

Planning, Design and Access Statement for the Change of Use of a retail unit (Class E) to a Hot Food Takeaway (Sui Generis), installation of extraction and ventilation equipment and external alterations.

6B Market Street, Hoyland, Barnsley, South Yorkshire, S74 9QR.

On behalf of Domino's Pizza UK & Ireland

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1. Introduction

- 1.1. This Planning, Design and Access Statement has been prepared by Pegasus Group on behalf of Domino's Pizza UK & Ireland for the change of use of 6b Market Street, Hoyland from a retail unit (Class E) to hot food takeaway (Sui Generis), installation of extraction and ventilation equipment and minor external alterations.
- 1.2. This statement sets out justification for the change of use of the ground floor, outlining the site's context, planning history, and relevant planning policies.
- 1.3. It will then outline the implications of the proposed development in relation to its principle of development, impact on amenity, highways, design and access.
- 1.4. This statement should be read in conjunction with the full planning application including the full set of plans prepared by Simons Design.

2. Site Description

- 2.1. The site comprises a vacant retail unit (Class E), having most recently been occupied as a food retail store which ceased trading in circa 2021. It is a two-storey brick building with a 250 sqm retail unit on the ground floor and ancillary storage on the upper floor which extends to 60 sqm. The first floor was sealed off following the construction of the building in 2016.
- 2.2. The site is located within the Secondary Shopping Frontage of Hoyland District Centre as defined in the Barnsley Local Plan (2019). Hoyland is categorised as a Principal Town Centre in the Barnsley district, the centre provides a variety of commercial, and service uses including retail stores, banks, barbers, public houses and hot food takeaways.
- 2.3. The relevant retail frontage comprises the application site and, no. 4 Market Street, immediately to the south of the site which is also vacant and two-storeys in height having previously been occupied as a public house (sui generis) at ground floor level with a barbers (Class E) above.
- 2.4. The closest hot food takeaway is 'Chicken Stop' approximately 25 metres north of the site at 12 Market Street. The nearest residential properties are located on the upper floors of these premises.
- 2.5. On-street parking and stopping directly outside the site on Market Street is restricted via double yellow lines, however there is an area of hard standing ground at the rear of the site (accessed between no. 14 and 16 Market Street) which provides 3 no. vehicle parking spaces solely for the site. If required there is also further public parking available directly opposite the site at Market Street Car Park and to the west of the site accessed via Duke Street.
- 2.6. The site is not statutory listed or located in a Conservation Area.
- 2.7. The site is located in Flood Zone 1, the area with the lowest probability of flooding.

3. The Proposal

Change of Use

- 3.1. This Planning Statement supports a Planning Application for the change of use of 6b Market Street from a retail store (Class E) to Hot Food Takeaway (Sui Generis), installation of extraction and ventilation equipment and minor external alterations. The unit will operate as a pizza takeaway once all necessary planning consents are in place.
- 3.2. The hot food takeaway will open 11am to 11pm daily and will generate a number of part time and full time jobs for local residents.
- 3.3. The site will exclusively operate a takeaway service via collections and deliveries, however, given the site's District Centre location, some ancillary seating (approximately 18 no. covers) has been proposed to enable customers to wait to collect their orders and to provide an option for consumption on the premises.
- 3.4. Access to the first floor will be reinstated through a new staircase, accessed from Market Street. Other internal alterations include the introduction of partition walls to create the required wash-up, storage and wash-up areas required to accommodate the hot food takeaway use.
- 3.5. Two refuse bins will be provided at the rear providing separate provision for general waste and recyclables.

Extraction and Ventilation Equipment

- 3.6. To facilitate the proposals, extraction and ventilation equipment will be installed. Technical specifications can be found in the Annex B document submitted in support of this application.
- 3.7. An oven extract system will be installed which will travel from internally mounted oven hoods, above the suspended ceiling penetrating the flat roof at the rear and rising vertically to 1m above roof height where it will terminate in a jet cowl. It will be fitted with an effective odour neutralising system to ensure odours can be treated and dispersed effectively.
- 3.8. A fresh air intake system is also proposed incorporating a mushroom cowl on the flat roof at the rear to enable fresh air to enter all rooms in the store and will be fitted with a silencer and on anti-vibration mounts to minimise noise transmission.
- 3.9. Cold room and air conditioning condensers will be installed on the side elevation to the of the unit and fixed on anti-vibration mounts to further minimise noise transmission.

