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:	**2024/62/90880/E**
Site Address:	Bark House Farm, Huddersfield Road, Shelley, Huddersfield, HD8 8LJ
Description:	Erection of plant and machinery for agricultural slurry tank
Recommending Officer:	Nicole Helliwell

DECISION – Conditional Full 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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 31 May 2024

Officer Report
Reference No. 2024/62/90880/E
Site Address: Bark House Farm, Huddersfield Road, Shelley, Huddersfield, HD8 8LJ
Proposal: Erection of plant and machinery for agricultural slurry tank

Site Description
The application relates to a parcel of land located adjacent to Bark House Farm in Shelley, Huddersfield. The site is allocated as Green Belt Land within the Kirklees Local Plan. The land surrounding the site to the north and east is characterised by open Green Belt land with isolated residential properties. There are a number of residential properties situated to the south, however these are unallocated within the Kirklees Local Plan. The site is not within a conservation area, nor are there any listed buildings within close proximity. However, there is a public right of way (KIR/134/10) located along the western boundary of the site.

Description of Proposal
The application seeks planning permission for the erection of plant and machinery for an agricultural slurry tank. The slurry tank would be constructed in concrete with a single membrane roof. The proposed slurry store would be a cylindrical unit with a diameter of 35 metres. The store would have an eaves height of approx. 6m and an overall height of approx. 11.4m.

Relevant Planning History
- **2013/93621:** Erection of covered silage building, relocation of slurry storage tank and associated works. Planning application details | Kirklees Council – Conditional Full Permission
- **2012/93178:** Discharge condition 4 on previous permission 2011/92278 for erection of wind turbine. Planning application details | Kirklees Council – Discharge of Condition(s) Approved
- **2011/92278:** Erection of wind turbine (Endurance 50 Kw on 25m mast). Planning application details | Kirklees Council – Conditional Full Permission
- **2009/92101:** Change of use and alterations to existing barn and bay window extension to form extension to existing tea room, construction of access porch and extension of car park. Planning application details | Kirklees Council – Conditional Full Permission
- **2002/92525:** Telecommunications notification for the prior approval of details for erection of 15m high alifab monopole with 3 no. Four stack antennae, 1 no. Gps antenna, 1 no. Equipment cabin and associated

ancillary equipment including security fencing. Planning application details | Kirklees Council – Details Refused (Telecommunications)

- **99/93121:** Erection of agricultural building and slurry store. Planning application details | Kirklees Council – Conditional Full Permission
- **96/91193:** Erection of extension to form ice cream parlour. Planning application details | Kirklees Council– Conditional Full Permission
- **94/93167:** Change of use of part of dairy building for storage of ice cream together with single storey extension for wholesale/retail of ice cream including tarmacadam surfacing of existing access road to serve farm area Planning application details | Kirklees Council – Withdrawn
- **94/92074:** Erection of agricultural implement store and covered yard. Planning application details | Kirklees Council – Conditional Full Permission

Representations

The application was publicised by neighbour notification letters, which expired on 17th May 2024. No representations were received following the statutory publicity.

Parish/Town Council Comments

Kirkburton Parish Council – No comments received

Local Ward Members

Not Applicable.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the 'Assessment' section of the report, where appropriate):

KC Environmental Health – No objection subject to recommended conditions
The Coal Authority – No objection subject to recommended conditions
National Grid – No objection
HSE - No objection
The Environment Agency – No objection
KC Leeds Local Flood Authority – No objection
KC Ecology – No objection

Planning Policy Background

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 designated Green Belt on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 10** - Supporting the Rural Economy
- **LP 21** - Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 28** – Drainage
- **LP 30** - Biodiversity & Geodiversity
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 53** - Contaminated and Unstable Land
- **LP 54** – Buildings for Agriculture and Forestry

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:

- **Chapter 2 -** Achieving Sustainable Development
- **Chapter 12 -** Achieving Well-Designed 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

Other Guidance Documents:

- Kirklees Highways Design Guide (2019)
- Biodiversity Net Gain Technical Advice Note (2021)
- Planning Applications Climate Change Guidance (2021)

<u>Assessment</u>

1. Principle of development

Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The site is located

within the designated Green Belt on the Kirklees Local Plan Proposals Map. As such, Green Belt policies contained within the National Planning Policy Framework (NPPF) and the Kirklees Local Plan (KLP) are relevant.

Paragraph 154(a) of the NPPF states that the Local Planning Authority should regard the construction of new buildings as inappropriate in the green belt. However, an exception to this would be if the building is used for agriculture and forestry.

