



18 October 2023

Planning Department
Oxford City Council
Town Hall
St Aldate's
Oxford
OX1 1BX

Dear Sir/Madam,

**RE: RETROSPECTIVE PLANNING APPLICATION FOR RESIDENTIAL USE OF THE EXISTING ANNEXE
AT 532 BANBURY ROAD, OXFORD, OX2 8EG**

INTRODUCTION

This Planning, Design and Access Statement has been prepared on behalf of Mr Kevin Cruickshank (the Applicant) in support of the submitted retrospective planning application for the residential use of the Annexe at 352 Banbury Road, Oxford, OX2 8EG.

The description of development for the site is as follows:

'Retrospective planning application for the residential use of the Annexe at 352 Banbury Road, Oxford, OX2 8EG'.

STRUCTURE OF PLANNING STATEMENT

This Statement identifies and appraises the planning considerations relevant to the determination of this application. In particular, the Statement will address the following:

- Site and its Surroundings
- The Site Planning History
- The Proposal
- Analysis of the relevant planning policy and guidance
- Planning Considerations
- Conclusions

This Statement provides an overarching background to the proposal and should be read in conjunction with the full set of supporting documents, including a suite of drawings and specialist reports, comprising:

- Design and Access Statement (contained within this document)
- Contaminated Land Proforma
- Energy Statement (contained within this document)
- A suite of planning drawings

THE PROPERTY AND SURROUNDINGS

The Annexe (“the property”) is a single-storey building situated in the garden to the rear of the main dwelling at 532 Banbury Road. The property was erected in July 2000 and completed in July 2001, however, it never gained planning permission. The property has been substantially constructed and used continuously for a period extending from July 2001 to October 2020 as a residential building incidental to the main dwelling at 532 Banbury Road, Oxford; well in excess of 10 years.

Within the immediate area, the property is predominantly surrounded by residential buildings with two short term let BnB uses to the immediate south. The property also has good transport links with a regular bus service serving the local area into Oxford City center. The property is not listed or within the setting of a listed building. The site is located within flood zone 1 which has a low probability of flooding from rivers, sea and surface water.

PLANNING HISTORY

A search of the Oxford City Council planning register has identified the following relevant planning applications/ decisions:

- 23/00995/CEU - Application to certify that the existing annexe (Use Class C3) for residential use is lawful development. | 532 Banbury Road Oxford Oxfordshire OX2 8EG – Application withdrawn.
- 99/02012/NF – Part single storey and part two storey rear extension – Granted – 3 June 2000

The certificate of lawfulness application ref: 23/00995/CEU, was withdrawn by the applicant, however correspondence between the agent and the assigned Case Officer confirmed that the annexe structure was deemed lawful, but the use of the annexe for residential dwelling house required the submission of a retrospective planning application.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for the residential use of the existing Annexe. The existing building is a high quality Annexe building which meets the nationally described space standards for a one bedroom self-contained dwelling. The dwelling has a separate entrance to the host building with its own associated parking and refuse.

PLANNING POLICY

Planning decisions should be made in accordance with adopted national and local planning policies. As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting position for any decision is the Development Plan, unless material considerations indicate otherwise. In the context of this application, the Development Plan comprises:

- Oxford Local Plan 2016 - 2036
- Policies Map 2020

In terms of material considerations relevant to this application, the National Planning Policy Framework (NPPF 2021) is also reviewed in this section.

In addition, the local authority's emerging Local Plan is also a material consideration, notwithstanding that it has limited weight as it is in its early stages in advance of submission to the Secretary of State.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF 2021)

The NPPF sets out the Government's planning policies for England and how these should be applied. In this context, the NPPF is a material consideration in planning decisions. The sections of the NPPF particularly relevant to this application are reviewed below.

The purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). In achieving sustainable development, three overarching objectives are identified, which are interdependent and need to be pursued in mutually supportive ways. These objectives are:

- An economic objective – to help build a strong, responsive, and competitive economy;
- A social objective – to support strong, vibrant, and healthy communities, and
- An environmental objective – to contribute to protecting and enhancing our natural built and historic environment (Paragraph 8).

There is a presumption in favour of sustainable development at the heart of the NPPF (Paragraph 10). For decision-taking, the presumption means:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i) the application of policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstratively outweigh the benefits, when assessed against the policies within the NPPF taken as a whole (Paragraph 11).

