



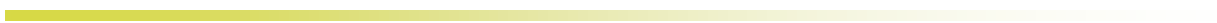
JohnsonMowat
Planning & Development Consultants

PLANNING SUPPORTING STATEMENT

AVANT HOMES

**LAND SOUTH OF HAY GREEN LANE
BIRDWELL
BARNSELY**

**RESERVED MATTERS SUBMISSION FOR THE
RESIDENTIAL DEVELOPMENT OF 114 NO. DWELLINGS
INCLUDING ASSOCIATED WORKS AND PROVISION OF
OPEN SPACE**





Avant Homes
Land South of Hay Green Lane, Birdwell, Barnsley

Planning Supporting Statement

Date: 22 April 2022

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1.0 INTRODUCTION

- 1.1 Johnson Mowat has been instructed by Avant Homes (hereafter referred to as “the Applicant”) to make a reserved matters submission to Barnsley Metropolitan Borough Council (“the Council”) for 114 no. dwellings at Hay Green Lane, Birdwell (“the Site”).
- 1.2 This Planning Supporting Statement (“Supporting Statement”) has been prepared to assist the Council with its consideration of the accompanying drawings and documents. The principle of providing residential development on the Site has already been established through outline planning permission [2020/0577](#).
- 1.3 The Site has been allocated (**HS59** – Land South of Hay Green Lane) for residential development by the Council.
- 1.4 The reserved matter submission seeks approval for the following: -
- “Reserved matter submission (details of scale, external appearance, landscaping and layout) for the erection of 114 no. residential dwellings, associated infrastructure and onsite open space (reserved by outline planning application 2020/0577) at Hay Green lane, Birdwell”***
- 1.5 The Supporting Statement identifies the site location, provides a description of the site, outlines the planning history, sets out the relevant planning policy and concludes with a compliance statement in support of the proposed development.



2.0 LOCATION AND SITE DESCRIPTION

- 2.1 The Site is located to the south of Hay Green Lane and is bounded to the west by the rear access road to properties on the A61 Sheffield Road, Birdwell Recreation Ground and agricultural land to the east and south.
- 2.2 The majority of the Site comprises paddock land (currently grazed by horses) with allotment gardens and some fenced compartments utilised for keeping livestock in the western part of the site.
- 2.3 The Site measures circa. 3.59 hectares which undulates but broadly slopes down from west to east, being c.135m AOD in the north-west corner and 126m AOD at the eastern end of Hay Green Way: at its southern extent the land is c.132m AOD. There are hedgerows along the eastern and part of the southern boundaries of the Site. There are also several trees and hedgerows within the Site. The trees on site are a mix of broadleaved species commonly associated within the area.
- 2.4 The Site is located solely within Flood Zone 1 (lowest risk) according to the Environment Agency (EA) Flood Zone maps for planning. The barn at Hay Green Lane (NHL1315079) is a Grade II Listed Building.
- 2.5 The Site is not located within or partly within any Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and is not likely to significantly affect the notified interest features of such Sites. The Site is not located within or partly within a National Park, Area of Outstanding Natural Beauty or Heritage Coast and is unlikely to impact upon the purposes for which these areas are designated or defined.
- 2.6 A public footpath runs adjacent to the south eastern corner of the Site boundary.
- 2.7 Key facilities close to the Site include Birdwell Primary School, Birdwell Methodist Church, Newsagent / Post Office, Pharmacy, Hairdressers, Public Houses and Parks / Recreational Facilities. The nearest bus stops to the Site are located on Sheffield Road some 400m west of the Site access junction. The nearest train station to the Site is situated at Elsecar on the Elland and Penistone Line. It is located an approximate 20 minute cycling distance from the Site. Trains from Elsecar serve destinations including Barnsley, Leeds, Wakefield, Huddersfield and Sheffield among others.



- 2.8 It is therefore considered that there are a range of local facilities including education, health care and convenience shopping within the area surrounding the proposed development site that would be accessible by a range of modes other than the private car. These facilities will also provide a range of local employment opportunities that are within walking distance of the site as well other commercial uses in the surrounding area.



3.0 PLANNING HISTORY

3.1 The following outline planning application is particularly relevant: -

- 2020/0577 – Residential development of up to 118 dwellings and associated works (Outline with all matters reserved apart from means of access) – Approved – 24 March 2022.

