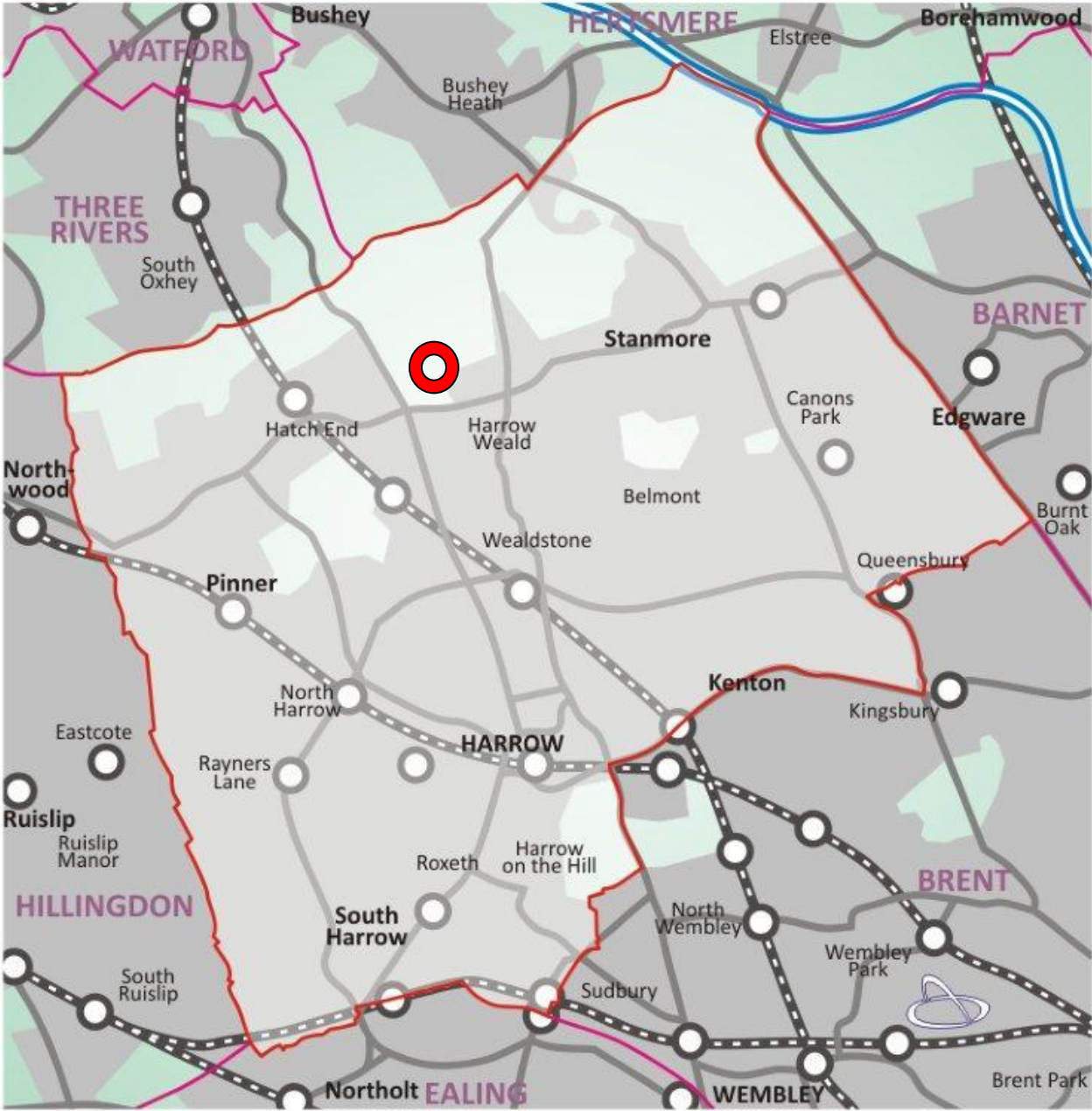