External Alterations

- 3.10. Minor shop front alterations are proposed to facilitate the use of the unit as a hot food takeaway and will primarily retain its existing appearance. Alterations on the primary elevation will extend to the repainting of the existing entrance door and shopfront in RAL 7043 (traffic grey).



- 3.11. A section of the existing shopfront to the south will be blocked up and rendered to provide a new entrance door that will provide access to the first floor.
- 3.12. New roller shutters are to be installed finished in RAL 7043.
- 3.13. A new steel-clad timber fire exit door will be installed at the rear elevation to provide access to the back of house area and the roof on the passageway is to be raised to accommodate a new internal staircase to provide access to the fire exit door leading to the parking area.
- 3.14. The 3 no. parking spaces at the rear of the site will be retained, these are accessible from the passage approximately 30 metres north of the site adjacent to the Chicken Stop Hot Food Takeaway and will be for the sole use of staff and delivery drivers.
- 3.15. A signage zone has been outlined on the primary elevation; further details will be subject to approval of a separate advertisement consent application.

4. Planning History

- 4.1. There is limited planning history for the site on the Council's website, however some of relevance is outlined below:
- 4.2. **Application Reference 2015/1287** was approved in December 2015 for the demolition of a former cinema and replacement A1 convenience retail unit with three parking spaces at 6b Market Street, Hoyland, Barnsley. It was subject to 9 no. conditions which includes restrictions on opening hours and deliveries as outlined below.
- 4.3. Condition 4 states that *"The use hereby permitted shall be carried on only between the hours of 07:00 hrs to 23:00 hrs Mondays to Sundays."*
- 4.4. Condition 6 states that *"Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays."*
- 4.5. **Application Reference 2015/1323** considered that prior approval was not required for the demolition of 6b Market Street in December 2015.

Other Applications of Relevance

- 4.6. **Application Reference 2022/O296** was approved in July 2022 for the change of use of the ground floor to a hot food takeaway at 20 Towngate, Mapplewell, Barnsley, S75 6AT. The officer report outlines that hot food takeaways within designated centres are considered acceptable in principle.
- 4.7. **Application Reference 2022/O216** was approved in January 2022 for the change of use of no. 10 Market Street from a betting office to hot food takeaway, no. 10b from residential premises to storage and staff facilities for the hot food takeaway and installation of associated flue extract/ventilation system at rear.

5. Planning Policy

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. The adopted Development Plan for Barnsley Council comprises the Barnsley Local Plan, adopted in 2019.
- 5.3. Material considerations include the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents produced by the Local Planning Authority.

The Development Plan

- 5.4. The Development Plan for the site comprises the Barnsley Local Plan, adopted 2019 and outlines that the site is located within Secondary frontage of Hoyland District Centre placing it in an 'in centre' location in planning policy terms.

Barnsley Local Plan (2019)

- 5.5. **Policy GD1** outlines principles regarding General Development it states that development will only be approved if there will be no significant adverse effect on surrounding living conditions and residential amenity. It must also be compatible with neighbouring land uses.
- 5.6. **Policy LG2** outlines the settlement hierarchy and suitable locations for growth, Hoyland is outlined as a Principal Town within the Barnsley district.
- 5.7. **Policy TC1** regards Town Centres it outlines Hoyland as a District Centre which has an important role in serving localised catchments and meeting local needs. Town centre uses and retail developments will be directed towards District Centres and should be of an appropriate scale, role, function and character to the centre.
- 5.8. **Policy TC2** regards Primary and Secondary Shopping Frontages, any proposals for Class A1-A5 uses (now Class E/sui generis) will be allowed in Primary and Secondary Shopping Frontages in District Centres provided that Primary Shopping Frontages retain primarily Class A1 retail uses.
- 5.9. **Policy BTC1** states that *"planning permission will be granted for pubs, clubs, restaurants, cafes and night time entertainment uses in the town centre provided they:*
 - *Add to the range and diversity of uses on offer and increase customer choice;*
 - *Do not harm amenity or give rise to increased, noise, disturbance or antisocial behaviour;*
 - *Can be adequately accessed, serviced and ventilated; and*
 - *Are designed with public safety, crime prevention and the reduction of anti-social behaviour in mind."*