4.0 PROPOSED DEVELOPMENT

- 4.1 The reserved matters submission seeks planning approval for the following proposed development: -

“Reserved matter submission (details of scale, external appearance, landscaping and layout) for the erection of 114 no. residential dwellings, associated infrastructure and onsite open space (reserved by outline planning application 2020/0577) at Hay Green lane, Birdwell”

- 4.2 This reserved matters submission is supported by a Design and Access Statement (D&A) which shows by illustration and text how the development proposals have been formulated, what has influenced the design of the Site and how the various development constraints have been dealt with. The original masterplan and documents submitted to inform the outline planning application have been used to guide and influence this reserved matters submission. The aim of the D&A is to ensure design is integral to the creation of this development.

- 4.3 The D&A provides a position on the following key matters: -

- Site Context Analysis;
- Design Evolution;
- Design Proposal;
- Housing Range; and,
- Design Quality.

- 4.4 The D&A also identifies and has full regard for all relevant opportunities and constraints. These are: -

Opportunities

- To provide new areas of informal open spaces;
- To provide new structural landscaping and planting;
- Respond to the scale, grain and character of the local area;
- Pedestrian link from the south east corner of the site to the adjacent public footpath;
- Improvements to the public footpath;
- Improved access into the recreation ground; and,
- Improved vehicular access into and around the Site.

Constraints

- The relationship to the houses backing onto the Site, and the need to protect their residential amenity;
- To maintain the existing trees and hedgerows as far as possible;
- To consider potential views into and from the Site;
- To provide within the site sustainable urban drainage facilities;
- The Site access positioning;
- Consideration and protection for nearby wildlife sites;
- Setting of Grade II listed barn opposite the junction with Herons Way which is approximately 42m east of the site;
- Public footpath adjacent to the south east corner of site boundary;
- High Voltage overhead electricity pylons; and,
- Mixed urban grain on the northern and eastern site boundaries.

Summary of Development

- Number of Dwellings – 114 no. dwellings
- Dwelling Type – Detached, Semi Detached and Terraced
- Bedroom Range – 2, 3, & 4 bedroom
- Storey Height – 2 storey and 2.5 storey

4.5 The proposals as submitted provide 11 no. affordable dwellings (10%).

4.6 The proposals work with the character of the Site to enable the development to integrate comfortably within its setting. The response to the site characteristics and surrounding context inform the design and layout of development to create an appropriate and distinctive design which responds to adjacent land uses and creates character areas within the development.

4.7 The arrangement of development blocks is shown on the 'Planning Layout'. Residential development is subdivided by open spaces and by the road hierarchy (a mixture of Primary Roads, Secondary Roads and Private Drives). The development is segmented into defined smaller blocks by the primary road network which loops around the Site. These blocks are linked by a road system, and dedicated pedestrian links and will allow the creation of



character throughout the development. The proposed arrangement of the development blocks makes effective use of the Site and gives a sense of place to the scheme.

- 4.8 A network of greens are proposed which respond to the existing features within and around the Site to help knit the scheme into its wider setting, enhance ecological value, create attractive movement corridors around the Site, provide opportunities for informal recreation and create a unique sense of place for the scheme. The green infrastructure network will be multi – functional to create an attractive setting for the residential development.
- 4.9 In summary the Applicant has created a high quality, well designed and sustainable residential scheme.

5.0 PLANNING POLICY

5.1 The duty in Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA) enshrines in statute the primacy of the Development Plan.

5.2 Section 38(6) of the PCPA 2004 states:

“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise.”

5.3 Paragraph 2 of the Framework recognises the provisions of Section 38(6) stating: -

“planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account when preparing the development plan, and is material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements”.

5.4 The correct approach to determining whether a proposal is in compliance with a development plan is uncontroversial: -

- All the relevant policies should be identified;
- An assessment should be made as to whether the proposal complies or not with each of those policies and the weight to be given to these;
- The development plan must be read as a whole;
- It must be recognised that separate policies within the same development plan can pull in different directions; and
- A development can conflict with one individual policy and still comply with the development plan as a whole.

5.5 Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.



- 5.6 The reason for a decision must be intelligible and they must be adequate. They must enable the reader to understand why the matter was decided as it was and what conclusions were reached on the principle important controversial issues, disclosing how any issue of law or fact was resolved¹.
- 5.7 The development plan for this residential development comprises solely of the adopted Barnsley Local Plan (BLP) (January 2019). The BLP covers both the strategic and site specific proposals.

