11, 12, 13, 14, and 15 of the National Planning Policy Framework.

2. The facing materials on the extensions hereby approved shall match those as annotated on plan titled 'Proposed layouts and elevations', dwg no. 02 Rev B. The front and rear elevations of the extensions shall be faced in matching stone and the render to the side elevation shall be coloured to match the appearance of the stone. The roofs of the extensions shall be infilled with blue slate tiles. These materials shall be thereafter retained.

Reason: In the interests of visual amenity and to accord with Policies LP2, LP24 and LP57(d) of the Kirklees Local Plan, Principles 1 and 2 of the Council's adopted House Extensions and Alterations SPD and Chapter 12 of the National Planning Policy Framework.

3. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A, AA, B, C, D or E of Part 1 and / or class A of Part 2 of Schedule 2 to that Order shall be carried out within the site outlined in red on the hereby approved Location Plan without the prior written consent of the Local Planning Authority.

Reason: In the interests of the Green Belt to accord with the requirement for very special circumstances to be demonstrated in this case to comply with policies within Chapter 13 of the National Planning Policy Framework.

4. Prior to the first occupation of the extensions hereby approved, one bat box shall be incorporated into the dwelling; the box shall be long-lasting Schwegler 'woodcrete' type or similar and shall be located away from sources of light, at least 5 metres above ground. Once installed, the bat box shall thereafter be retained.

Reason: To enhance the biodiversity of the site in accordance with Policy LP30 of the Kirklees Local Plan, Chapter 15 of the National Planning Policy Framework and Principle 12 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

5. In the event that contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a

Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy. Following completion of any measures identified in the approved Remediation Strategy a Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph no. 189 and policies within Chapter 15 of the National Planning Policy Framework.

NOTE: With regard to land stability, it is brought to the applicant / developers' attention that responsibility for securing a safe development rests with the developer and/or landowner.

NOTE: Any retaining features affecting the highway will require formal technical approval by the Council as the Highway Authority. It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the highways structures team for works near or abutting highway and any retaining structures. We would recommend providing details of all proposed retaining features and underground storage facilities (including pipes) to Farhad Khatibi (structures team leader 01484 221000) at the earliest opportunity, who will be able to advise you of the necessary requirements in more detail.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Highways Asset Management Team at vehicle.crossing@kirklees.gov.uk regarding obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Existing layouts and elevations	01	A	20.02.24
Proposed layouts and elevations	02	B	01.05.24
Climate Change Statement	-	-	14.02.24

Bat Survey Report by Middleton Bell Ecology	-	-	15.05.24
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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.

As a result of negotiations, amended plans and justifications were submitted. Following a formal consultation response from KC Ecology, a bat survey report was submitted.

Report dated:

10.06.24