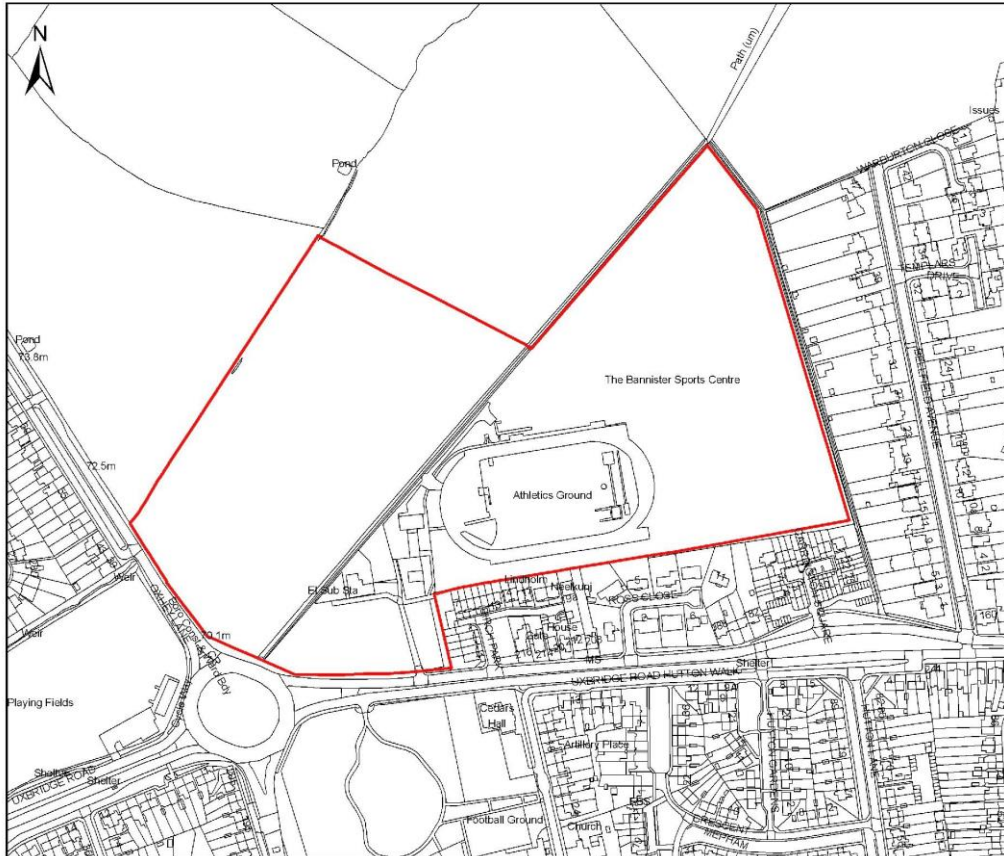


