NSC PLANNING LIMITED

PLANNING STATEMENT

THE BARN, COED DERWYN, WREXHAM, LL13 0DN

Extension and conversion of The Barn and erection of new garage block

ON BEHALF OF MR MICHAEL EVANS

Date: December 2023

REPORT DETAILS

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Reference: Planning Statement December 2023

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1. INTRODUCTION

1.1 This Planning Statement has been produced by NSC Planning Ltd on behalf of Mr Evans in support of a Full Planning application seeking the demolition of the existing residential barn and outbuildings and the erection of a replacement residential barn and garage.

1.2 There is currently a live planning application which has been granted for the demolition of the existing farm buildings, conversion of barn to one dwelling, first floor extension to existing dwelling and alterations to access.

1.3 This application focuses on the conversion of The Barn previously granted (under LPA reference P/2021/0250) and provides alterations to make it more suitable and viable to the market. The Council have already considered the principle of the conversion of this barn to residential use as acceptable. The policies in which the application was determined on have not been updated and remain the same.

1.4 This proposal represents an overall net reduction in built development on the site due to the demolition of some underused outbuildings and will significantly improve the attractiveness of the site as a result of demolishing these buildings and regenerating the site to a more attractive use as shown on the submitted visual images provided by Willacy Horsewood Architects.

1.5 The purpose of this statement is to:

- Identify and address the most recent planning policies relevant to the development proposal within the Planning Policy Wales and Local Development Plan; and
- Confirm that the site represents a suitable location for the proposal; and

Submitted Documents

1.6 This planning application has been submitted on planning portal with the attached documents:

- Location Plan
- Existing Elevations and Floor Plans
- Existing and Proposed Site Plan

- Visual Images of Proposal
- Planning Statement

Report Structure

1.7 The remainder of this report includes the following sections:

Section 2	introduces the site and surrounding area
Section 3	describes the proposed development
Section 4	Provides the online planning history
Section 5	details the relevant national and local planning policy
Section 6	Assesses the development proposal against local and national planning policy
Section 7	provides a summary and conclusions.

2. SITE AND SURROUNDINGS

2.1 The site is in the local planning authority of Wrexham County Borough Council. It is in the settlement of Erbistock, which is close to the river Dee, on the cusp of the Wales - England border.

2.2 The nearest village is Overton, where there is access to a primary school, several restaurants and public houses.

2.3 The site currently comprises a Bungalow, a Barn and redundant Agricultural Buildings which are in a state of disrepair.

2.4 The site is currently quite dated and in need of proper maintenance and restoration to reflect the highest quality of design and architecture.

2.5 It is accessed via a turn off Cae Adda Lane, the narrowness of the road means that not every vehicle will be able to access the site. The access has been altered as a result of this proposal and provides suitable visibility displays.

Figure 1 – Aerial view of site (Google Maps)



2.6 There are several properties within the local area, however they are spread out and shielded from each other by large, open fields and vegetation.

2.7 The site is shielded from the road by mature hedgerows.

Figure 2 – Area of site (Source: Magicmaps)

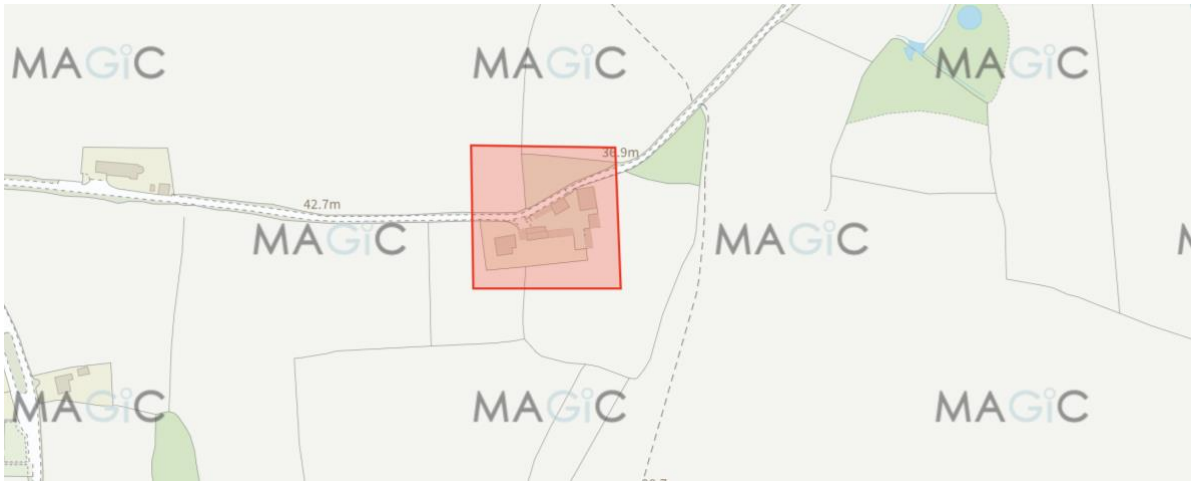


Figure 3 – Three Images of Site and buildings on site (Onthemarket)