- 5.10. **Policy T3** regards New Development and Sustainable Travel, new development must be designed to reduce the need to travel and providing at least the minimum levels of parking. If these cannot be provided the developer must contribute towards off-site parking. There are no specific parking standards outlined for hot food takeaways.
- 5.11. **Policy D1** outlines High Quality Design and Place Making Principles, any development should respect, take advantage of and reinforce distinctive local characteristics and features of Barnsley. A development's layout and design must also contribute to place making to ensure accessible and sustainable environments are created.
- 5.12. **Policy POLL1** regards pollution control and protection, it states that *"Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people."*

National Planning Policy

National Planning Policy Framework (NPPF) (2023)

- 5.13. The National Planning Policy Framework (NPPF) was updated in December 2023 to outline the Government's planning policies to ensure sustainable development can be achieved.
- 5.14. The key objective of the NPPF is to achieve sustainable development, **Paragraph 8** confirms that there are three overarching objectives which must be pursued, namely economic, social and environmental. The economic role should contribute to sustainable development by building a strong, responsive and a competitive economy to ensure that the sufficient amount of and right type of development is achieved to support growth.
- 5.15. **Paragraph 11** confirms that a presumption in favour of sustainable development is at the core of the NPPF, for planning applications this means proposals for development that comply with the relevant Development Plan should be approved without delay.
- 5.16. **Paragraph 38** of the NPPF confirms that local planning authorities should approach decisions on proposed developments in a positive and creative way to ensure that applications for sustainable development are approved where possible.
- 5.17. **Paragraph 85** states that *"significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development"*.
- 5.18. **Paragraph 90** relates to the vitality of town centres, confirming that policies and decisions should *"support the role that town centres play at the heart of local communities."*
- 5.19. **Paragraph 115** states that *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*
- 5.20. In summary the NPPF confirms the primary objective of development management is to deliver sustainable development and not to hinder or prevent it. A local authority must take a positive approach to decision making, looking for solutions rather than problems to enable applications to be approved wherever possible.

Material Considerations

Hot Food Takeaways Supplementary Planning Document (SPD) (2019)

- 5.21. The SPD states that no more than one Class A5 (now Sui Generis) hot food takeaway should be approved in each length of frontage to avoid the clustering of such uses.
- 5.22. It also reinforces the objectives of Policy POLL1 to ensure nearby living conditions are protected and potential adverse impacts are minimised. To further minimise the risk of amenity impacts, hot food takeaways should be directed towards defined shopping centres and must respect the surrounding character and commercial nature of the area.
- 5.23. Extraction and ventilation equipment must be designed to minimise potential noise and odour impacts for neighbouring properties. Similarly, any proposed hot food takeaway sharing a party wall with a residential property should not be approved.
- 5.24. Opening hours for a new hot food takeaway should be specified and where necessary, especially in designated centres, opening hours should be restricted via condition to 11/11.30pm.

Hot Food Takeaways Planning Advice Note (2019)

- 5.25. In addition to the SPD the Hot Food Takeaway Advice Note outlines 4 considerations that must be addressed for all new hot food takeaway developments in Barnsley:
1. **Over Proliferation** – Consideration will be given to the number of hot food takeaways present in each ward. The greater the number of takeaways within a ward the more likely it therefore is that proposals will result in over proliferation.
 2. **Proximity to Schools** – Outside district or local centres proposals must be more than 400m from a secondary school or advanced learning centre.
 3. **Location where there are high levels of obesity** – Consideration will be given to the levels of excess weight in 10–11 year old pupils. Proposals for hot food takeaways in wards with more than 32% of 10–11 year old pupils being classed as having excess weight will be in conflict with the NPPF and be refused.
 4. **Health Impact Assessment** – Applications for A5 uses will be required to include a Health Impact Assessment (HIA).