Local planning authorities should approach decisions on proposed development in a positive and creative way. Further, decision makers at every level should seek to approve applications for sustainable development where possible (Paragraph 38)

Section 4: Decision Making, highlights within paragraph 38 requires Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 5: Delivering a sufficient supply of homes, supports the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 62 requires a range of sizes, types and tenures of housing needed for different groups in the community which should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Section 8: Promoting healthy and safe communities, requires planning policies and decision should aim to achieve healthy, inclusive, and safe places.

Paragraph 93 criteria a, states that to provide social, recreational, and cultural facilities and services the community needs, planning policies and decision should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship) and other local services to enhance the sustainability of communities and residential environments. Furthermore criteria e, encourages an integrated approach to considering the location of housing, economic uses and community facilities and services.

Section 9: Promoting sustainable transport, seeks opportunities to maximise sustainable transport solutions such as walking, cycling and use of public transport.

Section 11: Making effective use of land, planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 120 criteria c identifies that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. Criteria d encourages promotion and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

Section 12: Achieving well-designed places, encourages 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.

Paragraph 130, requires developments to a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; 39 c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users 49; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 14: Meeting the challenge of climate change, flooding, and coastal change, requires new developments to be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and help to reduce greenhouse gas emissions, such as through its location, orientation, and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

Section 15: Conserving and enhancing the natural environment, requires planning polices and decisions should contribute and enhance the natural and local environment.

THE DEVELOPMENT PLAN

As previously confirmed, the Development Plan includes:

- Oxford Local Plan 2016 - 2036
- Policies Map 2020

Policy Allocations/Designations

The adopted Proposal Map identified the site is within the Oxford City Boundary however it is not allocated or designated and is considered as white land.

Relevant Policies

The following policies are relevant to the proposed development:

- **Policy S1: Presumption in favour of sustainable development** states that When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions jointly which mean that applications for sustainable development can be approved where possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with Oxford's Local Plan (and, where relevant, with neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

- **Policy H1: The scale of new housing provision**, states that provision will be made for at least 10,884 new homes to be built in Oxford over the plan period 2016-2036.
- **Policy H4 : Mix of dwelling sizes**, states that planning permission will be granted for residential development that is demonstrated to deliver a balanced mix of dwelling sizes to meet a range housing needs and create mixed and balanced communities
- **Policy H14: Privacy, daylight, and sunlight**, states planning permission will only be granted for new development that provides reasonable privacy, daylight and sunlight for occupants of both existing and new homes.
- **Policy H15: Internal space standards**, states that planning permission will only be granted for new dwellings that provide good quality living accommodation for the intended use. All proposals for new build market and affordable homes (across all tenures) must comply with the MHCLG's Technical Housing Standards – Nationally Described Space Standard.
- **Policy H16: Outdoor amenity space standards**, states Planning permission will only be granted for dwellings that have direct and convenient access to an area of private open space (in addition to bin or bike storage space).
- **Policy RE1: Sustainable design and construction**, states that planning permission will only be granted where it can be demonstrated that the following sustainable design and construction principles have been incorporated.
- **Policy RE2: Efficient use of land**, identifies that planning permission will only be granted where development proposals make efficient use of land.
- **Policy RE7: Managing the impact of development**, highlights that planning permission will only be granted for development that:
 - a) ensures that the amenity of communities, occupiers and neighbours is protected; and

- b) does not have unacceptable transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
 - c) provides mitigation measures where necessary
- **Policy G6: Residential garden land**, states that planning permission will be granted for new dwellings on residential garden land provided that:
 - a) the proposal responds to the character and appearance of the area, taking into account the views from streets, footpaths and the wider residential and public environment; and
 - b) the size of plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing of existing and surrounding buildings, and the minimum requirements for living conditions set out in Policies H15 and H16; and
 - c) any loss of biodiversity value on the site will be fully mitigated, and where practicable measures to enhance biodiversity through habitat creation or improvement are incorporated.
- **Policy M1: Prioritising walking, cycling, and public transport**, identifies that planning permission will only be granted for development that minimises the need to travel and is laid out and designed in a way that prioritises access by walking, cycling and public transport
- **Policy M3: Moto vehicle parking**, states that planning permission will only be granted where the relevant maximum standards set out in Appendix 7.3 are complied with.
- **Policy M5: Bicycle Parking**, states that planning permission will only be granted for development that complies with or exceeds the minimum bicycle parking provision as set out in Appendix 7.3.

DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared, on behalf of Mr Kevin Cruickshank, and is submitted in support of a full planning application for:

‘Retrospective planning application for the residential use of the Annexe at 532 Banbury Road, Oxford, OX2 8EG’.

Access

The self-contained residential annexe benefits from its own separate access from the main dwelling located between the boundary between no. 532 and 530 Banbury Road. The access is of an adequate width to allow pedestrians and cyclist to access the annexe.

Layout

The annexe is located to the rear of 532 Banbury Road, which benefits from its own plot of land which previously formed the garden of the main residential dwelling. However over a decade the rear part of the garden has been separated by a close boarded timber fence to

create a separate access and plot of land for the self-contained residential annexe building. The annexe is sited along the rear boundary of the site with adequate external amenity garden space for occupiers to its front. To the front of the annex there is a secondary annexe which is used for outside storage and does not form part this planning application.

The internal layout of the annexe comprises a one bedroom unit with an open plan living, kitchen, dining room, a w/c and shower room as well associated storage. The internal layout exceeds national described space standards and provides a comfortable living environment for future occupiers.

Scale/ appearance

The self-contained residential annexe is of a single story which is subservient to the main residential dwelling of 532 Banbury Road with no impact on the immediate neighbouring residential dwellings. The annex measures approximately 39 m² and is screened from the rear by the adjoining rear neighbours mature hedge. The annexe is constructed from high-quality materials which blend in with the surrounding character of the residential area.

PLANNING CONSIDERATIONS

This section sets out the key planning considerations relevant to the proposed development for retrospective planning permission for the residential dwelling use of the existing annexe. These comprise of the following considerations:

- Conformity with the Development Plan
- Principle of Development
- Design and Layout
- Residential Amenity
- Access, Parking and Servicing
- Sustainability and Energy
- Flood Risk and Drainage
- Ground Conditions
- Planning Benefits

CONFORMITY WITH THE DEVELOPMENT PLAN

Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that a local planning authority should determine planning applications in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The emphasis on 'plan-led' decision making is maintained in the Localism Act.

Furthermore, the NPPF maintains that there should be a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making

and decision-taking. Accordingly, development proposals that accord with the development plan should be approved without delay.

In these terms, the following assessment demonstrates that the proposal is in accordance with the Development Plan. Thus, it must be acknowledged that the proposal is acceptable and supportable in planning terms.

PRINCIPLE OF DEVELOPMENT

The principle of development is established firstly through the site existing residential dwellings of 532 Banbury Road. Secondly through adopted policies S1, H1, H4, G6 which all support the need for new residential sustainable development to contribute the Council housing target, for a mix of dwelling sizes and where located previously on residential garden land adheres to the policy criteria.

The residential annexe provides a self-contained one bedroom dwelling located in a sustainable location on previous residential garden land. To further support the principle of development the following table provides justification in relation to Policy G6.

Policy G6: Residential Garden Land: Planning permission will be granted for new dwellings on residential garden land provided that:	
Policy Criteria	Proposed Development
a) the proposal responds to the character and appearance of the area, taking into account the views from streets, footpaths and the wider residential and public environment; and	The self-contained residential annexe is single storey in height and located on a separated plot of land to the rear of the main residential building of 532 Banbury Road. The annexe is well screened and given its height will not impact on the character or residential amenity of the neighbouring properties.
b) the size of plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing of existing and surrounding buildings, and the minimum requirements for living conditions set out in Policies H15 and H16; and	The self-contained residential annexe is single storey in height and located on a separated plot of land to the rear of the main residential building of 532 Banbury Road. The internal layout of the annexe comprises a one bedroom unit with an open plan living, kitchen, dining room, a w/c and shower room as well associated storage. The internal layout exceeds national describes space standards and provides a comfortable living environment for future occupiers.
c) any loss of biodiversity value on the site will be fully mitigated, and where practicable measures to enhance biodiversity through habitat creation or improvement are incorporated	The site incorporates a garden area with planting which provides an area for biodiversity gain. The Annexe is a previously built structure and therefore does not result in the loss of any areas with potential for biodiversity.

Considering the supported policy position, the justification of the Policy G6 as well as the fact the annexe is now sited on land which once formed part of the residential garden of 532 Banbury Street. However has since been separated for over a decade now by a close boarded timber fence, the principle of development for the residential use of the self-contained residential annexe is established.