 = application site



**Roger Bannister Sports Centre**

**P/0561/20**



PO Box 39, Civic Centre  
 Station Road  
 Harrow HA1 2XA  
 Telephone: 020 8424 1251

**Title:**  
 Bannister Sports Centre  
 Uxbridge Road  
 Harrow  
 HA3 6SW

<b>ES/Issue No</b>	<b>File Number</b>
<b>Scale</b>	<b>Date</b>
1:3,500	05/03/2020

**Notes**  
 OS Plan

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## LONDON BOROUGH OF HARROW

### PLANNING COMMITTEE

22<sup>nd</sup> July 2020

**APPLICATION NUMBER:** P/0561/20  
**VALID DATE:** 23<sup>RD</sup> MARCH 2020  
**LOCATION:** ROGER BANNISTER SPORTS CENTRE,  
UXBRIDGE ROAD  
**WARD:** HARROW WEALD  
**POSTCODE:** HA3 6SP  
**APPLICANT:** HARROW COUNCIL  
**AGENT:** N/A  
**CASE OFFICER:** NABEEL KASMANI  
**EXTENDED EXPIRY  
DATE:** 24<sup>TH</sup> JULY 2020

#### PROPOSAL

Variation of condition 21 (revised car parking provision) attached to planning permission P/4748/18 dated 2/8/19 to allow the 3G artificial grass pitch to be used from the beginning of September 2020

#### RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant planning permission subject to the conditions listed in Appendix 1 of this report:

#### REASON FOR THE RECOMMENDATIONS

The proposed variation to condition 21 to only allow the use of the 3G Artificial Grass Pitch prior to the approval and completion of the overspill car parking provision under application P/3959/19, would not result in an unreasonable degree of parking stress on the site or harm the functioning or safety of the public highway.

Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the proposed variation to the wording of the condition is worthy of support.

## **PROCEDURAL ISSUES**

The application is also made under Regulation 3 of the Town and Country Planning Regulations 1992 (as amended). Regulation 3 permits a local authority to make an application to itself for planning permission to develop land within its area and to then also determine the application

## **INFORMATION**

This application is reported to Planning Committee as it relates to land owned by the Council and falls outside category 1(h) of the scheme of delegation

Statutory Return Type:	(E) Other Largescale Major Development
Council Interest:	n/a
Net Additional Floorspace:	n/a
GLA Community Infrastructure Levy (CIL):	n/a
Local CIL requirement:	n/a

## **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

## **EQUALITIES**

In determining this application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

## **S17 CRIME & DISORDER ACT**

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Polices Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the proposed access does not adversely affect crime risk.

## 1.0 SITE DESCRIPTION

- 1.1 The application site consists of existing playing fields which had provision for football and rugby pitches but could not be used due to land levels and the health of the land. The planning permission granted for the upgrading and regrading of sports pitches to create four natural grass pitches and one 3G synthetic pitch under planning reference P/4748/18 dated 02/08/2019 is currently being implemented.
- 1.2 To the southern site boundary there is full size running track and associated athletics facilities together with two open areas of amenity grassland, which is separated by open grass land.
- 1.3 To the south west of the site there are various administrative buildings and car park. It also includes the frontage of the site which has recently been approved as an 18 Hole Golf Adventure experience with facility to include themed props and ancillary kiosk
- 1.4 The site generally falls from north to south of the site. The eastern field has a public right of way and associated hedgerow and trees. To the north is mature hedgerow with a brook running along it. The application site is located within the Green Belt and is within the Harrow Weald Ridge Area of Special Character.

## 2.0 PROPOSAL

- 2.1 The application seeks to vary the trigger point of condition 21 to allow the 3g artificial grass pitch to be used from the beginning of September 2020.
- 2.2 Condition 21 attached to planning permission P/4748/18 states:

*The development hereby permitted shall not be brought into use until the revised car parking provision for the wider site under application P/4830/18 has been approved in writing by the local planning authority and provided and made available for use and thereafter permanently retained.*

*Reason: To ensure that the transport related impacts of the development are mitigated to an acceptable level.*

## 3.0 RELEVANT PLANNING HISTORY

Ref no.	Description	Status & date of decision
P/4748/18:	Upgrading and regrading of existing sports pitches to create four natural grass pitches and one 3G synthetic pitch with floodlights, Maintenance Equipment Store & Two Team Dugouts; associated landscaping and security fencing (4.5m high ball stop fence and 1.2m-2m high pitch perimeter barrier)	Granted: 02/08/2019

