

Title of Report:	Planning Committee Report – LA01/2021/1166/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd November 2023
For Decision or For Information	For Decision – Referred Item by Alderman John McAuley
To be discussed in Committee YES/NO	No

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Senior Planning Officer

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:

Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No: LA01/2021/1166/F Ward: Ballycastle

App Type: Full

Address: 30m NW of 32 Quay Road, Ballycastle

Proposal: Proposed three storey dwelling

Con Area: Ballycastle Valid Date: 24.09.2021

Listed Building Grade: n/a

Agent: 2020 Architects, 49 Main Street, Ballymoney, BT53 6AN

Applicant: Mr & Mrs Trail, 32 Quay Road, Ballycastle

Objections: 2 Petitions of Objection: 0

Support: 0 Petitions of Support: 0

EXECUTIVE SUMMARY

- Full planning permission is sought for a three storey dwelling on a site 30m north west of No.32 Quay Road, Ballycastle.
- The site is located in the settlement of Ballycastle which is within the Antrim Coast and Glens AONB. The site is within the Ballycastle Conservation Area and the Area of Archaeological Potential.
- The principle of development is considered unacceptable having regard to Policy QD 1 of PPS 7, Policy BH 12 of PPS 6, Policy NH 6 of PPS 2 and DCAN 8.
- The proposal would fail to provide a quality residential environment and would have a detrimental impact on the character, setting and appearance of the Conservation Area.
- Two letters of objection have been received in relation to the proposal.
- The application is recommended for refusal.
- Reasons for Referral by the elected member are attached as an annex to this report.

Drawings and additional information are available to view on the Planning Portal-
<https://planningregister.planningssystemni.gov.uk/simple-search>

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for recommendation set out in Section 9 and the policies and guidance in sections 7 and 8 and resolves to **REFUSE** full planning permission for the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site, as denoted by the red line, is located at 32 Quay Road and comprises the existing dwelling, rear outbuilding, and the existing back garden. Access to the site is from the driveway on Quay Road, and there is an additional side access gate along the north eastern site boundary, which is accessed from the laneway known locally as 'Bo Lane'.
- 2.2 No. 32 is a two storey late 19th Century Victorian Townhouse with two storey canted bay windows and attractive plaster banding, eaves and corbel architectural detailing, set within a historical plot with associated outbuilding and raised garden to the rear.
- 2.3 The site boundaries are defined by the existing boundary walls to the north east and south west. These are a combination of part stone and part blockwork. The existing outbuilding also forms part of the north eastern boundary. The north western, rear, boundary is defined by the garage and wall of the plot of land associated with No. 6 Silverspring.
- 2.4 The application proposes a new dwelling to be sited 30m north west of the existing dwelling at No. 32. The topography of the site is sloping, with the site level rising to the rear, in a north westerly direction. The rear part of the site, where the proposal is to be located, is elevated relative to the position of the existing dwelling at No. 32.

3 RELEVANT HISTORY

LA01/2017/0906/F– 19.5m to the rear of 32 Quay Road, Ballycastle.

Proposed 3-storey dwelling house consisting of 2 upper floors, lower ground floor and balcony.

Application Withdrawn – 25.10.2018

4 THE APPLICATION

- 4.1 Full planning permission is sought for proposed three storey dwelling.

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: 2 letters of objection have been received in relation to this application. The main issues raised are summarised below and will be considered in the remainder of this report:

-Loss of Privacy / Overlooking

-Insufficient Car Parking

-Conflicting detail between Design & Access Statement and Description/Proposed Plans

-Accommodation shown on proposed floor plans

-Incorrect Drawing Annotations

5.2 Internal

Conservation Area Officer: Object

DFI Roads: No objections

NI Water: No objections

Environmental Health: No objections

Rivers Agency: No objections

Historic Environment Division – Historic Buildings: No objections

Historic Environment Division – Historic Monuments: No objections

6 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as both a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage

Planning Policy Statement 7: Quality Residential Environments

Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas

Supplementary Planning Guidance

Antrim Coast and Glens AONB Design Guide

Creating Places

Ballycastle Conservation Area Design Guide

DCAN 8 – Housing in Existing Urban Areas

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The proposal must be considered having regard to the Northern Area Plan 2016, SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: Backland Development; Local Character, Environmental Quality and Residential Amenity; Impact on Ballycastle Conservation Area; Impact on the Antrim Coast and Glens AONB; and Access and Parking.

