

**HIGH PEAK BOROUGH COUNCIL  
DEVELOPMENT CONTROL COMMITTEE**

Date 21 June 2021

<b>Application No:</b>	HPK/2020/0541	
<b>Location</b>	Smalldale Quarry, Smalldale Road, Smalldale, Derbyshire SK17 8EA	
<b>Proposal</b>	Approval of reserved matters for Appearance, landscaping, and scale following Outline Permission HPK/2019/0199	
<b>Applicant</b>	Mr Nicholas Gregory, Valley Engineering (Derbyshire) Ltd, Smalldale Quarry, Smalldale Road, Smalldale, Derbyshire, SK17 8EA	
<b>Agent</b>	Mr James Hutton, Thinking Buildings Ltd, Riverside Chambers, Full Street, Derby, DE1 3AF	
<b>Parish/ward</b>	Limestone Peak	<b>Date registered</b> 16/12/2020
<b>If you have a question about this report please contact:</b> Tom Hiles-Email <a href="mailto:tom.hiles@highpeak.gov.uk">tom.hiles@highpeak.gov.uk</a> Tel: 01538 395400 Ext: 5430; Mob: 07976 070811		

**REFERRAL**

The application is referred to committee as it is a major development.

**1. SUMMARY OF RECOMMENDATION**

<b>APPROVAL</b> - Subject to conditions
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**2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

2.1. The site comprises approximately half of the former Smalldale Quarry and extends to approximately 1.6 hectares. The site is located in the Open Countryside to the north-east of Buxton, near to the boundary with the Peak District National Park. The site lies within the landscape character area designated as in the High Peak Landscape SPD as 'Plateau Pastures'.

2.2. Approval was granted under ref HPK/2019/0199 by the planning committee on 24th February 2020 for:

*Application for Outline Permission with some matters reserved for redevelopment of the site to provide 1820sqm as 4 buildings of B1, B2 and B8 use, with associated car parking and hardstanding, and provision of distribution and parking facilities for lorries.*

- 2.3. Access and Layout were approved as part of the outline permission, with details of the appearance, landscaping and scale of the development left for future approval as reserved matters.
- 2.4. The layout submitted with the outline application indicated the arrangement of four buildings, comprising three measuring 280 square metres and one larger building with floorspace of 980 square metres, arranged around areas for open-air storage and three lorry parking areas. All buildings were approved for use in either B1, B2 and or B8 use class.
- 2.5. Subsequent to the outline approval, discharge application ref. DOC/2020/0059 was approved on 28<sup>th</sup> September 2020 to discharge condition 9 on the outline permission, relating to the provision of a landscape and ecological management plan for the translocation of an existing area of species-rich grassland within the site. The supporting statement submitted with the current application indicates that the translocation was completed in October 2020.

### **3. DESCRIPTION OF THE PROPOSAL**

- 3.1. The proposal is for approval of the remaining reserved matters, being the scale, appearance and landscaping of the approved development.
- 3.2. The application is accompanied by the following plans and documents;
  - Design and Access Statement
  - Site Location Plan
  - Revised Proposed Site Layout Plan (including landscaping details)
  - Revised Proposed Floor Plans
  - Proposed Building Sections
  - Revised Proposed Elevations
- 3.3. The submitted details show the development of four industrial/storage buildings arranged at the east and south edges of the site, arranged around areas for lorry parking, car parking, vehicle maneuvering, and open air storage. Building A at the eastern edge of the site would be a larger structure with a floorspace of 980 square metres. Buildings B, C and D would each have a floorspace of 280 square metres and share a common design.
- 3.4. As shown on the site plan submitted with the outline application, the site layout allows for the partial retention of species-rich grassland at the eastern edge of the site, and for the translocation of grassland from an area required for development into the retained area. The methodology for this relocation was approved by discharge of condition 9 on the outline permission. A grass-covered bund would be formed within this area, to the immediate east of building A, to protect it from falling rocks from the quarry wall.
- 3.5. The application and details attached to it - including the plans, supporting documents, representations and responses from consultees - can be found on the Council's website at:-

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=244590>

#### **4. RELEVANT PLANNING HISTORY**

HPK/2019/0199 - Application for Outline Permission with some matters reserved for redevelopment of the site to provide 1820sqm as 4 buildings of B1, B2 and B8 use, with associated car parking and hardstanding, and provision of distribution and parking facilities for lorries. Approved 23.07.2020

