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File: 12P0418_Council%20Screening%20Opinion.pdf

Title:

Author:

Subject:

Keywords:

Created: 21/07/2014 13:00:19

Modified:

Application:

Advanced

PDF Producer:

PDF Version: 1.4 (Acrobat 5.x)

File Size: 1.27 MB (1,328,135 Bytes)

Page Size: 8.27 x 11.69 in Number of Pages: 4

Tagged PDF: No Fast Web View: No

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10,400 sq m, the proposal therefore involves additional floorspace covering 4,810 square metres. This proposal is considered suitable for the area and the proposals would not contribute to harmful impact on the environment of the wider area by reason of accumulation with other