Backland Development

- 8.2 Paragraph 5.7 of DCAN 8 states that backland development on plot depths of less than 80m is unlikely to be acceptable. The application site plot measures 63m from front to back, below the recommended requirement. Where careful design may be able to overcome concerns in relation to sites which measure less than 80m, for the reasons detailed in the report below, the principle of backland development on this site is not acceptable.

Local Character, Environmental Quality and Residential Amenity

8.3 Policy QD 1 of PPS 7 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. All proposals for residential development will be expected to conform to all of the following criteria:

(a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;

(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;

(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;

(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development;

(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;

(f) adequate and appropriate provision is made for parking;

(g) the design of the development draws upon the best local traditions of form, materials and detailing;

(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on

existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;

(i) the development is designed to deter crime and promote personal safety.

- 8.4 The proposed development is three storey in scale and sited in the rearmost part of the existing garden. By nature of its existing topography, this is the most elevated part of the rear garden, and as such the proposed new dwelling will be sited in an elevated position relative to the existing dwelling. The established character of the site and immediate surrounding area is of traditional detached, semi-detached and terraced dwellings with small, subordinate outbuildings and gardens located to the rear. The character is established, and the site is located within the Ballycastle Conservation Area. The overall mass of the proposed new dwelling fails to respect the surrounding context and character of this location.
- 8.5 The design of the proposed dwelling, includes a traditional style pitched roof, but the overall thrust of the design is modern in character, with large expanses of glass and boxed front dormer style windows to the third floor. A box shaped rear return further exacerbates the inappropriate scale and massing of this building. Proposed materials include roughcast and smooth render, natural timber and natural slate. These materials do not draw upon the best local traditions and fail to respect the character of this Conservation Area. The loss of the existing rear garden to provide both parking for the dwelling and the proposed new dwelling, disrupts the existing grain and introduces additional hardstanding. This results in a form of development which is inappropriate in this location. The proposal fails to comply with criteria (a) and (g) of Policy QD 1.
- 8.6 The site is located within the Ballycastle Conservation Area and within proximity of nearby listed buildings. Historic Buildings did not offer any objection to this proposal subject to recommended conditions. The ridge height of the proposed dwelling should be no higher than that shown for the ancillary (garage block) to the lower side of 6 Silver Springs, Ballycastle. As the site is within the Area of Archaeological Potential, Historic Monuments have recommended conditions in relation to the agreement and implementation of a developer-funder programme of archaeological works. The Conservation Area Officer raised

concerns in respect of the impact of the proposed dwelling on the Conservation Area. The proposal fails to respect the features of the Ballycastle Conservation Area and would result in a detrimental impact on the character and features of the Conservation Area. The proposal fails to comply with criterion (b) of Policy QD 1.