RESIDENTIAL AMENITY

The self-contained residential annexe is single storey in height and located on a separated plot of land to the rear of the main residential building of 532 Banbury Road. The annexe is well screened and given its height is will not impact on the character or residential amenity of the neighbouring properties.

Policy H16 in respect of outdoor amenity space standards, states that planning permission will only be granted for dwellings that have direct and convenient access to an area of private open space (in addition to bin or bike storage space).

In this instance the proposal provides a suitable private outdoor garden area which is separate from the main dwelling at 352 Banbury Road which itself retains a suitably sized garden area with both the Annexe and host dwelling retaining garden area of equal or more size than the building footprint.

ACCESS, PARKING AND SERVICING

The self-contained residential annexe benefits from its own separate access from the side of the main dwelling located between the boundary between no. 532 and 530 Banbury Road. The access is of an adequate width to allow pedestrians and cyclist to access the annexe.

Vehicle parking is provided via off-street parking on the existing drive of 532 Banbury Road for one vehicle space. Adequate cycle parking and waste provision will be provided on site.

SUSTAINABILITY AND ENERGY

The principles of sustainability can be incorporated into housing developments, for both new builds and refurbishments, to contribute to general sustainability objectives but also to drive improvements in innovations, quality and durability, cost effectiveness and the wellbeing of the occupant to deliver sustainability on the wider scale. Sustainability objectives need to be incorporated from an early design stage through construction to the long-term use and eventual decommissioning of the building.

Local Plan policy RE1 states that planning permission will only be granted where it can be demonstrated that the following sustainable design and construction principles have been incorporated, where relevant:

- a) Maximising energy efficiency and the use of low carbon energy;
- b) Conserving water and maximising water efficiency;
- c) Using recycled and recyclable materials and sourcing them responsibly;
- d) Minimising waste and maximising recycling during construction and operation;
- e) Minimising flood risk including flood resilient construction;

- f) Being flexible and adaptable to future occupier needs; and
- g) Incorporating measures to enhance biodiversity value.

Pollution

The developers' sustainability objective is to reduce inequalities in the health of the population by improving air quality, and preventing noise and light pollution.

There are many forms of environmental pollution arising from building operation, including noise, odours, light, and vibration. A significant proportion of pollution is airborne and is the direct result of: fumes, combustion of materials, chemicals used in industrial processes, or polluted air from ventilation systems and air conditioning plants. Some pollutants can also escape to soil and groundwater courses.

The location of the site and its proposed residential use means there will be no air or water quality risks arising from the scheme post construction.

Waste Management

In 2012 the Government repealed the Site Waste Management Plan Regulations, therefore there exists no legal obligation to operate such a plan at Hodford Road. Coupled with the fact this is a retrospective application which converted an existing building there is deemed that waste from the developer is negligible.

Health and Wellbeing

The developers' sustainability objective is to create and sustain vibrant communities, addressing a deficiency in the provision of services to the local community and recognising the needs of everyone.

In achieving ever stricter levels of sustainability, it is important that we do not lose sight of the fact that we are building homes that people can live in and not just occupy. This is an integral part of sustainability. While it is quite difficult to measure health and wellbeing, the following are a sample of the measures that will be included in the detailed design to address this issue.

- The property will have sufficient living/dining space which exceed National and Oxford City space standards;
- The living room has sufficient glazing to allow natural light to penetrate into the rooms, reducing the need for artificial lighting. Numerous studies have also shown this to be beneficial to the general health and happiness of occupants;
- The property benefits from amenity space for recreation and a designated area for recycling facilities;
- The property has enough space to store bicycles;
- The development includes an open landscaped space;
- The site layout is designed to ease travel for cyclists and pedestrians.

Water Efficiency

The developers' sustainability objective is to conserve water by promoting water efficiency and incorporating water saving measures and equipment.

Although England and Wales are considered to have a wet climate, high population density means that some parts of the country have less water available per person than Mediterranean countries.

The developer seeks to avoid the use of complicated and expensive recycling technologies and instead plans to incorporate low flow sanitary ware and eco-sanitary products into the design of each property to achieve a low water consumption rate. This strategy will permanently reduce water consumption instead of compensating for a high usage through grey water recycling or rainwater harvesting.