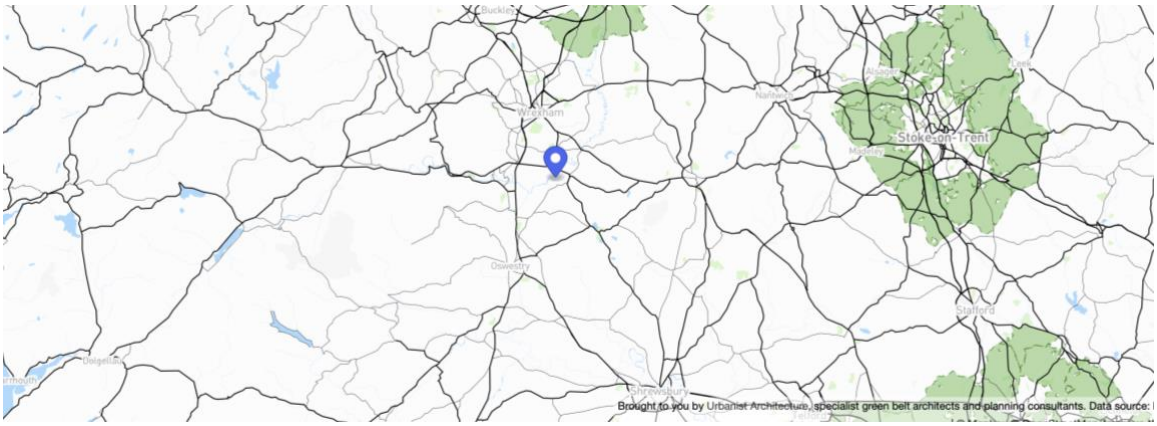




LAND ALLOCATION

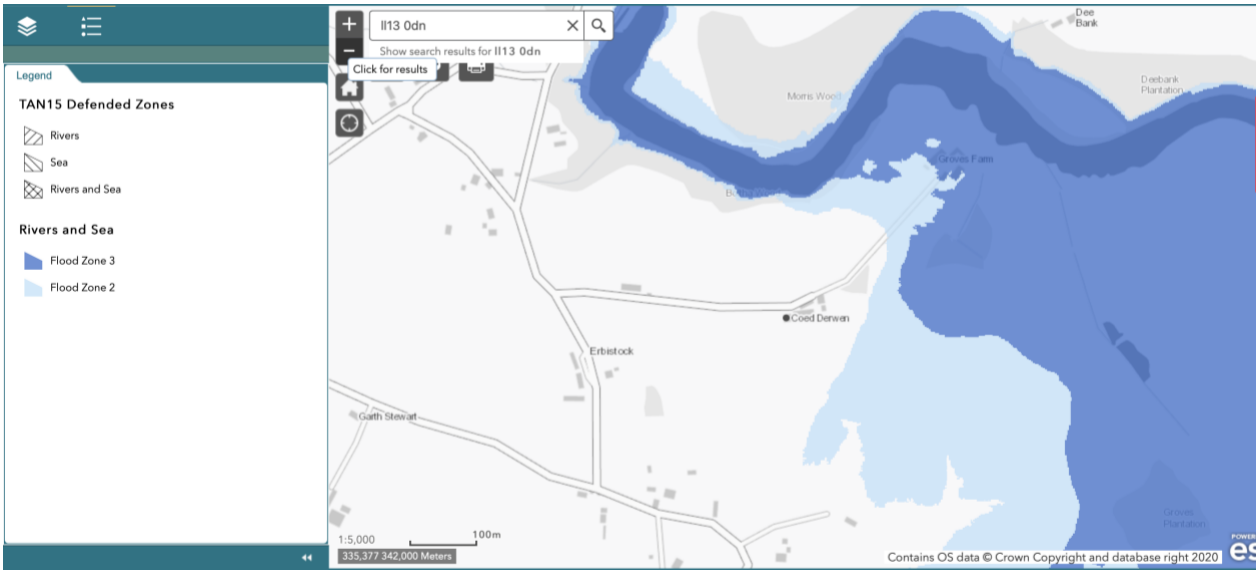
2.8 The site is not within designated Green Belt land. However, it does come under open countryside land.