- 8.7 Public open space is not required as part of this proposal. With regards to private amenity space, the proposal retains a small parcel of open space, approx. 75m², to the rear of the existing dwelling at No. 32 as the private amenity space to serve this dwelling. While the level of space provided is of an acceptable standard, the quality of this space falls far below that provided by the existing rear garden. It will be bound by the access to, and parking for the proposed new dwelling at the rear. Additionally, given the elevated position of the new dwelling, this space will be dominated by the presence of the new building and the impact from overlooking, both direct and perceived, will result in an unacceptable impact on the existing dwelling at No. 32.
- 8.8 As a result of the proposed layout, the private amenity space for the proposed new dwelling will be located to the front of the dwelling, adjacent to the parking area. This private garden space extends to 108m², above the recommended standards for a dwelling of this size. Notwithstanding this, the quality of this space is limited by virtue of the relationship with the dwelling at No. 32 and the existing accommodation on the neighbouring site at No. 30. The proposal fails to comply with criterion (c) in respect of the provision of quality private amenity space.
- 8.9 The scale of the proposal does not require the provision of local neighbourhood facilities. As the site is located within the settlement of Ballycastle, the site benefits from access to existing services and amenities which are already available. The proposal complies with criteria (d) and (e).
- 8.10 Parking for the proposal is shown to the rear of the existing dwelling, to be accessed from the existing driveway which will be widened to 5m. DfI Roads have been consulted with regards to the access arrangements and have no objection. However, the amount of parking provided, to serve both dwelling units, is considered to fall below the standard required in Creating Places and will impact on the amenity of the proposed dwelling, the existing dwelling and the surrounding area. There are only four

spaces to serve both dwellings. The proposal fails to comply with criteria (f).

- 8.11 The design and layout of the proposal conflicts with adjacent land uses in that it will have a dominant and overbearing impact on the existing dwelling at No. 32. The level of glazing to the front elevation including the elevated position of the terrace, which directly faces the rear of No. 32, will result in the overlooking of this dwelling. Additionally, as a result of the elevated position of the proposed dwelling, which is sited at the rearmost part of the site, it will have an overbearing impact on neighbouring properties at No. 30 & 34 Quay Road, as well as resulting in the overlooking of garden areas to the rear of these properties. There is a large picture window in the eastern side elevation at second storey level which serves the main living room which would result in the unacceptable overlooking of the rear amenity space of No. 34.
- 8.12 Issues raised in the letters of objection referred to the layout of the accommodation as the ground floor indicated a layout which could operate independently of the upper floor accommodation. The agent advised that this is not what is being sought and that the proposal is designed to futureproof the dwelling. Amended plans submitted in January 2022 showed a reconfigured layout which removed the second kitchen from the lower ground floor. Incorrect drawing annotations were also corrected. Issues in relation to privacy and overlooking were also raised and are considered further below.
- 8.13 Amended plans were submitted in March 2023 and include the addition of louvres to the second floor window to direct views away from the rear of the most private amenity space to No. 34, and an opaque glazed screen to the terrace. Concerns remain as to the ability to ensure that the louvres remain fixed in an appropriate position that protects neighbouring amenity in perpetuity. While the addition of louvres may reduce any direct overlooking it is considered that an unacceptable impact as a result of perceived overlooking would remain. Similarly, while the addition of screening to the terrace may alleviate some of the concerns in relation to overlooking from the terrace to No. 34, it does not address the impact on the amenity to residents at No. 30 and the existing dwelling at No. 32 Quay Road. Additionally, the siting of the proposed new dwelling conflicts with the existing layout and arrangement of accommodation and amenity space

at the rear of No. 30, which is an Abbeyfield, providing supported accommodation. The proposal fails to comply with criterion (h).

- 8.14 There are no concerns in relation to crime and personal safety. The proposal can comply with criterion (i).
- 8.15 A key material consideration in the assessment of this proposal is the planning history on this site. A previous application for a similar proposal was withdrawn in October 2018. Concerns were raised in respect of the principle and form of development. The proposals are similar in scale, with a modern design influence. No consideration has been given to the Conservation Area in this most recent application. The policy context has not changed. The issues highlighted and raised during the consideration of the previous application have to some extent been exacerbated by the siting of the proposed dwelling further to the rear of the site. This results in the proposal being dominant and overbearing on this site and fails to take account of any of the characteristics or features of the Conservation Area.
- 8.16 The agent was advised that there were concerns with the proposal, led by the policy considerations of PPS 7. The principle of backland development on the site has not been established. Concerns were also raised by the Conservation Area Officer with regards to the impact on the setting of the Conservation Area. Additional information was submitted on the 25th July 2022 which comprised a backland assessment for Quay Road. The agent referred to the approved development at 52-62 Quay Road where the principle of backland development was considered acceptable.
- 8.17 Each site is assessed on its own merits, having specific regard to the characteristics of the site and the character of the immediate surrounding area. The issues pertaining to the application site are such that the principle of backland development is not acceptable. This was considered in the assessment of the previous application on the site and has been considered again in the context of the current proposal. There has been no change to the Council's position with regards to the application site and its specific characteristics. Similarly, the Conservation Area Officer highlighted in his response that additional information requested as part of the previous application did not form part of the submission for the current proposal and thus concerns remain in relation to the impact on