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=232251>

DOC/2020/0059 - Discharge of condition 9 of HPK/2019/0199. Approved 28.09.2020

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=241750>

#### **5. PLANNING POLICIES RELEVANT TO THE DECISION**

##### **Adopted High Peak Local Plan 2016**

S1 – Sustainable Development Principles  
S1a – Presumption in Favour of Sustainable Development  
S2 – Settlement Hierarchy  
S4 – Maintaining and Enhancing an Economic Base  
S7 – Buxton sub area strategy  
EQ1 – Climate Change  
EQ2 – Landscape Character  
EQ3 – Rural Development  
EQ5 – Biodiversity  
EQ6 – Design and Place Making  
EQ7 – Built and Historic Environment  
EQ8 – Green Infrastructure  
EQ9 – Trees, Woodland and Hedgerows  
EQ10 – Pollution Control and Unstable Land  
EQ11 – Flood Risk Management  
E1 – New Employment Development  
E3 – Primary Employment Zones  
CF6 – Accessibility and Transport

##### **Supplementary Planning Documents**

- High Peak Design Guide
- Landscape Character

##### **National Planning Policy Framework**

Paragraph 11 The Presumption in Favour of Sustainable Development  
 Section 6 Building a Strong, Competitive Economy  
 Section 9 Promoting Sustainable Transport  
 Section 12 Achieving well-designed places  
 Section 14 Meeting the challenge of climate change, flooding & coastal change  
 Section 15 Conserving and enhancing the natural environment  
 Section 16 Conserving and enhancing the historic environment

**National Design Guide 2019**

**National Planning Practice Guidance**

**6. CONSULTATIONS**

<b>Site notice</b>	Expiry date for comments: 16.02.2021
<b>Press notice</b>	Expiry date for comments: 07.01.2021
<b>Neighbours</b>	Expiry date for comments: 21.12.2020

- No public comments were received

**Consultees**

<b>Consultee</b>	<b>Comment</b>	<b>Officer response</b>
<b>DCC Highways</b>	The Reserved Matters concerned do not appear to be highway related. Assuming that the Conditional requirements of the Outline Consent remain applicable, there are no highway objections.	
<b>Severn Trent Water</b>	No comments received	
<b>DCC Flood Risk Management Team</b>	Since the applicant does intend that the car parking areas are permeable, as stated in their email to Mark Ollerenshaw dated 03/03/2021, the Lead Local Flood Authority has no further comment to make on the reserved matters application	
<b>Archaeology</b>	We previously provided advice on the outline application concluding that the proposal did not have any significant archaeological implications. We would not wish to comment further therefore.	
<b>HPBC Tree</b>	It appears that this is primarily an ecology /biodiversity	

<b>Officer</b>	issue which has been dealt with by DWT at the outline stage.	
<b>HPBC Environmental Health</b>	<p>To minimise impacts on air quality, the following shall be considered by the applicant/ developer:</p> <ul style="list-style-type: none"> <li>• Eco-driver training</li> <li>• EV recharging infrastructure within the development</li> <li>• Designation of parking spaces for low emission vehicles</li> <li>• Adequate provision of secure cycle storage</li> <li>• Public transport subsidy for employees</li> <li>• All commercial vehicles should comply with either current or previous European Emission Standard</li> <li>• Fleet operations should provide a strategy for considering reduced emissions, low emission fuels and technologies</li> <li>• Use of ultra-low emission service vehicles</li> <li>• Support local walking and cycling initiatives</li> </ul> <p>It is recommended that as a minimum, a provision of 2.5% of staff and visitor parking spaces be provided with EV charging facilities, the aim to achieve 5% as soon as possible. Before car park surfaces are laid, infrastructure for further points should also be considered to minimise the works required to install any additional points in future.</p>	

## **7. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE**

### **Policy Context**

7.1. The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

7.2. Section 38(6) requires the Local Planning Authority to determine planning applications in accordance with the development plan, unless there are material considerations which 'indicate otherwise'. Section 70(2) provides that in determining applications the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations. The Development Plan currently consists of the adopted High Peak Local Plan April 2016.

7.3. At the heart of the NPPF is the presumption in favour of sustainable

development (paras 10 and 11). For decision makers this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, grant planning permission unless a) policies in the Framework which protect areas or assets of importance provide a clear reason for refusing the application or b) any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

7.4. Paragraph 8 of the NPPF outlines that achieving sustainable development requires the consideration of three overarching and mutually dependant objectives being: economic, social and environmental where they are to be applied to local circumstances of character, need and opportunity of each area. These objectives are interdependent and should be pursued in mutually supportive ways and comprise:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and,

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making the effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.5. High Peak Local Plan policy S1a establishes a presumption in favour of sustainable development as contained within the NPPF.