Parking Supplementary Planning Document (2019)

- 5.26. The parking SPD outlines relevant minimum parking guidelines for retail, commercial and residential developments in Barnsley in support of Policy T3 of the Local Plan.
- 5.27. It outlines standards for both vehicle and cycle parking within different urban boundaries. There are no specific requirements outlined for hot food takeaways (sui generis) and therefore parking standards for hot food takeaways are up to the discretion of the local planning authority.



- 5.28. It outlines that some flexibility to parking standards can be applied to developments in town centre locations given their likelihood to be in a more accessible location in proximity to public transport connections.

6. Planning Assessment

- 6.1. The Assessment section will outline justification for the proposed change of use, installation of extraction and ventilation equipment and the minor external alterations when considered against relevant planning policies and material considerations.
- 6.2. The key issues will be discussed in turn as follows:
- Principle of Development;
 - Residential Amenity; and
 - Highways and Parking.

Principle of Development

- 6.3. The site is located within the defined district centre of Hoyland and its associated Secondary retail frontage as defined in policy TC1 of the Local Plan. As such the site is within an 'in-centre' location in retail planning policy terms.
- 6.4. Given Hoyland is defined as a Principal Town in the settlement hierarchy outlined in Policy LG2, retail and main town centre uses are considered appropriate in this location as confirmed in application 2022/0216 whereby the change of use of 10b Market Street was approved in Hoyland District Centre. Policy TC2 also confirms that non-retail uses like hot food takeaways are considered appropriate in Secondary Shopping Frontages within designated district centres. Therefore, the site is in an appropriate location for a new hot food takeaway use to be introduced.
- 6.5. The lawful use of the site is Class E as approved in application 2015/1287 which approved the erection of a new retail unit in place of a former cinema. It has since operated as a discounted frozen food store which ceased trading in 2021
- 6.6. Given the site has a lawful Class E use it is provided with a fallback position in which it could operate a variety of non-retail uses without planning permission being required, this includes operations such as restaurant or café which have potential to generate noise and odours greater than the proposed hot food takeaway use without being regulated by the local planning authority.
- 6.7. There is no further guidance or planning policies that restricts the loss of non-class E uses within District Centres, further demonstrating that introducing a non-class E use within the Secondary Frontage of Hoyland District Centre is acceptable.
- 6.8. The site has been vacant for a significant period of time, having ceased trading as a frozen food store (Class E) in circa 2021, therefore reintroducing an active use into the building will improve choice and footfall along Market Street, benefitting the local economy and improving the vitality and viability of the District Centre in accordance with Policy BTC1.
- 6.9. The introduction of hot food takeaways is restricted via the hot food takeaway SPD which outlines a variety of criteria that a site must be compliant with for development to be considered appropriate by the local authority.

- 6.10. The change of use of the application site is in accordance with the relevant criteria as the change of use will not result in the overconcentration or clustering of hot food takeaways by virtue of it being the only one located in the relevant frontage (which comprises the site and no. 6 Market Street subsequent to the street being broken up by alleyways). The nearest takeaway is located to the north of the site, at 12 Market Street, and there are no other existing takeaways within 50 metres of the site.
- 6.11. The proposals have incorporated extraction and ventilation equipment and refuse storage to ensure potential pollution sources are controlled in accordance with POLL1 and the hot food takeaway SPD. This is discussed further below.
- 6.12. The hot food takeaway advice note goes beyond the SPD to outline further restrictions on the development of hot food takeaways. The site is again considered to be compliant with all 4 no. criteria outlined in the advice note.
- 6.13. In accordance with criteria 1 the Hoyland Milton Ward is not considered to have an overconcentration of hot food takeaways by virtue of it having 19 no. outlets and a population of 11,852. This is not the highest proportion in Barnsley, with other wards such as Central or Dearne North having a greater per population proportion of hot food takeaways. Therefore, introducing a further hot food takeaway will not result in the overconcentration of takeaway uses.
- 6.14. The site is also located within a District Centre, therefore the site's proximity to Secondary Schools is not of relevance to the application site in accordance with Criteria 2 of the Advice Note.
- 6.15. The Hoyland Milton Ward, in which the site is located, is also not in conflict with criteria 3 by virtue of it only having 27.5% of 10–11 year olds classed as having excess weight. This is well below the 32% threshold outlined in the advice note and confirmed by the Planning Policy Team via email in July 2024; This further demonstrates the suitability of a hot food takeaway in this location.
- 6.16. A health impact assessment has also been prepared by Pegasus Group in compliance with criteria 4 to demonstrate that introducing a hot food takeaway will not be detrimental to the health of the surrounding community.
- 6.17. Given the above, in principle, a change of use for a hot food takeaway is appropriate and in accordance with all relevant planning policies.

