

DELEGATED REPORT

Report by Steven Gunn
Russell

Date of report: 25/04/2022

Ref:67482/FUL

Registration: 07/01/2022

LDfC: 31/01/2022

Expiry Date: 04/03/2022

Site Visit: 27/10/2021

Site Notice: N/A

Press Date: N/A

Objections: 1

Con Area: N/A

Adv Type: NONE

Reason for Delay:

EIA: NA

N/A

Dec Level: DEL

Stat Class: MIDW

Proposal: Demolition of existing dwelling and erection of 1 no. replacement dwelling

Location: 43 Hilton Lane, Prestwich, Manchester, M25 9SA

Description

This application was initially incorrectly submitted as a house extension application and was subsequently made invalid on 01/12/2021 due to the proposal including demolition and rebuild which necessitates a Full development planning application. The application was made live again on 13/01/2022, this time as a full development planning application.

The application relates to a large two-storey detached house on a raised level from the street on the A6044 with that side of the road having numerous other large properties, all fairly unique but generally within the existing building line. There appears to have been a previous side extension, while outbuildings include a detached garage at split level, and two sheds one in extremely poor condition. The unattached neighbours include a bungalow at Nr.39 which appears to be as originally built albeit at a slightly higher level, and a detached house at Nr.45 which has a small single storey side extension and where a recent planning application for a two storey side extension has just been approved (67768) (Nr.41 does not exist). Beyond the rear boundary is a large golf course with numerous trees and shrubs.

Planning permission is sought for the demolition of the existing dwelling (including detached garage), and for the construction a replacement two-storey detached dwelling with square footprint sited generally within the building line of both neighbours properties and have a jerkinhead roof. The new dwelling would have a modern design with the front having symmetrical double fronted bay windows and associated gable protrusions above. On the east side there would be a small side outrigger with gable roof. It would be finished in a white render and other materials would include Staffordshire Blue Engineering Brick for walls, Mannok Western Slate: Graphite for roof tiles, and Composite timber cladding to be Western Red Cedar.

The new dwelling would provide 5 bedrooms and a large open plan kitchen-diner at the rear. The main bedroom at first floor would include an inverted balcony enclosed such that it does not directly overlook either neighbours garden. There would be a separation of 9.1m to the rear boundary beyond which is a golf course with numerous trees and shrubs. There is currently a detached garage located at the top of the driveway which would be demolished as part of the development.

Relevant Planning History

None.

Publicity

Immediate neighbours notified by letter dated 21/10/2021, 19/11/2021, 20/01/2022 sent to 6 (six) neighbours. One objection was received.

Objections -

Concerns are summarised below:

- Excessive size, increased roof height overbearing nature upon our home and loss on natural light.
- It restricts our ability to develop.
- Proposed rooftop height exceeds the existing chimney.
- The 1st ceiling height is 500mm higher than the existing.
- Roof slope is front to back which is not as the existing hipped roof.
- The scheme will be within 1m of our boundary and at two storeys.
- Nr.43 at 2 storeys high is 13m from our boundary, shadowing our home and our garden resulting in a loss of light.
- Concern regarding the stairwell window which is opposite our only bathroom windows and will be invasive on our privacy.
- A real concern is that this scheme has been drafted to be excessive to influence the outcome. The scale of this proposal that their expectation is to invite a negative decision from the case officer only to resubmit a "reduced scheme" to achieve a positive response, with the 2nd app being the intended scale that had it been the initial submission would have been refused.

Relevant concerns of the neighbours have been addressed in this report.

Statutory/Non-Statutory Consultations

Traffic Section – No objection subject to conditions as specified below.

GMGU - The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative. No objections subject to conditions to protect bats.

Land Contamination – No objection subject to conditions as specified below.

Drainage – No response but standard drainage conditions will be included.

Pre-start Conditions

The applicant has agreed to the pre-start conditions.

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/2	The Layout of New Residential Development
H2/1	The Form of New Residential Development
EN1/2	Townscape and Built Design
EN1	Built Environment
H2	Housing Environment and Design
H2/3	Extensions and Alterations
SPD6	Supplementary Planning Document 6: Alterations & Extensions
EN1/3	Landscaping Provision
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury
EN1/5	Crime Prevention
EN6	Conservation of the Natural Environment
EN5/1	New Development and Flood Risk

EN7/3 Water Pollution
EN7/5 Waste Water Management

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle of Development (Residential)

The National Planning Policy Framework should be treated as a significant material planning consideration and emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. The

Framework maintains the emphasis on identifying a rolling five year supply of deliverable housing land.