### **Principle of development**

7.6. The principle of residential development on the site has already been established by the granting of outline consent (HPK/2019/0199) and this application for reserved matters does not present an opportunity to revisit that principle. This reserved matters application therefore seeks to agree matters of appearance, landscaping and scale.

## **Scale and Appearance**

- 7.7. Section 12 of the NPPF outlines that the creation of high quality buildings and places is fundamental to what planning and the development process should achieve. Design is a key aspect of sustainable development. Paragraph 127 seeks to ensure development;
- a) functions well and adds to overall qualities of the area over the lifetime of the development,
  - b) are visually attractive as a result of good design,
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting whilst not discouraging innovation,
  - d) establish a strong sense of place using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) Optimise the potential of the site to accommodate and sustain an appropriate amount of mix of development and support local facilities and transport networks.
  - f) Create places that are safe, inclusive, and accessible and which promote health and well-being with a high standard of amenity of existing and future users and where crime and disorder, including the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.8. Policies S1 and EQ6 of the adopted Local Plan seek to ensure that development is well designed and of a high quality that responds positively to its environment whilst contributing towards local distinctiveness and a sense of place. New development should take account of the distinct character, townscape and setting of the area and secure high quality and locally distinctive design and amenity. Developments should be easy to move through and around and incorporate well integrated car parking, pedestrian and cycle routes.
- 7.9. The High Peak Design Guide 2018 requires the setting of any building to be carefully considered. New development should be guided by the existing character and context. The National Design Guide 2019 explains that the underlying purpose for design quality is to create well-designed and well-built places that benefit people and communities.
- 7.10. The layout of the scheme accords with that shown on the site plan submitted with the outline permission, and the detailed design now under consideration is considered to be acceptable in terms of layout.
- 7.11. The proposed elevations details indicate that the buildings would be utilitarian in their general appearance design. The larger building A at the eastern side of the site would comprise a main pitched roof volume with an overall height of

13m, together with a two-storey height shallow pitched roofed extension at the front elevation. The applicant explains that the height of the building is required to accommodate substantial internal space to allow for the maintenance and repair of large machinery. A large gantry crane will operate and therefore requires clearance to lift and manoeuvre equipment. Whilst the building is of a considerable height, it will sit against the backdrop of the quarry wall to the east and be set well back from Smalldale Road. Therefore, although views of the building will be evident from Smalldale Road, it will be seen in the context of the quarry face and the existing industrial development to the north.

- 7.12. The three smaller structures, buildings B, C and D, would share the same design, each comprising a single, pitched-roof volume with an overall height of 7.5m. These buildings will operate for general industrial purposes and have been designed for this purpose.
- 7.13. All of the buildings would incorporate tall roller shutter doors to allow vehicle access. In terms of external materials, revised drawings submitted during the application indicate that all of the buildings would be faced with reconstituted stone up to a height of 2m, and otherwise clad in grey wall panels, noted as metal in the Design and Access Statement. The plans originally submitted with the application indicated use of brick at the lower portions of the elevations, which was not considered to be an appropriate material.
- 7.14. Condition 6 on the outline permission requires the submission and approval of samples of specific building materials to be used prior to their use, but the general character of the proposed materials is considered to be acceptable, subject to specific approval.
- 7.15. On the basis of the revised details, the design of the proposed buildings is considered to be appropriate to their purpose and the setting of the site, in terms of form, size, general character, and external facing materials.
- 7.16. An indicative boundary fence, to be erected at the east side of the site between the larger building and the retained area of species rich grassland was shown on the site plan submitted with the outline application. Implementation of this is required by condition on the outline permission. The proposed site plan now submitted indicates that this would be a 1.5m high timber post and rail fence. This is considered to be appropriate to the character of the site and acceptable in design terms.
- 7.17. For the above reasons, the proposed development is considered to be acceptable in terms of its layout, scale and appearance, and in terms of its effect on the character and appearance of the local area. It would accord with the approved layout approved by the outline permission. The proposals are therefore considered to accord with local policies S1 and EQ6, the High Peak Design Guide, and section 12 of the NPPF.