Figure 4 – Green belt map (Urbanist Architecture)



2.9 The site is not within any designated flood risk zone, which means that a flood risk assessment will not be required prior to any development being carried out.

Figure 5 – Flood risk Map (Welsh Government)



2.10 There are no scheduled monuments or listed buildings within the area and the site is situated just outside of the Conservation Area.

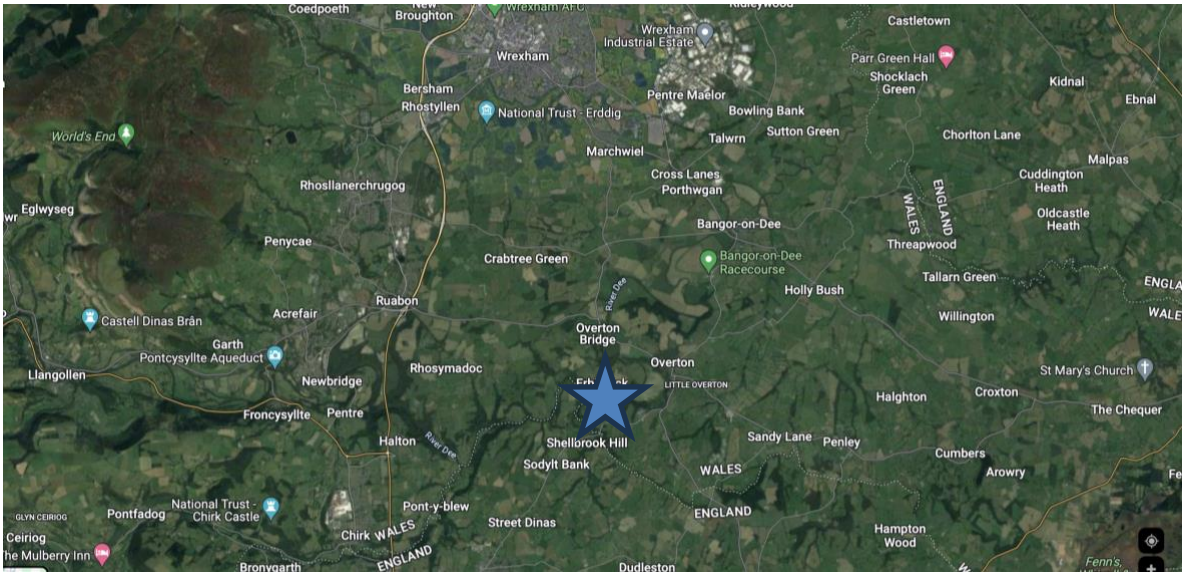
Figure 6 – Scheduled monument and listed buildings map (Datamap Wales)



Wider site context

2.11 Within Overton, there are several bus stops that provide connections to Whitchurch and Wrexham, which offer more services and amenities.

Figure 7 – Wider aerial view of site (Google Maps)



3. APPLICATION PROPOSAL

3.1 This application seeks full planning permission for:

Conversion and extension of the Barn and erection of new garage block.

3.2 The proposal represents the opportunity for the best possible design for the barn, bringing it into the 21st century, and the ideal property for a sizable family to benefit from. The proposal makes a much more viable dwelling for the market, where open plan living is most attractive.

3.3 The proposal seeks for the demolition of the existing, dilapidated outer buildings which will mean an overall net decrease in the amount of area covered with built development.

3.4 The removal of the disused side agricultural buildings will be more beneficial towards the character of the area.

3.5 The current extension is not as sympathetic towards the area's character than this proposal, which is of considerably better design and slightly smaller in its overall size.

3.6 The garage block has been proposed to be in the corner of the site and will be well hidden from a visual perspective due to the existing surrounding vegetation which will remain. Further tree planting and shrubbery will also be implemented following the build, creating attractive landscaping of the site.