Bury Council's Strategic Housing Land Availability Assessment 2020 sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five-year supply of deliverable housing land and this needs to be treated as a material factor when determining applications for residential developments.

The National Planning Policy Framework also sets out the Housing Delivery Test, which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government show that Bury has a housing delivery test result of less than 75%, and therefore this needs to be treated as a material factor when determining applications for residential development.

The proposed development is located within the urban area and there are residential dwellings surrounding the site plus a golf course to the rear. As such, the proposed development would not conflict with the surrounding land uses. Appropriate infrastructure would be available and the proposal would result in a dwelling to replace the existing property. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

Layout and Design

Policy H2/1- The Form of New Residential Development requires all new residential development to make a positive contribution to the form and quality of the surrounding area. Policy H2/2 - The Layout of New Residential Development seeks to ensure that new residential development will be acceptable in terms of layout in order to provide a good quality residential environment. In addition to this, Policy EN1/2 - Townscape and Built Design seeks to ensure that any proposals would not have an adverse impact on the particular character and townscape of an area.

The surrounding street scene is depicted by predominantly detached and semi-detached, bay front dwellings (and one adjacent bungalow) that appear to have been constructed in the 1930s-1940s. Whilst there are numerous side extensions visible to nearby properties, they are largely subservient to the main dwellings and the original architectural features of the properties has largely remained intact.

The design of any new dwelling within the context of this street scene needs to be carefully considered, especially when reviewing the most recent updates to the NPPF with it's focus on design and the National Design Guide. The NPPF makes it clear that creating high quality buildings and places is fundamental with Paragraph 126 stating "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."

This is further supported by the National Design Guide. The National Design Guide, published by the Ministry of Housing, Communities and Local Government in 2019 states that well designed new development is influenced by " an appreciation and understanding

of vernacular... including existing built form, landscape and local architectural precedents." It is considered that the proposed design generally compliments the surrounding residential streetscene incorporating a two storey dwelling, with hipped roof, symmetrical double fronted bay windows and associated pitched roof above. The design, appearance, and scale of this development for a new build dwelling would therefore be acceptable within this street scene.

It is considered that the proposed development would, by reason of its size, position and design, be a positive feature in the street scene. The proposed development therefore compliments the following policies of the Bury Unitary Development Plan - H2/1- The Form of New Residential Development, H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, and the National Planning Policy Framework

Visual amenity

In terms of design and appearance the overall design is generally in-keeping with the existing house. The extension would be readily visible from the public arena, and although new materials are proposed they are considered to be broadly acceptable in the context of this predominantly residential location whilst adding interest and variety to the immediate streetscene. Materials would include white render and Staffordshire Blue Engineering Brick for walls, Mannok Western Slate: Graphite for roof tiles, and Composite timber cladding (Western Red Cedar).

The existing dwelling has a pyramid hip roof with height of 8.65m, while the original proposed design for the roof included a higher roof pitch with height of 9.73m with gable ends. This was approximately 3.70m higher than the adjacent bungalow at Nr.39 and approximately 2.30m higher than the adjacent detached at Nr.45. As such it was considered that this height would be unduly overbearing and the applicant lowered the height to 9.60m and again agreed to lower the height to 9.05m and modify the roof design to a jerkinhead roof to reduce the impact on the immediate neighbours. Consequentially this reduced the difference in building heights to 3.04m and 1.45m for Nr.39 and Nr.45 respectively. It is considered that this improvement therefore complies with SPD6.

Residential amenity

UDP Policy H1/2 Further Housing Development states that the council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses. There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

The proposed new dwelling would be two storey with a hipped roof and bay windows. The building line at front and rear would be broadly within that of both adjacent dwellings. In terms of overlooking and privacy the rear elevation would be 9.1m to the rear boundary, beyond which is the adjacent golf course where existing tree and shrub planting along the rear boundary would further reduce the impact on the rear as viewed from the golf course. The design is consistent with the 45-degree rule on both sides.