P/3804/19	Variation of conditions 4 (floodlight hours of use) and 7 (muga hours of use) attached to planning permission p/4748/18 dated 02/08/2019	Grant: 31/10/2019
P/4711/19	Non material amendment to planning permission p/4748/18 dated 02/08/2019 to allow amendments to wording of conditions 10 (landscaping) 16 (suds) and 17 (landscape management plan)	Approved: 26/11/2019
P/4056/19	Details pursuant to conditions 3 (materials) and 5 (flood lighting) attached to planning permission p/4748/18 dated 02/08/2019	Approved: 18/11/2019
P/3633/19	Details pursuant to conditions 9 (construction method plan) 11 (piped watercourse) 12 (arboriculture) 13 (arboriculture - pruning)	Approved: 06/12/2019
P/4255/19	Details pursuant to conditions 8 (event management plan) and 19 (rugby pitch relocation) attached to planning permission p/4748/18 dated 02/08/2019	Approved: 16/01/2020
P/4830/18	Creation of 39 (inclusive of 2 disabled spaces)	Withdrawn
P/3959/19	Creation of 49 additional car parking spaces (inclusive of 2 disabled spaces); replacement of path	Under Consideration

#### **4.0 CONSULTATION**

- 4.1 A total of 140 consultation letters were sent to neighbouring properties regarding this application. The minimum statutory consultation period expired on 8<sup>th</sup> April 2020.
- 4.2 A site notice was placed outside the application site on 4<sup>th</sup> June 2020. The application was advertised in the local press on 19<sup>th</sup> March 2020
- 4.3 One objection letter has been received. A summary of the responses received are set out below with officer comments in Italics:

##### **Summary of Comments on original consultation**

Noise pollution and disruption as a result of existing construction works  
*This is not a material planning consideration. It is noted that the approved construction logistics plan sets out a mechanism to control and monitor noise levels during construction. Should this be a persistent issue, the Council's*

*Environmental Health Team will investigate and regulate accordingly.*

4.4 Statutory and Non Statutory Consultation

4.5 The following consultations have been undertaken and a summary of the consultation responses received are set out below.

**Consultee and Summary of Comments**

**LBH Highways**

Highways have no objection to the commencement of use of the 3G pitches provided that the grass pitches are not used and large events are not permitted to be held until P/3959/19 has been granted and implemented. Based on analysis contained within the post application technical note for P/4830/18, the parking demand likely to be generated can be accommodated within the parking spaces available on site.

**LBH Drainage**

No Comment

**LBH Biodiversity**

No Objection

**LBH Landscape Architect**

No Objection

**LBH Environmental Health**

No Comment

**Sport England**

No objection to the condition being varied as it is not considered to have a significant impact on the delivery of the proposed sports facilities/improvements compared to the already approved position

**5.0 POLICIES**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The Government has issued the National Planning Policy Framework [NPPF 2019] sets out the Government’s planning policies for England and how these should be applied, and is a material consideration in the determination of this application.

- 5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].
- 5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2019), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.
- 5.5 The document was originally published in draft form in December 2017 and subject to Examination in Public (EiP) with the Panel's report published in October 2019. The Mayor of London has considered these recommendations, and has either accepted them or where not, provided justification as to why accepting them would not be appropriate. The Mayor has now submitted to the Secretary of State an 'Intend to Publish' version of The Plan. It is for the Secretary of State to determine whether he agrees with the revised Plan and it ought to be published in that form.
- 5.6 The Draft London Plan is a material planning consideration that holds significant weight in determining planning applications, with relevant policies referenced within the report below and a summary within Informative 1.

## **6.0 ASSESSMENT**

6.1 The main issues are;

- Principle of Development
- Character and Appearance
- Residential Amenity
- Drainage and Flood Risk
- Traffic and Parking
- Biodiversity

### **6.2 Principle of Development, Character and Appearance, Drainage and Biodiversity**

6.2.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 3.19, 5.13, 7.4, 7.16, 7.19,
- The Draft London Plan (2019): S5, G2, G6, SI13,
- Harrow Core Strategy (2012): CS1
- Harrow Development Management Policies (2013): DM10, DM16, DM20, DM48



6.2.2 The principle of development for the upgrading and the regrading of the existing sports pitches has already been established under planning application P/4748/18. The planning permission has been implemented. On this basis, officers consider that the principle of development and its impact on the character and appearance of the area, drainage and biodiversity are acceptable and consistent with the previously approved planning permission. The proposal would therefore comply with the relevant policies in this regard.