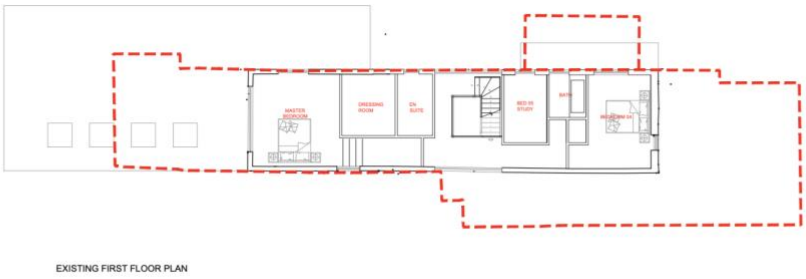
Figure 8 –Image showing elevation of new extension (Willacy Horsewood Architects)



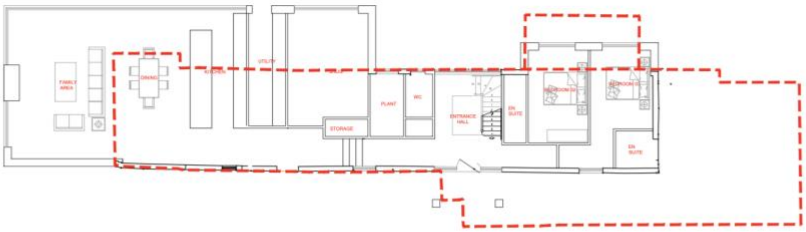
3.7 The existing barn and outbuildings occupy a gross existing area (GEA) of 290m^{2,} whereas the proposed barn and extension occupies a slightly smaller GEA of 284m^2.

3.8 The overall proposal will use modern landscaping methods and tree planting, to improve the visual attractiveness of the site, and ensure that it blends in well with the rural character of the local area.

Figure 9 – Proposed floor plans (see submitted plans for scale)



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

3.9 The proposal is two stories in total. On the Ground floor, there will be separate kitchen, dining and living space, a greatly valued feature for modern families who value their integration, as well as privacy.

3.10 There is a downstairs WC, and sufficient storage room and utility space on the ground floor. There will also be a plant room for energy devices or heat sources.

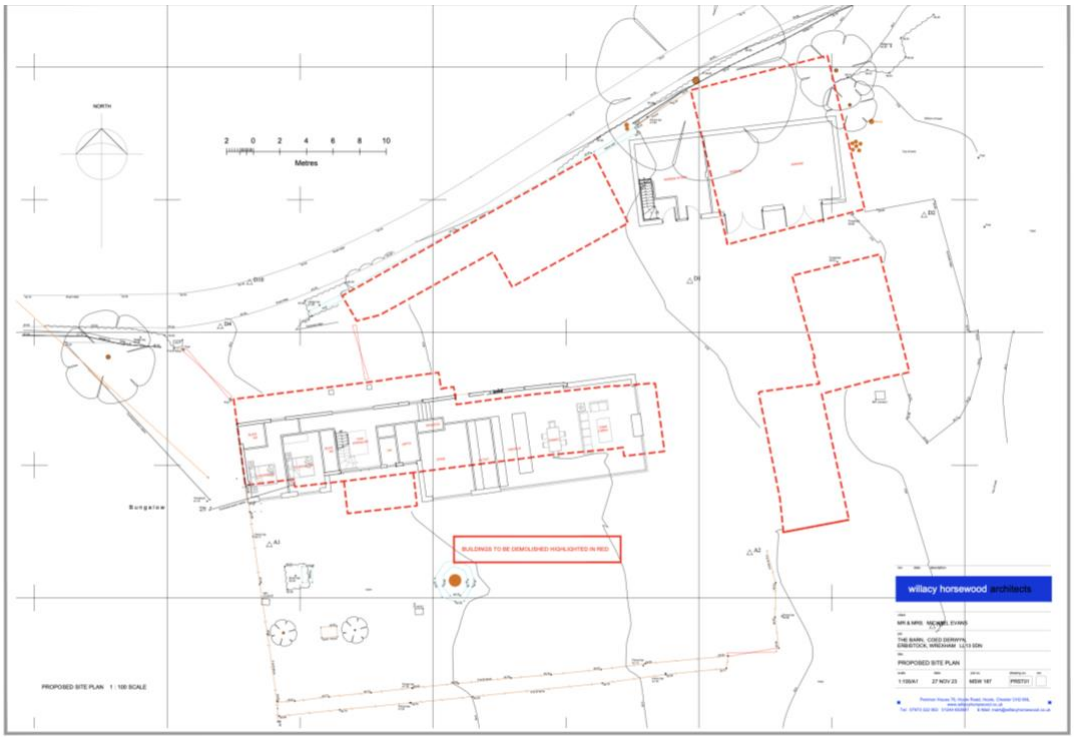
3.11 There are two bedrooms which each have their own En suite bathrooms, this is greatly valued by families who, once more, value their privacy, and particularly relevant to families with teenage children, where privacy is a common need.