There are no side windows proposed other than for non-habitable rooms including toilet/ bathroom and stairwell which can be conditioned to require obscure glazing. As such the side windows proposed are considered to comply with guidance set out within SPD 6. The rear inverted balcony is enclosed such that it would not directly overlook either neighbours gardens. The proposed front dormer windows would relate to habitable rooms but are a sufficient distance apparent from habitable windows of dwellings opposite. As such the front windows proposed are considered to comply with guidance set out within SPD 6.

In terms of the general prominence and impact on daylight the proposed new dwelling is set within the centre of the plot and is east of Nr.45/ west of Nr.39. The extension would mainly impact on the applicant's own front garden and to a lesser extent impact on part of the rear garden of Nr.39 in the summer afternoons, however any overshadowing would not be seriously excessive above and beyond the existing situation. In this respect the new roof height would not have such a serious impact on the outlook from Nr.39 to warrant refusal.

Sustainable Development

The National Planning Policy Framework sets out the requirements for achieving sustainable development to address social progress, economic well-being, and environmental protection. This is also supported by the United Nations 17 Global Goals for Sustainable Development and the National Design Guide. Well-designed homes and buildings are efficient and cost effective to run. They help to reduce greenhouse gas emissions by incorporating features that encourage sustainable lifestyles including good ventilation, avoid overheating, minimise sound pollution and have good air quality, while providing comfort for residents.

The submitted Access & Design Statement states that the proposed development will be constructed to modern standards providing good levels of insulation to reduce the amount of heat loss. The proposal has been designed to make the best use of natural light available to aid heating and cooling through insulated glazing and providing natural light within the building. Modern insulation techniques would be included as part of the construction to ensure energy efficiency and reduce carbon emissions including low emissive glass and high-performance window frames. It is considered that the construction would incorporate a high standard of design and utilise recommended building methods and high-quality materials to ensure energy efficiency and sustainable design.

Contaminated Land

With regard to contaminated land the applicant has submitted a GeoEnvironmental Desk Study (April 2022) following site assessment. The council's contaminated land team considers that further investigation is required due to the presence of made ground and waste material on site, and the applicant has agreed to this as a pre-condition.

Highways

This proposal for a new build dwelling would involve the demolition of the existing garage, however the new layout which would provide two perpendicular parking spaces via the existing site access would remain unchanged.

The proposal would result in an increase of bedrooms at the site, from 3 to 5. SPD11 requires a maximum of 3 parking spaces for properties of 4+ bedrooms. The proposal would appear to retain the existing 2 parking spaces. Given that parking on street is not restricted at the site, plus the fact this site is within walking distance of local amenities, and that parking standards are the same for 4 bedroom and 5 bedroom properties the retention of the existing parking arrangements is considered to be acceptable.

The Highways section has raised issues relating to car parking alterations, bin storage facilities, the widening of the existing driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, and the retention of the boundary wall position, plus a requirement for a 'Construction Traffic Management Plan'. The applicant has submitted a CTMP which the Highways team has confirmed is acceptable. Other issues have been conditioned in this report.

There would be sufficient space for bins at the top of the driveway.

Drainage

In terms of drainage any proposal should include a surface water scheme that must be based on the hierarchy of drainage options in the National Planning Practice Guidance and include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. It must be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015).

The design & access statement states that “It is the intention that the following matters will be addressed and integrated into the detailed design [including] Sustainable drainage systems, soakaways, permeable surfaces”. As such the plans show the driveway will be constructed of porous/ permeable materials, although no details of drainage systems have been provided. Details of proposed maintenance arrangements could be provided via condition should other material considerations be considered to be acceptable.

Ecology

On 17th December 2021 a Preliminary Roost Assessment was undertaken at 43 Hilton Lane.

- The house was assessed to determine its potential for roosting bats and is considered to have very low/ negligible suitability for bats.
- The proposals are considered unlikely to have any impact upon bats and further survey work is not considered necessary.
- The proposals provide the opportunity to enhance the site for bats and recommendations for this have been made.

The buildings on site were visually assessed by a suitably experienced consultant. No evidence of bats was found with the garage regarded as having negligible potential and the house very low potential. In line with best practice precautionary measures have been recommended for the demolition of the house.

No evidence of birds nesting on the buildings was reported. The site does however include trees and shrubs to front and rear, which may or may not be removed, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended.