the setting of the Conservation Area. The concerns with regards to the principle of development remain. The proposal is contrary to Paragraph 6.137 of the SPPS and Policy QD 1 of PPS 7.

Impact on Ballycastle Conservation Area

8.18 Policy BH 12 of PPS 6, New Development in a Conservation Area, states that development proposals for new buildings, alterations, extensions and changes of use in, or which impact on the setting of, a conservation area will normally only be permitted where all the following criteria are met:

- (a) the development preserves or enhances the character and appearance of the area;
- (b) the development is in sympathy with the characteristic built form of the area;
- (c) the scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area;
- (d) the development does not result in environmental problems such as noise, nuisance or disturbance which would be detrimental to the particular character of the area;
- (e) important views within, into and out of the area are protected;
- (f) trees and other landscape features contributing to the character or appearance of the area are protected; and
- (g) the development conforms with the guidance set out in conservation area documents.

8.19 Consultation was carried out with the Council's Conservation Area Officer. The proposal fails to preserve or enhance the character and appearance of the area and is not sympathetic to the existing built form. The scale, form, materials and detailing of the proposed new dwelling do not respect the characteristics of the existing dwelling at No. 32 or the adjacent dwellings located within the immediate vicinity of the site. A new dwelling in this location would harm existing important views of the site and the wider setting of the Conservation Area as a result of the scale and massing of the proposal on this elevated site.

8.20 The submitted Design & Access Statement fails to take account of the location of the site within the Conservation Area. A fundamental issue of this proposal relates to the general principle of development at this location. Concerns relate to the introduction of new built form at this elevated rear garden location and the subdivision of an existing historical plot. This subdivision and significant development at this prominent location jars with the surrounding context and does not fit into the grain of the Conservation Area, failing to respect the historic layout street pattern and existing landform. The proposal is contrary to Paragraphs 6.18 & 6.19 of the SPPS and Policy BH 12 of PPS 6.

Impact on the Antrim Coast and Glens AONB

8.21 Policy NH 6 of PPS 2 states that planning permission for new development within an Area of Outstanding Natural Beauty will only be granted where it is of an appropriate design, size and scale for the locality and all the following criteria are met:

- a) the siting and scale of the proposal is sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality; and
- b) it respects or conserves features (including buildings and other man-made features) of importance to the character, appearance or heritage of the landscape; and
- c) the proposal respects:
 - local architectural styles and patterns;
 - traditional boundary details, by retaining features such as hedges, walls, trees and gates; and
 - local materials, design and colour.

8.22 As detailed as part of the consideration of this proposal in relation to the policy provisions of PPS 7 and PPS 6, the proposal does not provide a quality residential environment and results in a detrimental impact on the established character of the Conservation Area. The principle of backland development is considered unacceptable on this site, and the scale, massing and design of the proposal is not sympathetic to the special character of this AONB location. The proposal is contrary to Paragraph 6.187 of the SPPS and Policy NH 6 of PPS 2.

Access and Parking

- 8.23 DfI Roads were consulted in respect of the proposed vehicular access arrangements and raised no objections. Parking for the proposal is shown to the rear of the existing dwelling, to be accessed from the existing driveway which will be widened and extended to run along the side of the existing dwelling to the new parking area at the rear. While DfI Roads have commented in respect of the access, parking is an amenity issue for the Planning Department to consider.
- 8.24 The proposal includes the provision of four parking spaces to serve both dwellings. The existing dwelling at No.32 is a 5 bedroom property, and the proposed dwelling will also provide 5 bedrooms. The proposal provides a level of parking which falls below the standard outlined in *Creating Places*, as discussed in paragraph 8.10 of this report and the proposal fails to comply with criteria (f) of Policy QD 1 of PPS 7.