3.12 On the first floor, there is a master bedroom, with separate dressing space and an En suite bathroom. There are two more bedrooms, taking the total number of bedrooms within the proposal to 5. Bedrooms 04 and 05 share a bathroom, and bedroom 05 also has the option as acting as a study, which is a valuable feature for any new proposal in the post-pandemic society, where there is more of an emphasis on remote working.

3.13 The garage will provide storage space for up to 3 vehicles, as well as sufficient space for any outdoor appliances and bikes.

3.14 The garage is materially smaller than the outbuildings it is replacing. The current building covers a GEA of 126m^2, whilst the proposed garage will only cover a GEA of 100m^2.

Figure 10 – Proposed site plan



3.15 The demolition of the surrounding outbuildings reduces the overall area of built development considerably on the site, which reduces the impact and harm done to the open countryside.

3.16 Any area remaining without development will be landscaped, seeking to benefit the local ecology, and ensure that the site respects its rural setting.

3.17 The materials used for the new extension, as well as the garage will reflect those used in other local buildings, including traditional bricks and roofing materials, compliant with conservation area policy.

4. PLANNING HISTORY

Following our online planning history search, the planning history for the site is as follows:

Table 1 – Planning History table for site

LPA reference number	**Proposal**	**Decision**
P/2023/0775	Modifications to existing vehicular access and creation of new vehicular access	Decision Pending - 2023
P/2021/0250	Demolition of existing farm buildings, conversions of barn to one dwelling, first floor extension existing	Granted - 21/10/2022
P/2008/0662	Removal of condition no. 3 Attached to outline planning permission ref: erb/7888 (granted 23rd February 1973) and condition no. 2 Attached to reserved matters application ref: erb/7971 (granted 27th July 1973) relating to agricultural occupancy conditions	Granted - 2008

4.1 Application ref: P/2021/0250 is still live, however, this application seeks to amend this consent. It is of material consideration when determining the outcome of this application, and it is being amended due to the fact that this application will make the property more viable within the local housing market.

5. RELEVANT PLANNING POLICY

5.1 This section sets out the relevant planning policy from the Planning Policy Wales framework (PPWF), the Wrexham Unitary Development Plan (2005) and other material considerations.

5.2 The PPWF sets out the Welsh Government's land use policies for the country. It is supported by a series of technical advice notes (TANs) Both are material considerations of significant weight in the determination of planning applications.

5.3 Wrexham's adopted local plan is the Wrexham Unitary Development Plan (UDP), however the Wrexham Local Development Plan 2 (LDP2) is of material consideration, however it is yet to be adopted by the local council.

5.4 Weight should be given to both national and local planning policy, ensuring that, underneath everything, sustainable development is pursued.

5.5 By law, it follows that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise under Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Planning Policy Wales (PPW)

5.6 The Welsh Government has a statutory duty to promote sustainable development through the Government of Wales Act 2006.

5.7 Sustainable development can be defined as development which enhances the economic, social and environmental well-being of people and communities (paragraph 4.1.4).

5.8 In relation to housing, PPW sets out that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing (paragraph 9.2.3)

5.9 Preference is given to the delivery of housing on Brownfield (previously developed) rather than greenfield land (paragraph 9.1.1)

5.10 Paragraph 9.2.22 refers to housing in rural areas. This states:

'It is important to recognise that development in the countryside should embody sustainability principles, benefiting the rural economy and local communities while maintaining and enhancing the environment.'

Tan 6 – Planning for Sustainable Rural Communities (2010)

5.11 The purpose of this TAN is to provide practical guidance on the role of the planning system in supporting the delivery of sustainable rural communities.

Tan 12 – Design (2014)

5.12 The PPW defines design as the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management and its relationship to its surroundings.

Wrexham Unitary Development Plan

5.13 The UDP was adopted by Wrexham Borough Council in 2005. It provides guidance for appropriate development within the Wrexham area. The relevant Policies are outlined below.

Policy PS2: Location of Development

5.14 Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy PS4: location of Development continued…

5.15 Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

5.16 **Policy H3 – The Conversion of Buildings outside Settlement Limits - The change of use or conversion of a building to residential use outside settlement limits will only be permitted where:-**

1. In the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and
2. The building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and

3. Any inherent characteristics of merit in the building are retained; and
4. The proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and
5. The floor plan of the existing building is sufficient to create a habitable dwelling.