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. Ecological impacts are restricted to potential loss of trees, associated bird nesting habitat and some very low risk bat roosting opportunities. The ecologist is satisfied that mitigation can be achieved on site through replacement planting for any trees lost, provision of bird boxes for any loss of bird nesting habitat and provision of a bat box for loss of bat roosting features.

The development will have only a very low ecological impact. Enhancement measures such as provision of a bird box, bat box, or planting of a native tree would achieve net gain. Consequentially the applicant has submitted a Biodiversity enhancement management plan which specified that two 1FE Schwegler Bat Access Panels will be installed, and two 2GR Schwegler Bird Nest Boxes will be installed, all on the ‘southeast’ (East) elevation, which is considered to be acceptable.

Response to Neighbours

The proposal has been assessed in terms of layout and design, parking and residential amenity within the main body of the report. The LPA has worked with the applicant to reduce the impact of the proposal on neighbouring properties, this includes agreement to reduce the roof pitch, change the roof style to a jerkinhead roof to reduce the impact on neighbours properties, and the stairwell window at the East side elevation will be conditioned to require obscure glazing. Additionally, the proposed dwelling footprint would

be generally within the building line of adjacent neighbours.

Conclusion

In consideration of the above, it is considered that the proposed development would be acceptable in terms of the sitting, scale, and design of this development, providing an environmentally friendly good size family home. As such, the proposed development is therefore considered to be acceptable and complies with UDP Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development, and EN1/2 - Townscape and Built Design.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered GSS21061.1 – 001, GSS21061.2 – 001, GSS21061.2 – 002, GSS21061.2 – 003 (Rev), GSS21061.2 – 004 (Rev), GSS21061.2 – 005, and GSS21061.2 – 006 (Rev1), as submitted on 03/03/2022 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the approved plans including Western Red Cedar for the cladding.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and EN1/1 Visual Amenity.
- 4 Before the first occupation of the development hereby permitted the toilet/ bathroom and stairwell windows on the side elevations shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 5 Ecological Scheme
The construction of the house shall be carried out in accordance with the details contained in the Biodiversity Enhancement and management Plan, Verity Webster March 2022 Section 2.2 as already submitted with the planning application and

agreed in principle with the LPA prior to determination.

Reason: To secure the satisfactory development of the site pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and Enhancing the Natural Environment of the NPPF.

6 Construction Scheme

The construction of the house shall be carried out in accordance with the details contained in the 'Construction Traffic Management Plan' (CTMP), dated 07/03/2022, reference TBCT/22/3/ML/43HLCMP as already submitted with the planning application and agreed in principle with the LPA prior to determination.

Reason: To maintain the integrity of the adopted highway, mitigate the impact of the demolition and construction traffic generated by the proposed development on the adjacent adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition and construction periods and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety, pursuant to the following Policies of the Bury Unitary Development Plan: Policy EN1/2 - Townscape and Built Design Policy H2/1 - The Form of New Residential Development Policy H2/2 - The Layout of New Residential Development.

- 7 The development hereby approved shall not be first occupied unless and until the car parking alterations and bin storage facilities indicated on the approved plans, incorporating the widening of the existing driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and the retention of the boundary wall position with No. 39, have been implemented to the written satisfaction of the Local Planning Authority.**

Reason: To ensure good highway design, the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway in the interests of highway safety, pursuant to the following Policies of the Bury Unitary Development Plan: Policy EN1/2 - Townscape and Built Design Policy H2/1 - The Form of New Residential Development Policy H2/2 - The Layout of New Residential Development.

- 8 Air Quality Condition: Prior to occupation the applicant shall provide 1 Electric Vehicle Chargepoint (minimum 7kW*) for each dwelling.**

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2011 to be used (note this version is due to be replaced by BS EN 61851-1:2019 on 5 July 2022).

Reason: In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

- 9 The development hereby approved shall be carried out in accordance with a sustainable surface water drainage scheme. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage. The drainage scheme shall be implemented prior to first occupation and thereafter maintained.**

Reason: To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution, and EN7/5 - Waste Water Management and NPPF Chapter 14 - Meeting the challenge of climate change, flooding and coastal change.

- 10 No development shall commence unless and until:-**

- A contaminated land Preliminary Risk Assessment report to assess the

actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;

- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 11 Following the provisions of Condition 10 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

<u>Case Officer</u> <u>Date</u>	<u>Sign off Officer</u> <u>Date</u>
SGR 25/04/2022	