Policy LP54 of the Kirklees Local Plan states that "proposals for new buildings for agriculture and forestry will normally be acceptable, provided that;

a) the building is genuinely required for the purposes of agriculture or forestry;
a) the building can be sited in close association with other existing agricultural buildings, subject to the operational requirements of the holding it is intended to serve. Isolated new buildings will only be accepted exceptionally where there are clear and demonstrable reasons for an isolated location;
b) there will be no detriment to the amenity of nearby residents by reason of noise or odour or any other reason; and
c) 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."

By virtue of the development being a slurry store, the use is clearly for an agricultural purpose. Bark House Farm is a long-established Dairy Farming business with total cattle numbers exceeding 300. The farm comprises a dairy and bottling plant, creamery and tea rooms with associated parking. The covering letter outlines that the slurry tank is required to meet the essential needs of the applicant's agricultural unit on agricultural land. Therefore, it is considered that the building as designed would be for the purposes of slurry storage and is reasonably required for the purposes of agriculture, thus according with KLP Policy LP54a.

The design and access statement outlines that a previous application for a slurry tank was approved in 2014 (2013/93621), which proposed to place the slurry store in a different location further up the hill. However, the approved scheme could not be continued due to the tank being proposed directly above shallow coal mine workings. The proposed slurry tank would be located in close association with the existing built form on site. It is considered that this would limit the impact the new structure would have on the openness of the green belt. Furthermore, the statement confirms that after extensive research, this parcel of land is the only area suitable to accommodate the slurry tank

due to ground conditions. On this basis, it is considered that the proposal would comply with LP54(b).

It is considered that the proposed development would create odours. However, KC Environmental Health have been formally consulted on the application and did not raise any objections in this regard. Furthermore, due to the location of the slurry tank, it is considered that the nearby residents would not be affected by the proposal. In addition, it is noted that existing noise in the area is unlikely to adversely affect the proposed development. Whilst no information has been provided with regard to any noise generating mechanical plant serving the proposed slurry tank, KC Environmental Health have recommended a condition to control noise generated from the new fixed plant and equipment. Therefore, it is considered that the proposal would not have a detrimental impact on residential amenity in terms of odour and noise and would comply with LP54(c) of the Kirklees Local Plan.

The proposed slurry tank would be a cylindrical unit with a diameter of 35 metres. The store would be constructed in concrete with a single membrane coned roof. Although the structure would have a large scale, due to the significant scale of the site and its close association with the other farm buildings, it is considered that the resultant development would not materially detract from its green belt setting in accordance with LP54(d).

On this basis, it is considered that the proposed development would constitute appropriate development in the Green Belt and would comply with Policy LP54 of the Kirklees Local Plan and Government guidance contained within Chapter 13 of the NPPF. The proposal shall now be assessed against all other material planning considerations, which will be addressed below

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 LP24 all 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. Policy 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…"*

The proposed slurry tank would be a cylindrical unit with a diameter of 35 metres and would be associated directly to the agricultural use of the site. The store would have an eaves height of approx. 6m and an overall height of approx. 11.4m. The slurry tank would be constructed in concrete with a single membrane coned roof. Although the structure would have a large scale, it would be of a simple form and would not appear incongruous from public vantage points given the significant scale of the site. On this basis, it is considered that the proposed development would not have any significant visual impact on the character and appearance of the surrounding area.

Having taken into account the above, it is considered that the proposed development would be acceptable from a visual amenity perspective, in accordance with Policy LP24 of the Kirklees Local Plan and Chapters 12 and 13 of the NPPF.

2. Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be outlined, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

The submitted plans confirm that the proposed slurry tank would occupy a position approximately. 40.8m from 5 Bark House Lane and approx. 40.1m from 4 East View Terrace. Given that the separation distances retained would be substantial, it is considered that the proposal would have an acceptable impact on the neighbour's residential amenity.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties and Paragraph 135(f) of the National Planning Policy Framework.

3. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed slurry store would be located within the grounds of Bark House Farm and would not materially intensify the use or affect the existing parking arrangements on site. Furthermore, the development would utilise the existing entrance and access track off Bark House Lane. On this basis, it is considered that the scheme would not represent any harm in terms of highway safety.

In view of the above, it is considered that the proposal would not cause detrimental harm to the safe and efficient operation of the highway network, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, guidance within the Council's Highways Design Guide SPD, and Chapter 9 of the National Planning Policy Framework.

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.

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

Coal Mining Legacy

The application site falls within the defined Development High Risk Area. The Coal Authority records indicate that the site lies within an area of probable historic unrecorded shallow coal mining. This could affect public safety and surface stability for the proposed development. The planning application is accompanied by a Coal Mining Risk Assessment Report (TH/BARK/CMRA/01/Mar2024, 25th March 2024) prepared by Earth-Tech Consulting Limited. The report has been informed by an extensive range of sources of historical, geological, coal mining information including the results of site investigations undertaken to the north of this application site. Having carried out an in-depth review of the available information, the report author confirms that it has not been possible to discount the high risk from unrecorded shallow coal mining beneath the site and therefore

recommendations have been made that intrusive ground investigations (rotary drilling) are required.