5.17 **Policy H5 - New Housing outside defined settlement limits new dwellings will only be permitted where: in the Countryside:**

proposals accord with Policies H3, H4, and H8; or proposals comprise infilling subject to Policy GDP1; or an essential need to house a full time agricultural or forestry key worker can be established and

i) the long-term financial viability and functional management of the enterprise is proven; and

ii) the person, due to the nature of the work, has to live on the site rather than in a nearby settlement; and

iii) there are no suitable buildings nearby which could be converted into a dwelling; and

iv) the new dwelling is sited adjacent to an existing building, can be landscaped, and is of a form, bulk, design and materials which reflect the locality's rural character.

Policy EC4 – Hedgerows, Trees and Woodland

5.18 Development proposals should provide for the conservation and management of hedgerows, trees, natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

Policy EC5 – Special landscape Areas

5.19 Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to

a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.

5.20 **Policy T8 – Parking**

5.21 Development granted planning permission will be required to provide vehicle parking spaces either on site, or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors, as appropriate: -

a.) The availability of public transport nearby;

b.) Proximity to public car parking;

c.) Proximity to local services and facilities;

d.) Road safety hazards and amenity considerations arising from on street parking in the vicinity of the site.

Other Material considerations:

5.22 The Wrexham Local Development is yet to be adopted by the council, however there is policy within it that we deem to be relevant for this proposal.

Policy DM1: Development Management Considerations

5.23 Development proposals, where relevant, must

e.) Accord with or enhance the local character, local distinctiveness and appearance of the site, existing building (s) and surrounding landscape in terms of its siting, layout, scale, height, design, density, use of material and landscaping.

f.) Not have an unacceptable effect on the amenity of the occupiers of nearby properties.

g.) Be safely and conveniently accessible for all potential users/occupiers of the development on foot, bicycle, by public transport and by car.

6. PLANNING POLICY ASSESSMENT

6.1 This section assesses the proposal against the prevailing policy and material considerations highlighted in the previous chapter.

6.2 The principle main issue is:

- Whether the proposal is of an appropriate design, scale and form to not cause damage to the character of the existing dwelling and surroundings.

6.3 The main other technical issues to be considered include:

- Principle of development;
- Sustainability;
- Trees and ecology;
- Design and residential amenity;
- Impact on the landscape; and
- Highways Impact

Principle of development

6.4 The application seeks for the conversion and extension of the barn, and the demolition of the side buildings, and erection of a new Garage block at Coed Derwyn. The principle of residential use on the site is regarded as acceptable due to its existing granted planning use as residential. Policy H3 of the Local Plan is the most important policy to have assessed this proposal against. This policy supports the conversion of buildings to residential use outside settlement limits subject to criteria. The conversion is supported by this policy due to the following reasons:

- The agricultural use is no longer utilised (as confirmed by the 2021 grant of approval)
- The building is structurally sound and is capable of conversion.
- Any characteristics of merit can be maintained.
- Does not intrude into the landscape (it improves the overall visual impact)

- The floor plan is sufficient to create a new dwelling (with some alterations to make it saleable)

6.5 Policy H5 also supports the conversion of buildings within the Countryside, which the Council have already taken into consideration following the previous grant of approval.

6.6 It is important to note that this proposal reduces the overall visual impact of the site by removing some unsightly buildings. In line with Policy SP1 of the LDP2, development will also seek to enhance the existing quality of the housing stock in the area. The existing extension fails to truly reflect the high standards of modern design, the proposal reflects better design practices and seeks to reduce the overall footprint of the site, minimising the harm done on the rural character of the site.

6.7 The proposal aligns with Policy DM1 of the LDP2 as it accords with the local character of Erbistock and its design, height and scale are all respectful of other properties within the locality. The property is sheltered by hedgerows along the road, and large, open fields, there is no harmful impact on the amenity of nearby residents. The site is currently under-maintained, and lacks maintenance, the side buildings are dated, and their continued stay on the site will do more harm for the residential amenity than if they are removed, reducing the overall footprint of the site. The area that will be left upon the demolition of the side buildings will be landscaped properly, which will benefit local ecology and ensure that the site blends in with its rural location.

6.8 The principle of development is acceptable, as the conversion and extension of the existing barn has less impact on the residential amenity of neighbouring properties and, as a result of reducing the sites overall footprint, there is less harm on the rural character of the site and the open countryside.

6.9 The measurements of the proposed garage and barn are materially smaller than the current footprint of the site. The GEA of the current barn measures 290m^2 , the area of the new proposed barn is 284m^2 . The current outbuildings, on the site of the proposed garage block, covers a GEA of 126m^2 , the new garage block will cover an area of 100m^2 meaning that it is materially smaller than the building it replaces. The reduction in area covered by built development will benefit the area of the site. The area reclaimed on the site, as a result of the demolition of the side buildings, will be properly landscaped and trees will be planted on the site, which means that the site will keep in more with the rural area of the site, whilst benefiting the local ecology. The design of the proposal is off

suitable scale, density and appearance to not harm the open countryside, whilst offering a modern, sizable proposal for family living.