Energy Strategy

The developers' sustainability objective is to address the causes of climate change by reducing emissions of greenhouse gases, in particular carbon dioxide (CO₂).

The energy that we use as part of our day-to-day functions and activities (including heat, electricity, light and kinetic energy) is generated primarily from two main sources:

- non-renewable sources (i.e. fossil fuels such as oil, gas and coal); and
- renewable sources (e.g. wind, solar, hydro, biofuel and ground).

Home buyers and occupants demand energy efficient homes with low operating costs and familiar user friendly technologies. As such the construction specification will be tailored to these demands and incorporate many of the lean and clean measures of the Energy Hierarchy. Listed below are some of the measures that will be incorporated into the detailed design of the scheme:

- The construction includes insulation in all external walls and roof spaces thereby reducing a significant source of heat loss;
- An efficient gas condensing boiler is installed in the property. The heating design includes dual zone controls and delayed start thermostats.
- Energy efficient lamps installed in every light fitting;
- The property is naturally ventilated using efficient decentralised and continuous system 1 or 3 extract fans.

Materials

The developers' sustainability objective is to reduce the global, social and environmental impact of the consumption of resources by using sustainability produced and local products.

The embodied energy of a building material can be taken as the total primary energy consumed (the amount of carbon released over its life cycle). Building materials have a vast environmental impact in terms of energy and resources in their production, use and disposal.

In this instance, the proposal is for conversion of an existing structure which carried a low embodied carbon impact whilst the materials used to bring the building into residential use are of a high quality with long lasting durability.

Ecology

There are several methods of incorporating biodiversity enhancing techniques into new developments which can be tailored to certain protected species that are likely to be present. The Local Plan sets out that development proposals should wherever possible, make a positive contribution to the protection, promotion and management of biodiversity.

Considering Biodiversity Net Gain (BNG) requirements, the existing annexe building and site measures 186sqm and is classed as a small site providing one dwelling which is on a site of less than 1 ha. On this basis it is within the small site definition for BNG. As the BNG requirement for small sites is due to come into force in April 2024 the site will only need to adhere to current policy G2. However policy G2 only requires BNG for major applications in which this proposal is not, and so this proposal will not be required by policy to provide a biodiversity net gain given it is below the major development threshold.

Conclusion

This Sustainability Statement demonstrates that the proposed redevelopment of the Annexe at 532 Banbury Road has targeted very high standards of design and build quality. The sustainable design focuses on the implementation of sustainable systems for energy, water, management, waste, pollution, and the use and choice of materials. Much attention has been given to reducing the environmental impact throughout the whole lifetime of the buildings and not just during occupation.

In conclusion the strategy addresses energy efficiency, water efficiency, pollution and waste management. When assessed against the definition included in the Framework the proposals can be described as sustainable.

FLOOD RISK AND DRAINAGE

The sites fall entirely within Flood Zone 1 which translates to a low probability of flooding from rivers, seas and surface water. The proposal is for a retrospective residential use of the self-contained annex which will not impact on the flooding risk on site or to the surrounding area.

GROUND CONDITIONS

Policy RE9: Land quality states that planning applications where proposals would be affected by contamination or where contamination may present a risk to the surrounding environment.

The Councils Validation checklist states that Contaminated Land Questionnaire is to be used for all planning applications that involve creation of a use that would be particularly vulnerable to land contamination, such as new residential units. The proposal seeks retrospective planning permission for the residential use of the existing self-contained residential dwelling. It is not envisaged that the land in which the annexe is sited is contaminated or will have a risk to human health. This application is supported by the Contaminated Land Questionnaire.

CONCLUSIONS

This Planning, Design and Access Statement has been prepared on behalf of Mr Kevin Cruickshank (the Applicant) in support of the submitted retrospective planning application for the residential use of the Annexe at 352 Banbury Road, Oxford, OX2 8EG.

The description of development for the site is as follows:

'Retrospective planning application for the residential use of the Annexe at 352 Banbury Road, Oxford, OX2 8EG'.

This Statement assesses the proposals in the context of national and local plan policy framework, as relevant to the proposed development. This Statement, together with the suite of supporting documentation submitted as part of the application, demonstrates that the proposal is in accordance with the Development Plan. Further, it has been confirmed that detailed development management considerations have been satisfactorily addressed through the supporting documents in the planning submission. Therefore, fully acceptable in planning terms and the Council should grant planning permission without delay.