### **6.3 Traffic, Parking and Residential Amenity**

6.3.1 The relevant policies are:

- National Planning Policy Framework (2019)
- The London Plan (2016): 6.3, 6.13
- The Draft London Plan (2019): T3, T6, T6.5
- Harrow Core Strategy (2012): CS1,
- Harrow Development Management Policies (2013): DM42, DM43

6.3.2 In order to rationalise parking within the wider Roger Bannister site, a separate planning application (reference P/3959/19) is currently being considered by the Local Planning Authority to create additional parking spaces. This would serve as an overspill car park during larger event days.

6.3.3 The proposed new 3G Artificial Grass Pitch is due to be completed by September 2020, in time for the football season 2020-21. However, ongoing pitch works for the remainder of the site would still be taking place and the works compound for the contractor is currently located where the proposed overspill car park area is proposed. Therefore, it would not be possible to install the new overflow car park (the subject of application P/3959/19) until February 2020. Furthermore, the proposed new grass pitches will not be ready for use until September 2022 and therefore the peak demand for parking provision arising from the development as detailed in the previous application would not occur until then, by which time the overspill car park would be in place.

6.3.4 The application was referred to the Council's Highways Officer who has noted that based on analysis contained within the post application transport technical note, the parking demand likely to be generated by the 3G pitches can be accommodated within the existing car park on site. Consequently, the Highways Authority have raised no objection to the commencement of use of the 3G pitches provided that the grass pitches are not used and large events are not permitted to be held until P/3959/19 has been granted and implemented.

6.3.5 For these reasons, it is considered that the proposed amendment to the trigger point of condition 21, to only allow the use of the 3G Artificial Grass Pitch prior to the approval and completion of the overspill car parking provision under application P/3959/19, would not have a detrimental impact on the functioning or safety of the public highway. The proposal would therefore comply with the relevant policies in this regard.

## **7.0 CONCLUSION AND REASONS FOR APPROVAL**

- 7.1 The proposed variation to condition 21 to only allow the use of the 3G Artificial Grass Pitch prior to the approval and completion of the overspill car parking provision under application P/3959/19, would not result in an unreasonable degree of parking stress on the site or harm the functioning or safety of the public highway.
- 7.2 Accordingly, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that the proposed variation to the wording of the condition is worthy of support.

## **APPENDIX 1: Conditions and Informatives**

### **Conditions**

#### 1. Approved Plans and documents

Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and documents:

Site Location Plan; 01 Rev 02; 02; Rev 02; 03 Rev 1; 04 Rev 2; WD804, WD804.01 Rev C; WD804.02; WD804.03; WD804.04; WD804.05; WD804.06 Rev E; WD804.07; WD804.08; Project Code; 2323; Relocation of Rugby Pitches 820HE0003; Design and Access Statement dated: 25th June 2019; Transport Statement dated: June 2019; Landscape and Visual Impact Statement dated: 19th November 2018 V3; Ecology report dated: 17th May 2018; Artificial Turf Pitch Report dated: 10th August 2017; Philip Lighting Report dated: 23rd March 2017; Philip Lighting Report dated: 24th August 2017; Flood Risk Assessment; Heritage Statement dated: October 2018, Supporting Document (Proposed Materials and Appearances), Supporting Statement to Vary the Hours of Operation (28/08/2019), Noise Management Plan, Bannister Sports Centre overflow Car Park Post Application Technical Note (version 1.0 dated 10/09/19), Supporting Document for variation of condition 21 (February 2020)

REASON: For the avoidance of doubt and in the interests of proper planning.

#### 2. Materials

The materials to be used for the fencing, dugouts, external storage building and lighting shall be in accordance with the details approved under discharge of condition application P/4056/19 dated 18/11/2019

REASON: To preserve the character and appearance of the greenbelt and the locality

#### 3. Floodlight Hours of Use

The floodlighting shall only be used between:-

0900 and 2200, Mondays - Saturdays

10:00 to 21:00 Sundays, Public or Bank Holidays.