Residential Amenity

- 6.18. The closest residential receptors are located on the upper floors of adjacent premises. Policy BTC1 and POLL1 aim to ensure developments will not give rise to unacceptable amenity impacts relating to noise, odour or general disturbance. As such good design and the use of abatement measures are essential to ensure amenity can be protected and potential negative impacts can be minimised.
- 6.19. The proposed fresh air intake system will provide fresh air to all rooms and will be taken through the flat roof at the rear terminating in a mushroom cowl. It will be fitted on anti-vibration mounts and fitted with silencers to minimise noise impacts.



- 6.20. The oven extract system will be taken through the flat roof at the rear and will terminate 1m above the roof line, it will also be fitted with an odour neutralising system including Carbon filters to help treat and disperse of odours effectively. Silencers and anti vibration mounts will also be used throughout the system, in accordance with the mitigation measures recommended in the Noise Impact Assessment by Philip Acoustics.
- 6.21. New air conditioning and cold room compressors will be installed on the rear elevation to facilitate Domino's operations, again these will be fitted on anti-vibration mounts to minimise noise transmission.
- 6.22. The application is submitted with a Noise Impact Assessment which has been prepared to establish the potential noise impacts arising from the proposed extract and ventilation equipment. The report sets out recommended mitigation measures which will be implemented within the system and will ensure that there is no harm from noise associated with the operation of the equipment.
- 6.23. Pizza takeaways, by virtue of their operations. do not undertake deep fat frying or other highly aromatic processes instead exclusively using oven baking. Therefore, odours emitted are relatively low and controlled compared to other hot food takeaway operators. Notwithstanding this, the proposed odour management system includes carbon filters and ESP to help minimise odours and ensure Domino's remains unimpactful on surrounding residential amenity.
- 6.24. There are existing compressors installed at the site and further plant equipment is evident in the surrounding area including at the B&M retail store opposite the site and at Hoyland Medical Centre on High Croft. Demonstrating that the insertion of plant equipment within the district centre is acceptable and amenity impacts can be managed.
- 6.25. As mentioned above, the application site lies within an area mixed use in nature that has a variety of operating hours. For example, Chicken Stop at 12 Market Street opens 4pm to 10.30pm daily, Desi Masala at 14 High Street opens 5.30pm to 10pm daily and the Beggar and Gentleman Public House opposite the site opens 11am to 11pm daily. As such the proposed opening hours of 11am to 11pm are considered appropriate and in line with the existing level of activity in the surrounding area.
- 6.26. By virtue of the proposed development not extending beyond the existing curtilage of the site, it will not generate any overbearing or overshadowing impacts on surrounding residential or commercial properties.
- 6.27. The proposed increase in the roof height does not have potential to cause greater overshadowing on neighbouring properties by virtue of its orientation and distance from the nearest habitable rooms.
- 6.28. The above has demonstrated that the proposed change of use and installation of plant equipment will not result in unacceptable residential amenity impacts.

Highways and Parking

- 6.29. By virtue of the site being located within the secondary frontage of Hoyland District Centre, it is in a highly accessible and sustainable location with excellent pedestrian, vehicle and public transport links.