Two mitigation strategies have been proposed, however the findings of the rotary drilling works will inform the extent of any remedial and/or mitigation measures that may be required to ensure the proposed development is safe and stable. The intrusive site investigations have been designed and therefore should be undertaken by competent persons to ensure that these are appropriate to assess the ground conditions on the site to establish the coal-mining legacy present and the risks it may pose to the development and inform any mitigation measures that may be necessary. Therefore, subject to the recommended conditions, The Coal Authority have no objections to the proposed works.

Contaminated Land

In support of the application, a Coal Mining Risk Assessment (ref. TH/BARK/CMRA/01/Mar2024, dated 25th March 2024) has been provided. The report confirms the coal legacy at the site and summarises on page 17 that the shallowest seams are likely to be top and lower Whinmoor Coal seams which may have been worked. The nature of the proposed development is non-residential and is a storage tank only with no space for workers. Therefore, KC Environmental Health recommend a watching brief in relation to contamination and or shallow coal, encountered during any groundworks, as the risk of combustion would require further investigation and possible remediation. On this basis, Officers raise no concerns to the application subject to the recommended conditions.

Ecology

The site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ), where any development of a slurry lagoon or animal digestate storage over an area of 4000sqm warrants consultation with Natural England, as potential air pollution impacts could arise on nearby statutory designated sites. However, the proposed development falls below this threshold as the total site area is 963.52sqm and as such, would not warrant such a consultation or assessment. The proposed location of the slurry tank is within an existing agricultural field and therefore, the proposals are unlikely to have a major impact on ecological receptors. Given the above, KC Ecology have no objection to this scheme. Officers do not consider it prudent to incorporate any conditions to provide a biodiversity enhancement at the site, given the small-scale nature of the proposals and its location within an intensively managed farm.

Construction Noise

Construction noise can give rise to loss of amenity to neighbouring noise sensitive receptors, therefore, it is considered necessary for a footnote to be imposed restricting the times when noisy construction activities will be permitted.

Noise

No information has been provided in regard to any noise generating mechanical plant serving the proposed slurry tank. Due to the possibility of noise associated with the plant for pumping/mixing slurry, KC Environmental Health have recommended a condition to control noise generated from the new fixed plant and equipment.

Health and Safety

There is a high-pressure gas pipeline running below the farmland and application site. The Health and Safety Executive has been formally consulted on the application and no objections were raised.

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

5. Representations

No representations were received following the statutory publicity.

6. Negotiations

No amendments were sought or received during the course of the application.

7. Conclusion

This application for the erection of plant and machinery for agricultural slurry tank at Bark House Farm has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered acceptable.

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: 2024/90880
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.

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP10, LP21, LP22, LP24, LP28, LP30,

LP52, LP53 and LP54 of the Kirklees Local Plan, the guidance within the Council's Highways Design Guide SPD and the aims of the National Planning Policy Framework.

3. The slurry tank hereby approved shall be constructed in concrete with a single membrane roof. The materials of construction shall thereafter be retained for the lifetime of the development.
Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, and the aims of Chapter 12 of the National Planning Policy Framework.

4. No development shall commence until;
a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.
Reason: This pre-commencement condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 189 and 190 of the National Planning Policy Framework.

5. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
Reason: This pre-commencement condition is necessary to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 189 and 190 of the National Planning Policy Framework.

6. The combined noise from any fixed mechanical services and external plant and equipment, serving the development, shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

NOTE: Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb our property may result in the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for

Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

NOTE: It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

NOTE: It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning and Development Team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

NOTE: The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013. The applicant is advised to review all existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. Additional environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

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 13.00hours, 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.

Plans and specifications schedule: -

Plan Type	**Reference**	**Date Received**
Site Location Plan	400-12-00	26/03/2024
Existing Site Plan	400-12-01	26/03/2024
Proposed Site Plan	400-12-02	26/03/2024
Proposed Slurry Store Plan and Elevations	400-12-03	26/03/2024
Coal Mining Risk Assessment (CMRA)	TH/BARK/CMRA/01/Mar2024	26/03/2024
Design and Access Statement including Agricultural Statement	-	26/03/2024
Phase 1 Contaminated Land Risk Assessment	TH/BARK/PHASE1/01/Mar2024	26/03/2024
Coal Mining Report	GS-2S6-2O7-1V3-Z7L	26/03/2024

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 Planning 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. In this case, the design of the original scheme has been found acceptable. No further amendments or details were sought thereafter. The agent has confirmed their agreement to the pre-commencement conditions.

Report Dated: 30/05/2024