## Landscape and Arboricultural Issues

- 7.18. Section 15 of the NPPF requires decisions to contribute to and enhance the natural and local environment. Paragraph 127 of the NPPF states that planning decisions should ensure that development is sympathetic to local character, history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 7.19. Policy EQ2 of the adopted Local Plan seeks to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the District. Amongst a number of criteria, development should be informed by and sympathetic to the distinctive landscape character as identified in the Landscape Character Supplementary Planning.
- 7.20. Policy EQ3 requires that all development is of a high quality design and protects or enhances landscape character and the setting of the Peak District National Park.
- 7.21. The site lies within an area designated by the Landscape Character SPD as 'Plateau Pastures', which is described as *'A gently rolling, upland limestone plateau characterised by nucleated limestone villages, dry stone walls, a pastoral land-use and open and expansive views.'*
- 7.22. The proposed site plan indicates that the external storage areas of the site will largely be surfaced with crushed stone, with concrete parking areas around the site. The existing stone-surfaced access track to Smalldale Road will be tarmacked.
- 7.23. The landscaping proposals are considered to be acceptable. The extent of hard surfacing proposed, and resulting loss of grassland, corresponds with the approved layout approved in the outline permission. The proposed layout will allow for the retention of a portion of grassland as approved at outline stage.
- 7.24. The Landscape SPD notes that the traditional character of the Plateau Pastures area has been eroded by developments which were not designed in response to the landscape's strengths and constraints, in the form of large agricultural and industrial sheds as well as quarry settlements.
- 7.25. In terms of impacts on the landscape character, whilst the proposed buildings will be industrial in character, views of the site are limited from outside the quarry, owing to the lower level of the quarry floor relative to the quarry face and surrounding environment. **Officers have requested a cross section plan to demonstrate the relationship between the height of the building and its relationship to the quarry face, this will be provided on the updates sheet.**
- 7.26. In terms of public viewpoints, there are only limited views of the interior of the quarry from Smalldale Road, and there are no greater views into the quarry from any other public viewpoints or public footpaths. While the proposals will result in the loss of some grassland from within the development site, in the

context of the former quarry the proposed arrangement is considered to acceptable.

7.27. Given this very limited visibility of the site from the surrounding landscape, the character of the development site as a former quarry, the existing industrial development to the north and the proposed use of reconstituted stone with dark grey paneling above, it is considered that the proposal would not harm the visual character of the landscape. For these reasons the development is considered to be acceptable in terms of the landscape requirements of policies EQ2 and EQ3. Despite the industrial appearance of the buildings, for the above reasons it is considered that the development would comply with Section 15 of the NPPF and local plan policies EQ2 and EQ6.

7.28. As noted at outline stage, no trees would be affected by the proposed development.

### **Ecology and Biodiversity**

7.29. Section 15 of the NPPF seeks to conserve and enhance the natural environment by protecting and enhancing biodiversity. When determining applications paragraph 175 states if significant harm to biodiversity resulting from development cannot be avoided (through locating to an alternative site), adequately mitigated for or as a loss resort compensated for then planning permission should be refused. Policy EQ5 of the Local Plan seeks to conserve and enhance the biodiversity and geological resources of the area by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.

7.30. Matters of ecological and biodiversity impacts were assessed at outline stage, particularly with regards to impacts on an area of species-rich grassland within the site. The proposed site layout would not cause any conflict with the implementation of the translocation of the species rich grassland, as required by the outline permission and as detailed in the methodology subsequently approved. It is not considered that the reserved matters now under consideration would give rise to any further issues relating to ecology or biodiversity.

7.31. The proposal is therefore considered to comply with paragraph 175 of the NPPF and local plan policy EQ5 in this regard.

### **Highways and Access**

7.32. Section 9 of the NPPF states that transport issues should be considered from the earliest stages of development proposals so that, amongst other matters, opportunities from existing or proposed infrastructure are realized and opportunities to promote walking, cycling and public transport are identified. Parking and other transport considerations should be integral to the design of schemes and contribute to making high quality places.

7.33. Paragraph 108 of the NPPF identifies that in assessing an application for development, it should be ensured that:

a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

b) safe and suitable access to the site can be achieved for all users; and

c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

7.34. Paragraph 109 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Para 110 goes on to state development should give priority first to pedestrian and cycle movements within the scheme and with neighbouring areas.

7.35. Policy CF6 of the adopted Local Plan sets out the need to ensure that development can be safely accessed in a sustainable manner, whilst minimising the need to travel particularly by unsustainable modes of transport. Policy EQ8 of the Local plan requires that through its layout and design, new development should respond to the location of existing green infrastructure and ecological networks, supporting their appropriate uses and functions.

7.36. Matters relating to access were assessed in full at outline stage and outline permission was granted subject to a number of conditions relating to maximum numbers of lorries to be parked on the site, parking, loading/unloading manoeuvring space, and gates and barriers near to the highway.