Habitats Regulations Assessment

- 8.25 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the conservation (Natural habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

9.0 CONCLUSION

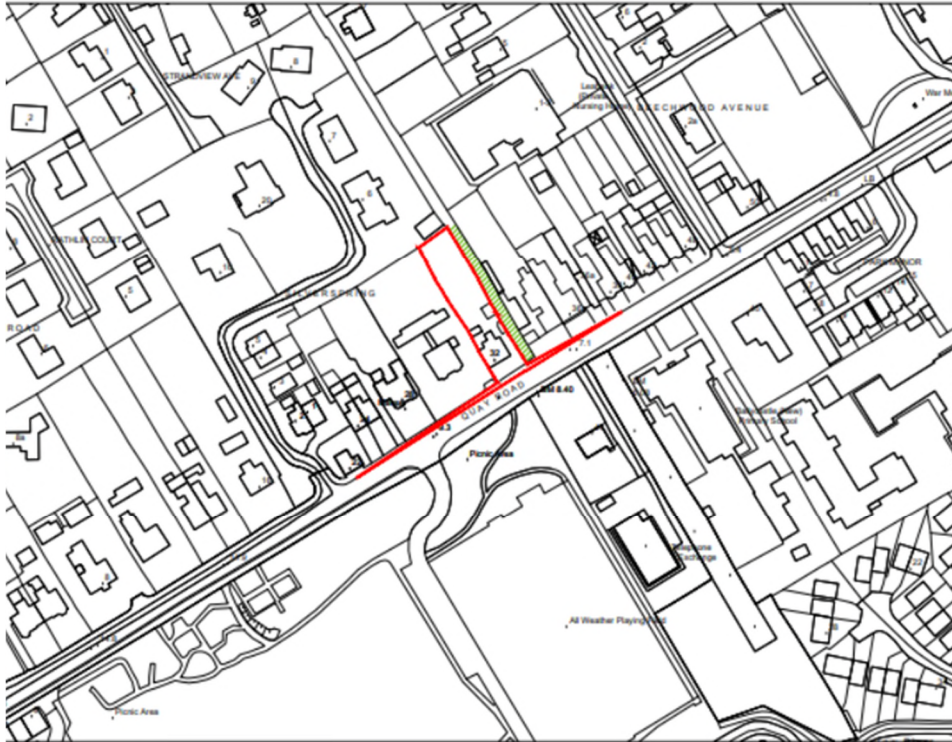
- 9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the Strategic Planning Policy Statement (SPPS), Planning Policy Statement 7 – Quality Residential Environments, Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage, and Planning Policy Statement 2 – Natural Heritage. The proposal does not provide a quality residential development and is contrary to criteria (a), (b), (c), (f), (g), and (h) of Policy QD1 of PPS 7. The proposal harms the existing character and established historic grain of the Ballycastle Conservation Area and is contrary to Policy BH 12 of

PPS 6. The proposal would also have a detrimental impact upon the character and appearance of the AONB. Refusal is recommended.