It shall be on a mechanical timer with no override function.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

#### 4. Lighting Details

The proposed floodlighting for the 3G pitch shall be in accordance with the details approved under discharge of condition application P/4056/19 dated 18/11/2019

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity and the character of the area and Green Belt.

5. Lighting Scheme

No floodlighting or other forms of external lighting, other than those shown on the approved plans, shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall follow the Institute of Lighting Engineers Guidance and include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

6. Multi-Use Games Area

The MUGA shall only be used between:-  
0900 and 2200, Mondays - Saturdays  
10:00 to 21:00 Sundays, Public or Bank Holidays.

REASON: To ensure that the proposed development does not have an adverse impact on neighbouring residential amenity.

7. Event Management Plan

The use of the new pitches shall be in accordance with the Event Management Plan approved under discharge of condition application P/4255/19 dated 16/01/2020

REASON: To ensure that the proposed development does not have an adverse impact on the existing public highway and the quantity of the nearby residential occupiers.

8. Construction Method Plan

The development works shall be carried out in accordance with the Construction Method Plan approved under discharge of condition application P/3633/19 dated 06/12/2019

REASON: To ensure that the development does not adversely impact on neighbouring residential amenity.

9. Landscaping

Prior to the commencement of seeding of the two grass pitches on the west field, the following details shall be submitted to, and approved in writing by the local planning authority.

a) A scheme for detailed hard and soft landscaping of the development, to include details of the planting. Landscaping works shall include sections (at a scale not less than 1:100) showing land level changes, written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers / densities and an implementation programme. The hard surfacing details shall include samples to show the texture

and colour of the materials to be used and information about their sourcing/manufacturer.

b) Details of all ancillary uses and the boundary treatment around it for screening shall be submitted.

c) Proposals for increasing the availability of bird nesting places and bat roosts within the site (including detailed specification and locations of boxes and in-built features) together with details of their ongoing maintenance/ monitoring and any necessary replacement.

The development shall be carried out in accordance with the scheme so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes provision for landscaping which contributes to the creation of a high quality and protects the green belt designation in terms of visual amenity harm whilst also managing the biodiversity within Harrow

10. Piped Watercourse

The scheme for the protection of the piped watercourse shall be carried out in accordance with the details submitted and approved under discharge of condition application P/3633/19 dated 06/12/2019

REASON: To protect the integrity of the Ordinary Watercourse Corridors and prevent the increased risk of flooding following guidance in the National Planning Policy Framework and Harrow Development Management Policies

11. Arboriculture 1

The scheme for the protection of the retained trees shall be carried out in accordance with the details approved under discharge of condition application P/3633/19 dated 06/12/2019

REASON: To avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site

12. Arboriculture 2

The Access Facilitation Pruning shall be carried out in accordance with the details approved under discharge of condition application P/3633/19 dated 06/12/2019

REASON: To avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site

13. Arboriculture 3

No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any way during the development phase and thereafter within 5 years from completion of development, other than in accordance with the approved plans and particulars.

REASON: To safeguard and enhance the character and amenity of the area

14. Lighting Scheme

The completed schedule of site supervision and monitoring as approved shall be submitted to the LPA within 28 days from completion of development. This condition may only be fully discharged on completion of the development and subject to satisfactory evidence of compliance

REASON: In order to ensure compliance with tree protection and arboricultural supervision details submitted.

15. Sustainable Urban Drainage

Prior to the commencement of seeding of the two grass pitches on the west field, a detailed plan of works to be provided for approval by the Council in writing prior setting out how the SuDS measures and potential alterations to watercourses, e.g. removal of the concrete drainage channel, the retention of permanent ponds within the attenuation lagoons and addition of wetland plants will enhance biodiversity on site.

REASON: To ensure enhancement of biodiversity and help preserve the ecosystem.