- 6.30. There are bus stops approximately 45 metres north of the site and 50 metres to the south on High Street, these provide regular services to Barnsley, Sheffield and Evesham. As such the site is considered to be within a highly sustainable location in accordance with Policy T3.
- 6.31. The site has an existing 3 no. parking spaces at the rear of the site as approved in application 2015/1287. This is suitable to accommodate parking demand from staff and delivery drivers in accordance with policy T3 given specific parking standards are not outlined for hot food takeaways.
- 6.32. Further parking when required is available in public car parks both opposite the site at Market Street Car Park and to the west on Duke Street. This will accommodate demand for parking from customers, staff and delivery drivers.
- 6.33. As mentioned above, the site has a fallback position in which it can operate a variety of other uses such as a restaurant, café or shop which have potential to generate traffic and parking demand over and above the proposed hot food takeaway use, further demonstrating the suitability of this location for a new hot food takeaway use.
- 6.34. It is expected that a high proportion of staff will access the site via public transport or on foot. Furthermore, customers collecting orders are able to access the site on foot from the surrounding residential area or as part of a linked trip to the district centre lowering the demand for parking and further evidencing its sustainable location.
- 6.35. In summary, it is considered that the existing level of parking is sufficient and will not result in an exacerbation of highway safety issues in the surrounding District Centre.

7. Design and Access

Design

- 7.1. The minor external alterations to both the front and rear of the site are essential to enable the takeaway to operate efficiently and remain in keeping with both the commercial nature of the host building and surrounding Shopping Centre.
- 7.2. No extensions or additional floorspace is proposed, therefore there is no greater risk of overlooking or loss of light to the surrounding commercial and residential properties.
- 7.3. Signage will be subject to a separate Advertisement Consent application and will be focused upon the signage zones illustrated on the Proposed Elevations.
- 7.4. The existing shopfront and entrance door will be retained and repainted in RAL 7043 (traffic grey) to remain in keeping with Domino's standard branding, enabling the retention of the primary appearance of the building. The insertion of a further entrance door to the south of the primary elevation will provide access to the upper floor, respecting the existing proportions of the primary elevation while introducing independent access to the first floor.
- 7.5. The introduction of compressors, an extract system and fresh air intake will not detract from the appearance of the building or its surroundings. Instead, it should enable the unit to operate effectively, minimising the emission of noise and odours which can have potential to negatively impact residential properties. They will also reflect the existing plant equipment installed at the site, reinforcing its commercial use.
- 7.6. Overall, the proposed external alterations are of a good design and will retain the primary appearance of the building in accordance with policy D1.

Access

- 7.7. The existing level access to the front and rear elevation will be retained which will enable customers and staff to directly enter the site. A new entrance door on the primary elevation will be installed providing access to the first floor as well as a new fire exit door to the rear providing improved access to the back of house area.
- 7.8. The introduction of the staircase at the rear providing access to the storage area will improve movement through the unit and improve emergency access and egress arrangements.
- 7.9. The existing 3 no. parking spaces at the rear of the store will be retained to be used by staff and delivery drivers. Further parking is available at the public carparks both immediately opposite and to the rear of the site which can be used by customers collecting orders when required. Therefore, the existing parking arrangements are considered sufficient to accommodate the proposed hot food takeaway use in accordance with Policy T3, especially as no specific minimum parking requirements are outlined for hot food takeaways.
- 7.10. The site is also accessible via public transport, placing it in a highly sustainable location. There are bus stops approximately 45 metres north and south of the site providing regular services to Barnsley and Sheffield.



- 7.11. As such there are no access implications associated with the proposed development enabling the unit to remain accessible for both pedestrians and vehicles.

8. Conclusion

- 8.1. This Statement has been prepared in support of a planning application for the change of use of 6b Market Street from a retail use (Class E) to a Hot Food Takeaway (sui generis), installation of extraction and ventilation equipment and external alterations.
- 8.2. The site is located within the District Centre of Hoyland, placing it in a highly suitable location which has been demonstrated to be a preferred location for the introduction of new main town centre uses such as a hot food takeaways in accordance with Policies TC1 and TC2 of the Local Plan as well as the Hot Food Takeaway SPD and Advice Note.
- 8.3. The development will reintroduce an active use in the vacant unit, providing an active frontage and improving footfall in the District Centre, benefitting its vitality and viability.
- 8.4. The change of use will also protect residential amenity in relation to noise, odour and general disturbance, the site also has access to a sufficient volume of parking to ensure highway and pedestrian safety is protected.
- 8.5. It is for all the reasons outlined within this statement that planning permission should be granted.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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