Local Policy

Barnsley Local Plan (January 2019)

- 5.8 The Barnsley Local Plan (BLP) was adopted by Full Council on 3 January 2019. The BLP replaced the Barnsley Core Strategy and Unitary Development Plan.
- 5.9 The BLP, Section 2 Vision and Objectives sets out that to meet its objectives it will enable the delivery of at least 21,546 homes.
- 5.10 Para 5.4 of the BLP sets out the spatial strategy for Barnsley and identifies the main areas of focus for development within Barnsley. Para 5.9 sets out the Settlement Hierarchy and classifies Hoyland (including Birdwell, Blacker Hill, Elsecar, Hemingfield and Jump) as a Principal Town which along with Urban Barnsley should be the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities, and their roles as accessible and vibrant places to live should be enhanced.
- 5.11 The following BLP policies are considered relevant: -
- **Policy SD1** – Presumption in Favour of Sustainable Development;
 - **Policy GD1** – General Development;
 - **Policy LG2** – The Location of Growth;
 - **Policy H1** – The Number of New Homes to be Built;
 - **Policy H2** – The Distribution of New Homes;
 - **Policy H6** – Housing Mix and Efficient Use of Land;

¹ [2017] EWHC 664 (Admin)

- **Policy H7** – Affordable Housing;
- **Policy T3** – New Development and Sustainable Travel;
- **Policy T4** – New Development and Transport Safety;
- **Policy D1** – High Quality Design and Place Making;
- **Policy LC1** – Landscape Character;
- **Policy HE1** – The Historic Environment;
- **Policy GI1** - Green Infrastructure;
- **Policy GS1** – Green Space;
- **Policy GS2** – Green Ways and Public Rights of Way;
- **Policy BIO1** – Biodiversity and Geodiversity;
- **Policy CC1** – Climate Change;
- **Policy CC2** – Sustainable Design and Construction;
- **Policy CC4** - Sustainable Drainage Systems (SuDS); and,
- **Policy RE1** – Low Carbon and Renewable Energy.

Barnsley Developer Contributions SPDs

5.12 The Council have also adopted a series of lower order planning documents known as Supplementary Planning Documents (SPD's). These are:

- Financial Contributions for School Places;
- Sustainable Travel;
- Affordable Housing; and,
- Open Space Provision on New Housing Developments

5.13 The overarching Developer Contribution SPD informs (at Para. 4.2) that where contributions are required for school places or sustainable travel, these will take precedence.

National Policy

5.14 National policy is a factor that is required, as a matter of law, to be taken into account. The Government's National Planning Policy Framework (the Framework) now forms the relevant policy guidance at the national level for the determination of all planning applications; this is especially so where the local development plan is either silent, absent or out of date. The Framework is a material consideration which must be taken into account in all planning decisions. The Framework was adopted on 27 March 2012 and subsequently revised. The most up to date version is the 20 July 2021. The Framework is a significant material consideration.

5.15 Para 2 of the advice states:-

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.”

5.16 Para 10 sets out that the heart of the framework is a presumption in favour of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Para. 11 of the Framework identifies how this presumption is to be applied in making decisions on individual applications stating:-

“For decision-taking this means:

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 this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or



ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 5.17 There are three objectives (Para 8) of sustainable development comprising the **economic**, **social** and **environmental** roles.
- 5.18 Beyond Chapter 4 of the Framework there are 13 topic areas (as well as Annex 1 and 2) which form the Framework document; those topic areas considered of relevance (as set out in the formal pre-application response) to this planning application are set out below.
- **Chapter 4:** Decision Making;
 - **Chapter 5:** Delivering a Sufficient Supply of Homes;
 - **Chapter 6:** Building a Strong, Competitive Economy;
 - **Chapter 8:** Promoting healthy and safe communities;
 - **Chapter 9:** Promoting Sustainable Transport;
 - **Chapter 11:** Making Effective Use of Land;
 - **Chapter 12:** Achieving Well Designed Places;
 - **Chapter 14:** Meeting the challenge of climate change, flooding and coastal change;
 - **Chapter 15:** Conserving and enhancing the natural environment; and,
 - **Chapter 16:** Conserving and enhancing the historic environment.

Planning Practice Guidance (PPG) (2014)

- 5.19 The Planning Practice Guidance (PPG) provide more detailed guidance to support the provision of the Framework and the policies included.

6.0 PROPOSED DEVELOPMENT AND COMPLIANCE WITH OUTLINE CONSENT

6.1 Paragraph 126 of the Framework is very clear that: -

“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. Being clear about design expectations, and how these will be tested, is essential for achieving this...”