16. Landscape Management Plan

A detailed landscape management plan that will set out the measures to be undertaken following the soil re-profiling and SuDS engineering in relation to the seeding and planting works and chosen species and their provenance, including the timing of initial works and the ongoing vegetation management (and any replacements) on a seasonal basis for a period of 5 years, shall be provided for approval by the Council in writing prior to the commencement of seeding of the two grass pitches on the west field. The landscaping proposals should maximise the opportunities to benefit biodiversity, e.g. low-nutrient soil of adequate depth should be used within the areas where wildflowers are to be encouraged.

REASON: To ensure enhancement of biodiversity and help preserve the ecosystem

17. Bat Boxes

The siting of bat boxes which include mixed type (in accordance with the PEAR suggestions) shall be installed, by appropriately experienced individuals in suitable locations at 4 metres plus above ground level in trees situated away from light disturbance within 3 months of the first use of the grass pitches, and shall thereafter be retained

REASON: To ensure enhancement of biodiversity and help preserve the ecosystem.

18. Rugby Pitch Relocation

The relocation of the rugby pitch within Hatch End Playing Fields shall be retained in accordance with the details approved under discharge of condition application P/4255/19 dated 16/01/2020

REASON: To ensure that there is a range of sporting activities available around the area.

19. Ancillary Storage Unit

The ancillary storage unit hereby permitted shall only be used for purposes ancillary to the existing football pitches and not for any other purposes without prior planning consent of the Local Planning Authority

REASON: To safeguard the greenbelt designation and prevent harm to visual amenity.

20. Overspill Car Park

Other than the use of the 3G Artificial Grass Pitch, the development hereby approved shall not be brought into use until the revised car parking provision for the wider site under application P/3959/19 has been approved in writing by the local planning authority and provided and made available for use and thereafter permanently retained.

REASON: To ensure that the transport related impacts of the development are mitigated to an acceptable level.

## **Informatives**

### 1. Planning Policies

The following policies are relevant to this decision:

National Planning Policy Framework (2019) (NPPF)

London Plan (2016): 3.19, 5.13, 6.3, 6.13, 7.4, 7.16, 7.19, 7.21

Draft London Plan (2019) – Intend to Publish Version: S5, G2, G6, G7, SI13, T6, T6.4

Harrow Core Strategy (2012): CS1

Development Management Policies (2013): DM1, DM6, DM10, DM16, DM17, DM20, DM21, DM22, DM42, DM43, DM46, DM47

### 2. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

### 3. Sustainable Urban Drainage

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2018) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.



4. Biodiversity 1

For the lifetime of the development, any external and internal lighting must be of a design and placement to avoid disturbance to bat roosting, foraging or commuting behaviour. Any works that might affect tree, shrub or ground nesting birds to be undertaken outside of the breeding season (March-September inclusive) or to be carried out only if a qualified person has checked for the presence of breeding birds no more than two days before works are due to start. If birds are found to be occupying a nest works should stop until advice has been obtained from a qualified ecologist.

5. Biodiversity 2

Provision of wildflowers for pollinators will have greater real value if there is provision of suitable breeding structures as well, e.g. the construction of sunny, sheer sided banks, and retention of habitat piles beneath the shade of trees. Provision of such features should be incorporated within the Landscape Management Plan.