10.0 REFUSAL REASONS

1. The proposal is contrary to paragraph 6.137 of the Strategic Planning Policy Statement for Northern Ireland, Policy QD1 of Planning Policy Statement 7 (Quality Residential Environments), and Development Control Advice Note 8 (Housing in Existing Urban Areas) in that the development as proposed fails to provide a quality residential environment by being contrary to criteria (a), (b), (c), (f), (g), and (h) of Policy QD1.
2. The proposal is contrary to paragraph 6.18 & 6.19 of the Strategic Planning Policy Statement for Northern Ireland, Policy BH 12 of Planning Policy Statement 6, Planning, Archaeology and the Built Heritage, and the Ballycastle Conservation Area Design Guide, in that: the proposed dwelling is not designed with respect for its context, it is not sympathetic and complimentary to the existing character and established historic grain of the Conservation Area, nor is it in harmony with, or complimentary to, its neighbours. The proposal will have a visually disruptive impact on the existing townscape and do not respect the historic layout street pattern or existing landform. Therefore, it is considered that the proposal would have a detrimental impact on the character, setting and appearance of the Conservation Area.
3. The proposal is contrary to Paragraph 6.187 of the SPPS and Policy NH 6 of Planning Policy Statement 2, Natural Heritage in that the development, if permitted, would have a detrimental impact upon the character and appearance of this designated Area of Outstanding Natural Beauty.

Site Location



 SITE LOCATION

 Right of Way



Planning Planning Board Planning Commission Planning Department Planning Director Planning Staff	
Project Number: 240124 Date: 05/01/2024 Project Name: 240124	AF392 05/01/2024 240124
Client: M & M's Inc. Address: 1000 City: 08000	1000 08000
Site Location 1000 08000	1000 08000

Annex A – Referral Reasons

From: John McAuley

Sent: Thursday, August 10, 2023 12:22 PM

To: Planning <Planning@causewaycoastandglens.gov.uk>

Subject: RE: LA01/2021/1166F - Call In Request

I would request that the above mentioned application (LA01/2021/1166/F) is referred to the planning committee for the following reasons.

- The first refusal reason primarily relates to Policy QD1 of PPS7 (criteria a,b,c,f,g&h) and DCAN8. The planning department have stated that the scale and massing of the proposal is inappropriate, yet the proposal has been provided with a pitched roof, a gable depth of 6.4m, typical of the local area. The rear box section is against an existing 4.5m High retaining wall with a garage on top. The proposed design follows the typology of the area with development to the rear being at a higher level than the Quay Road. The planning department highlight the position and height of the dwelling but fail to mention the fact that the proposal is no higher than the single storey garage located directly behind the proposal and certainly lower than the two storey dwelling that sits beyond this. The materials are also typical of the area with smooth & roughcast render, natural stone and timber all in the immediate vicinity of the proposal.
- Backland development is very much characteristic of the area with the estate directly behind (silversping) following this approach along with other properties along the road.
- Criterion B requires features of archaeological and built heritage to be identified and protected. HED require an archaeological survey which will be conditioned and followed by the applicant. The proposal uses materials used in the vicinity with simple detailing, again a feature of the area. The site is heavily screen from public views in all directions and would not interrupt the grain of development or damage the character of the conservation area.
- The planning department have stated that the existing dwelling will be left with 75m² of private open space, yet the figure is actually 122m². The proposed dwelling is also located in an area of higher density with a tight urban grain where creating spaces states a separation distance of 15m should be achieved between apartments/terraces and the proposal provides 18m, meeting the desired standards.
- The department have also raised concerns with overlooking to No.30 & 34 Quay Road. no.30 is screened by the mature vegetation between it and the proposal. The fixed louvres and screen terrace also ensure that no.4 is not inappropriately overlooked. The addendum to pps7 states that only the most rural locations can claim they are not overlooked to some degree and that the first 4m from the back of a property should be protected, which our proposal adheres to.

- The planning department have also stated that there is not enough parking for the proposal yet Transport NI, have no issues with the proposal as it is located in an urban area with sufficient on street parking to accommodate any potential overflow.
- The proposal respects the conservation area with its muted design and simple materials and emulating the surrounding context, views are extremely limited and we do not perceive it as having a negative impact on the conservation area.
- Policy LC1 also does not apply to the proposal as it is located along a key transport corridor within a large town.
- We strongly believe that the proposal is within the provisions of policy and would request that the application is determined by the planning committee due to the irreconcilable differences in policy interpretation between ourselves and the planning department.

If you require any further information please don't hesitate to contact me.

Regards

John McAuley

Sent from Samsung Mobile on O2
Sent from [Outlook for Android](#)