6.2 Paragraph 128 of the Framework is also clear that: -

“Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design.

6.3 In this context this section of the Planning Supporting Statement provides an assessment of the design rationale and how this sits with within the framework of the approved outline consent, D&A and policies at both a national and local level.

Principle of Development

6.4 The Site is allocated (HS59) for housing in the adopted BLP. The principle of residential development is therefore considered acceptable.

6.5 The Site already benefits from an extant outline planning permission (2020/0577)), in this context the principle of residential development has been established. Hoyland (including Birdwell, Blacker Hill, Elsecar, Hemingfield and Jump) is a Principal Town which along with Urban Barnsley is the main local focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities, and their roles as accessible and vibrant places to live should be enhanced; in this context the development of this Site is supported by Policies SD1, GD1, LG2, H1 AND H2 of the BLP.

Housing Mix

6.6 Policy H6 of the BLP relates to housing mix and the efficient use of land. The policy seeks an appropriate mix of house type, size and tenure together with a density of 40 dwellings

per hectare in Urban Barnsley and Principal Towns. The policy does support lower densities where they are necessary for character and appearance, need, viability or sustainable design.

- 6.7 Of the 114 no. dwellings proposed, 11 no. (10%) are proposed as affordable housing. Seven of these dwellings are 2 no. bedroom properties; the remaining dwellings are 3 bedroom properties. The density as shown on the Planning Layout is 31.7 dwellings per hectare.
- 6.8 The proposed schedule of accommodation is set out in Table 6.1 below.

Table 6.1: Schedule of Accommodation

No. of Bedrooms	Market No.	Market %	Affordable No.	Affordable %	Overall No.	Overall %
1bed	0	0%	0	0%	0	0%
2 bed	33	29%	7	6%	40	35%
3 bed	40	35%	4	4%	44	39%
4 bed	30	26%	0	0%	30	26%
5 bed	0	0%	0	0%	0	0%
Total	103	90%	11	10%	114	100%

- 6.9 The proposals seek to balance the local housing mix through the provision of family housing which will also meet demand in the local area. Birdwell MSOA (E02001536) has a considered lower proportion of 3 no. bedroom properties (7%), than the Barnsley average. As is demonstrated the proposals deliver a higher proportion of 2 and 3 bed homes; this aligns with the aspirations the BLP and will ensure that first time buyers and young families are 1) gain access to the housing ladder and 2) gain access to larger more practicable homes respectively.
- 6.10 The Planning Layout identifies the proposed affordable housing which are considered to be distributed across the site. The affordable dwellings are provided as semi-detached or terraced properties of which there are comparable market dwellings throughout the scheme; the affordable provision is therefore indistinguishable. The scheme complies with both Policies H6 and H7 of the BLP.

Design and Sustainability

6.11 BLP Policy D1 – High Quality Design and Place Making states: -

Design Principles:

- *Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:*
- *Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;*
- *Views and vistas to key buildings, landmarks, skylines and gateways; and*
- *Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.*

Through its layout and design development should:

- *Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- *Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- *Provide clear and obvious connections to the surrounding street and pedestrian network;*
- *Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- *Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*
- *Create clear distinctions between public and private spaces;*
- *Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high quality materials;*

- *Include a comprehensive and high quality scheme for hard and soft landscaping; and Provide high quality public realm.*

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

- 6.12 The design rationale is located within the D&A with further full details also set out in the Planning Layout. The scheme proposes a good mix of detached, semi-detached and terraced properties that would deliver choice and meet local needs within this area of Barnsley.
- 6.13 Well-designed places have individual characteristics which work together to create physical character. The ten-characteristics set out in the National Design Guide help to **1)** nurture and sustain a sense of community **2)** work to positively address environmental issues affecting climate and contribute towards the cross-cutting themes for good design set out in the Framework.
- 6.14 Chapter 6 of the Design and Access Statement addresses each of the characteristics in turn and demonstrates how this development can be carried out in accordance with good design principles which have assisted in improving the quality of the development and creating greater certainty for all about the desired outcomes. Overall, this should assist in streamlining the decision-making process and enable the development to be delivered Overall design principles and how these have been met have been considered in the supporting D&A. However, in the interests of clarity it is pertinent to summaries some of these principles below: -
- On the basis that no one architectural style is prevalent the development proposals for this Site are inspired by the use of materials and proportionality rather than any architectural period. The existing area is low density and has a very green feel which is respected as part of the development proposals. Density is low and adequate space is provided to all existing landscape features. This approach aligns with the provisions of **BLP Policy D1**.
 - The position and orientation of the dwellings within the scheme generate activity and engagement between the buildings and related outdoor space. This approach aligns with the provisions of **BLP Policy D1**.