6.10 The materials used for the proposal are reflective of traditional rural properties, utilising local materials. The proposal will incorporate large window openings, characteristic of rural properties within the area.

6.11 Overall, from a principal perspective the application fully accords with Policy H3 & H5 of the Wrexham Development Plan.

Sustainability

6.12 The Welsh Government ensure that sustainable development underpins every proposal and that it is met as a result of appropriate design and planning. There are three categories which make up sustainable development, they are: economic, social and environmental. The proposal aligns with all 3 categories of sustainable development, and they are outlined below:

Economic

6.13 The PPW outlines the Welsh Government's commitment to securing economic growth and that the planning system does everything it can to support sustainable growth.

6.14 The construction industry is an important part of both the national and local economy. The proposal will benefit the economy of the are directly, as a result of the construction work, as well as have positive implications for indirect employment through the construction supply chain. The increased housing choice and population growth will also help towards building a strong, competitive economy for the local area.

Social

6.15 The PPW outlines that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

6.16 The proposed barn extension, and proposed garage block, will improve the overall attractiveness of the site, and will encourage users to stay at the site for longer where they can continue to benefit the local community and services.

6.17 TAN 6 outlines that development should enhance rural communities and economies. This proposal will enhance the character of the area, whilst bringing a currently dilapidated site into the 21st century.

6.18 The nearby village of Overton offers several services and facilities, as well as transport links to Wrexham, which offers even more facilities and services, as well as transport links to elsewhere in England, Wales and the Wirral.

6.19 Social sustainability also involves locating new proposals close to local services and amenities. Table 2 provides examples of what is available in the local area. The table demonstrates that the proposal aligns with Policy PS4 of the UDP and is highly sustainable in that regard.

6.20 As demonstrated by Table 2, there are a variety of amenities and services located within close proximity to the site. This means that new residents will not have to travel far to meet their day- to-day needs, in line with the environmental objective of sustainable development, which strives to use natural resources prudently, minimise pollution and transition to a low-carbon economy.

Table 2 – Proximity to Services and Amenities

Amenity	Distance	Drive Time	Walk Time
St Mary's school	2.4 Miles	7 min	53 min
The Boat Inn Public House	0.3 Miles	1 min	5 min
St Hilery's Church	0.2 Miles	1 min	4 min
Overton Surgery	2.4 Miles	7 min	53 min
Ferdi's local supermarket	2.5 Miles	7 min	56 min
Overton Village Hall	2.4 Miles	7 min	54 min

Bus stop to Wrexham	2.4 Miles	7 min	56 min

6.21 Overall, the site is located within a highly sustainable location, with several community facilities within walking distance.

Environmental

6.22 The PPW notes that applications for development should ensure that there is sufficient sustainable transport near to the site, as well as little damage done to local ecology and landscape as a result of development. New proposal should seek to enhance green infrastructure and networks where appropriate.

6.23 The site is not within an area of flood risk, and a flood assessment will not have to be undertaken prior to any development. The scale of the proposal will not increase flood risk elsewhere in the catchment.

6.24 Upon completion of development, the reduction in built development footprint of the site will mean that there is more landscaped land, several trees will also be planted, and the continued upkeep of the private garden space will ensure the vitality and enhancement of the ecology and biodiversity on the site.

6.25 The proposal is fully compliant with national and local environmental planning policy guidance.

Trees and Ecology

6.26 A Habitat survey and ecology survey was carried out by Andy Harmer Ecology services in 2021 which concludes that the site was compliant with all ecological policy, and there were no at-risk habitats on site or plant life at risk. There were several recommendations made within the ecology report which development should adhere to avoid harm to local ecology and wildlife.

6.27 There are no trees being removed as a result of the development, there will be several new trees planted along the driveway which will be maintained and managed and will boost the local ecology and provide natural sheltering from the road to the property.

6.28 From an ecological and trees perspective, the site is policy compliant and will in fact benefit local ecology and biodiversity, as there will be reclaimed green space as a result of the loss of built footprint which will be landscaped correctly.

6.29 It is understood following the previous 2021 consent that the Council Conditioned the following in relation to bats:

> *Development shall not commence until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.*

6.30 We can confirm the applicant will agree to this Condition again should it be required with this planning application.