7.37. DCC Highways have advised that '*Assuming that the Conditional requirements of the Outline Consent remain applicable, there are no highway objections*'. The details submitted with the reserved matters application indicate that the requirements of the conditions relating to access and highways can still be satisfied or discharged.

7.38. The details submitted with the reserved matters application are therefore not considered to give rise to any other issues relating to access or highways safety.

### **Impact on neighbouring residential amenity**

7.39. The NPPF at paragraph 127 (f) seeks to ensure that planning decisions deliver, amongst a number of factors, a high standard of amenity for existing and future users. Policy EQ6 requires new development proposals to achieve a satisfactory relationship to adjacent development taking into account matters such as overlooking, shadowing, overbearing effects, noise and light pollution.

- 7.40. The nearest residential dwellings are located at Smalldale Road to the west / north west of the main body of the site. These are a significant distance away from the proposed development and the amenities of these properties are therefore unlikely to be significantly affected by the proposals. Owing to the separation between the application site and the nearest residences, the scale of development, and the nature of the proposed use, it is considered that the proposals would be acceptable in terms of effects on occupants of these dwellings, including in terms of the above matters.
- 7.41. The proposals would not give rise to any impacts on in terms of privacy, loss of light, overshadowing, or visual intrusion to any nearby dwellings.
- 7.42. Potential impacts arising from noise associated with the proposed operation were considered at outline stage and considered to be acceptable. The Environmental Health officer has raised no concerns in terms of the potential for nuisance noise arising from the proposed development.
- 7.43. The comments from the Environmental Health Officer regarding measures to minimise impacts on air quality are noted. However, as discussed at the outline stage, the need to address air quality is not considered to be reasonable or necessary. The site does not lie within Air Quality Management Area and the site is already used for commercial purposes.
- 7.44. In conclusion, the proposals are considered to maintain the amenities of existing neighbouring residential properties. The proposals are therefore considered to meet the requirements of local plan policy EQ6 and para 127 (f) of the NPPF in this regard.

### **Flooding & drainage**

- 7.45. Policy EQ11 of the Local Plan seeks to support development which avoids areas of current or future flood risk. Paragraph 155 of the NPPF states that development in areas at risk of flooding, should be avoided by directing development away from areas at highest risk.
- 7.46. The site lies within flood zone 1, an area which has the lowest risk of flooding.
- 7.47. Matters of drainage were addressed in the outline application. The submitted details indicated that surface water will be discharged into a soakaway, filter trenches and permeable paving. Approval was granted subject to a condition requiring a detailed design and management/maintenance plan for surface water drainage, which remains in effect.
- 7.48. The landscaping details submitted with the current application have clarified that parking areas of the site would have a permeable surface and on this basis the Lead Local Flood Authority have raised no objections in terms of flood risk.
- 7.49. Therefore, it is considered that reserved matters details raise no additional issues in terms of flood risk and drainage, and therefore that the proposal

accords with Local Plan policy EQ11 and section 14 of the NPPF in this regard.

## **8. PLANNING BALANCE AND CONCLUSIONS**

- 8.1. The development of the site has been accepted by the granting of the outline planning permission in July 2020.
- 8.2. The scheme submitted in the reserved matters application is closely in accordance with that indicated in the outline approval.
- 8.3. The further details now submitted are considered to be acceptable in terms of the reserved matters of appearance, landscaping and scale, and it is considered that the proposed scheme would comprise good quality design and would protect the landscape quality of the area.
- 8.4. The details now under consideration would not give rise to any additional issues in terms of impacts on residential amenity, highways safety, ecology and biodiversity or trees.
- 8.5. The proposed scheme would be a sustainable form of development in accordance with sections 12 and 15 of the NPPF and policies S1, EQ2, EQ3 and EQ6 of the Local Plan, the provisions of the National Design Guide 2019 and High Peak Design Guide 2018 in this regard.

## **9. RECOMMENDATIONS**

**A. It is recommended that planning permission be APPROVED, subject to the following conditions;**

<b>Condition ref number</b>	<b>Brief description</b>	<b>Comment</b>
AP01	Development in accordance with approved plans.	
NSTD	Hard and soft landscaping details to be undertaken in accordance with the approved proposed site plan	
NTSD	All hard surfaced parking and storage areas to be finished in permeable materials	
NTSD	Details of all hard surfacing materials to be approved prior to first use	

**B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning**

obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

### SITE PLAN