- The quantum of development has been based upon the creation of an informed scheme which considers all specialist technical requirements, including ecology, highways and visual impact. This approach aligns with the provisions of **BLP Policy D1**.
- The scheme is designed to reduce the effect on the setting of the listed barn. Further it has been designed to have regard for archaeological and historic features identified by Prospect Archaeology. This approach aligns with the provisions of **BLP Policy HE1** which seeks to positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment
- The proposals provide a wide range of house types with the provision of 2, 3 and 4 bedroom dwellings, reflecting the aspirations of the **BLP Policy H6**.
- Destinations within the Site provide opportunities for people to meet, share experiences and come together as a community. This approach aligns with the provisions of **BLP Policy D1**.
- The scheme is designed to encourage cycling as an alternative mode of travel to work by implementing a number of initiatives, including the provision of cycle storage for resident. This approach aligns with the provisions of **BLP Policy T3** which amongst other initiatives expects new residential developments to be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists;
- A permeable and legible network of streets pedestrian links and open space can be achieved, providing easy and direct access to existing services and facilities within the wider locality. This approach aligns with the provisions of **BLP Policy T4** which requires new residential developments to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.
- Dwellings are served directly from the different street types in a variety of forms with the provision of integral garages and side driveways / detached garages, front



parking spaces and rear parking courts. This approach aligns with the provisions of **BLP Policy D1**.

- The scheme seeks to clearly define the boundaries for private, shared and public spaces, making it more likely that occupants will use, value and take ownership of them. The scheme a number of open space areas. The open spaces and play areas are visible and easy to get to, so they feel accessible to their intended users. They are also flexible so can be used for a variety of activities.

These areas provide opportunities for formal and informal play, exercise and rest that are accessible to all. Further they provide opportunities for ecological and biodiversity enhancements. This approach aligns with the provisions of **BLP Policies GS1 & BIO1** which see valuable I providing a range of areas for amenity, recreation, wildlife or biodiversity (e.g., village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks.

- Provision is made for a sustainable approach to surface water drainage. This approach aligns with the provisions of **BLP Policy CC4** which expects All major development to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate.
- Areas of open space are accessible and are considered to be social spaces providing opportunities for comfort, relaxation and stimulation for all, regardless of the type or tenure of the homes being proposed as part of the application. Its position ensures it is accessible for all and the link to the wider pedestrian routes ensures these spaces are usable for the wider community and not just the residents of this development. This approach aligns with the provisions of **BLP Policy GI1** which supports the provision of environments where people want to live, work, learn, play, visit and invest;
- The development and the design of the homes have evolved so that they are able to be adapted to the future needs of the residents. This includes adequate private amenity space to allow extensions if required and the ability to incorporate electric vehicle charging, the ability to work from home etc.



Material selections make use of local sourced materials where possible and seek the use of local tradespeople and skilled persons for their inclusion within the scheme. The proposed materials meet all current regulations and statutory standards, whilst identifying with local materials and characteristics to help to tie the proposals to their immediate context.

The scheme will be designed to current building regulations which ensure the homes will be efficient and cost effective to run. The Applicant works on a fabric first approach of; high performance glazing, the use of Hi-Therm Lintels and a reduced air pressure test figure. This approach aligns with the provisions of **BLP Policy CC2 & RE1** which expects residential development to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable and also achieve the appropriate carbon compliance targets as defined in the Building Regulations.

- 6.15 Having regard for the bullets above and the submissions documents as a whole the proposals address provisions as set out in BLP Policy D1. Further the development proposals also comply with policy provisions as set out in the BLP Policies identified in Para. 5.11 above. In this context there are no practicable or technical reasons as to why the Site cannot deliver a range of much needed market and affordable dwellings.



7.0 SUMMARY AND CONCLUSIONS

- 7.1 The principle of residential development at the Site has been established through an outline consent, therefore the need for the works proposed is considered acceptable.
- 7.2 Sections 4 and 6 of this Supporting Statement and the accompanying D&A sets out how the detailed design for the proposed development has been brought forward within the framework of the outline consent and the previously submitted D&A.
- 7.3 The proposed development facilitates the continued growth and delivery of Birdwell, the Applicant therefore respectfully requests that the submission is progressed to determination and approved accordingly.