Design and residential amenity

6.31 The character of the proposal is designed to fit in with local infrastructure through the materials used for construction, its sheltered nature from the nearby road, its height and landscaping methods.

6.32 The new extension will be materially smaller than the one it replaces meaning there will be less harm on the residential outlook of neighbouring properties than there is currently. The property is set back from the street and sheltered by large hedges and trees. The newly planted trees will provide even more shelter.

6.33 The proposal will not impact the rural area status of Erbistock, it will actually benefit the area, as it will bring the currently dilapidated building into the 21st century, and the side buildings which are now falling into a state of rust and abandonment will be demolished and reclaimed by green space. The new extension and garage block will reflect the highest standards of design and architecture and provide a sizable space for a modern family.

Landscape and visual impact

6.34 Policy EC5 of the UDP gives priority to development which enhances the landscape or makes effort towards its preservation.

6.35 The dilapidated outbuildings are currently harming the visual amenity of the site and neighbouring properties. Their removal will benefit the aesthetic of the site, and the removed area will be reclaimed by green space, which will benefit the openness of the surrounding countryside. The garage block will be well hidden, screened by the existing hedgerows which encompasses the site, as well as the new trees which will be planted

near to the garage. In this regard, the landscape and visual impact will be improved by the proposal.

6.36 Policy EC4 of the UDP also requires for the preservation or improvements of nearby trees, hedgerows and woodlands. There will be several new trees planted which will benefit local ecology and biodiversity, as well as act as natural screens from the site and the nearby road and properties. The green space within the site will be maintained by the owners of the property and the hedgerows will be landscaped to ensure that the site maintains its positive visual aesthetic.

Highways Impact

6.37 There will be amended access to the site to make it more suitable for parking and vehicle storage, in line with Policy T8 of the UDP. The garage will have space for up to 3 vehicles, and there will be an electronic vehicle charging point provided, ensuring that the site is as sustainable as it can be.

6.38 There will be no impact on the local highway as the site is off the road, and there will be enough parking provision provided to ensure no encroachment onto the nearby highway. The proposal is totally compliant with highways policy.

Other consideration

Precedent case – Shocklach Lane – LPA Ref: (P/2015/0434)

6.39 This application sort for the conversion and extension of the existing barn in the East of Wrexham. The policy constraints were very similar to Coed Derwyn.

6.40 It received approval for over an 100% increase in the countryside, by presenting a case upon what could be achieved through using permitted development and extensions policy.

Figure 11 – Shocklach Elevations (Wrexham council planning portal)



6.41 Shocklach now represents an attractive dwelling in the countryside, which has drastically improved the local character, like what this proposal will achieve.

7. CONCLUSION

7.1 This Planning Statement has been prepared on behalf of Mr M Evans in support of the extension and conversion of the barn, and the erection of a garage block at Coed Derwyn, Wrexham.

7.2 The proposal is fully compliant with national and local policy, particularly H3 and H5 of the UDP. The proposal offers an attractive, well-maintained property within the countryside which will greatly improve the character of the local area. The new measurements of the extension are smaller than what currently exists, and there will be even less harm done to the visual outlook of neighbouring properties and the road adjacent to the site.

7.3 The site is suitably located within walking distance of several key services, as well as accessible public transport links which connect the site to Wrexham, where there are even more services and amenities on offer.

7.4 The removal of the rundown side buildings will benefit the appeal of the site, and the overall footprint of the site will be greatly reduced. The proposed garage block is well hidden from the street scene by hedgerows and newly planted trees to complement its development. The Garage block will hold up to 3 vehicles and offer an electric vehicle charging point, ensuring that the site is sustainable.

7.5 The new proposal aligns with both national and local policy. Of relevance is policy EC4 and EC5 of the UDP. The site will be materially smaller once development has finished, and there will be more green space which will enhance the local ecology and biodiversity. The demolition of the rusted outbuildings will improve the conservation area status of the site and its overall attractiveness. Should a bat survey be required this can be conditioned as part of the application and full mitigation can be provided should bats be found present.

7.6 The current state of the site offers very little to the overall appeal of the area. The new proposal offers a design which uses local characteristics to its benefit, whilst being respectful of the rural properties in the nearby area. It will not look out of place once completed.

7.7 The visual outlook of neighbouring properties is not harmed by the proposal, and, from a highway's perspective, the proposal will not cause harm to the adopted bike and traffic lanes near to the site.

7.8 Overall, it is politely requested the council consider all the information within this statement, as well as the supporting documents, and grant approval for this planning application in favour of policy H3 and H5 of the UDP and in favour of sustainable development.