6. Drainage

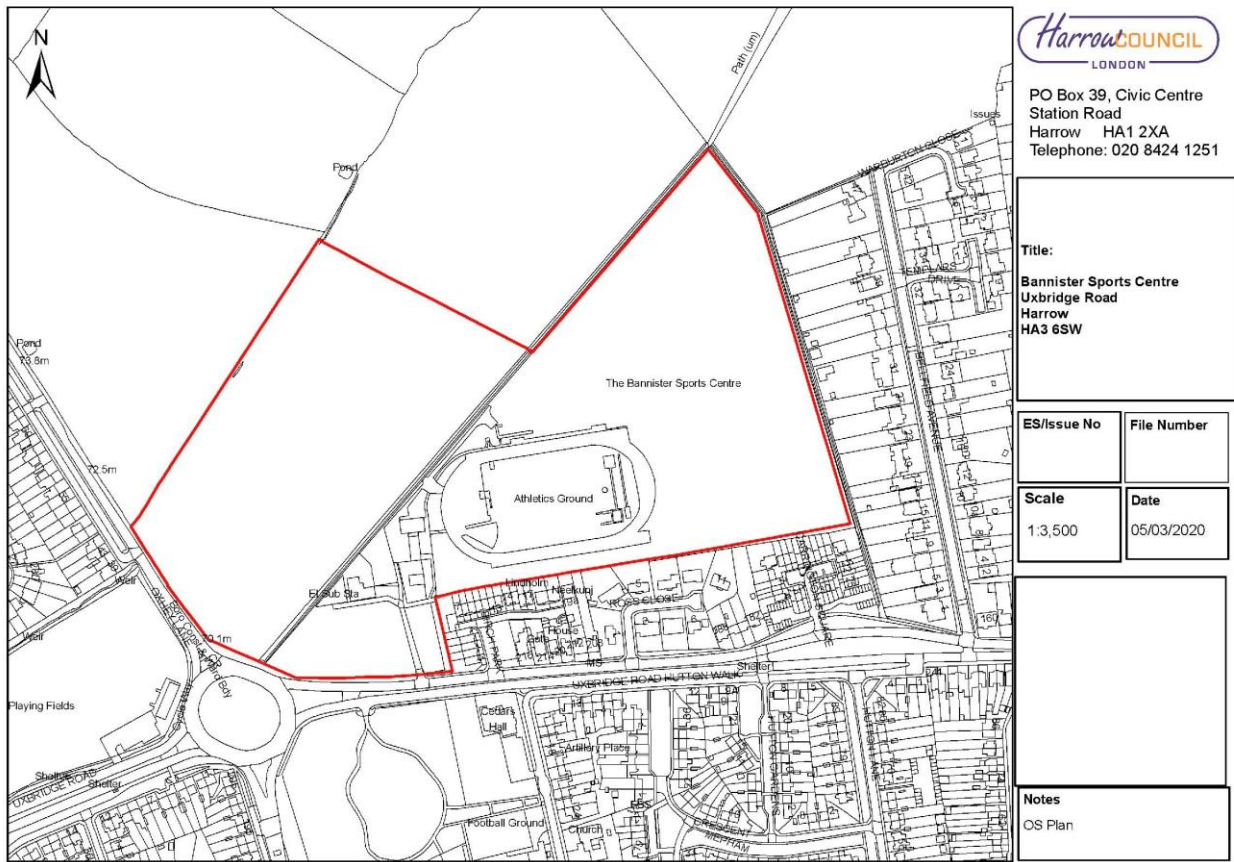
The applicant is advised that the prior written consent of the LB Harrow is required for introduction of water and Under the terms of the Water Resources Act 1991, and Harrow Land Drainage Bylaws, increase in flow or volume of water in any watercourse in the Borough. The applicant should contact the Harrow Infrastructure Team for further information.

Reason: To protect the integrity of the Ordinary Watercourse Corridors and prevent the increased risk of flooding following guidance in the National Planning Policy Framework and Harrow Development Management Policies. The applicant should contact the Harrow Infrastructure Team for further information. The applicant should write to [infrastructure@harrow.gov.uk](mailto:infrastructure@harrow.gov.uk) requesting our consent with a copy of the recording/ dvd of the survey. As long as the existing pipes are in a reasonable condition and the identified repairs are undertaken, our permission for the proposed connections can be granted and the drainage scheme approved. Please note that our consent for the proposed connections (direct / indirect) to an ordinary watercourse is required.

**CHECKED**

Interim Chief Planning Officer	Orla Murphy @ Beverley Kuchar
Corporate Director	Hugh Peart 9/7/2020

## APPENDIX 2: SITE PLAN



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