



Planning Committee Report LA01/2019/0091/F	26th June 2019
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>No:</u> LA01/2019/0091/F	<u>Ward:</u> MOUNTSANDEL
<u>App Type:</u> Full Planning	
<u>Address:</u> Northern Regional College (Coleraine Campus) Union Street including and lands to the south currently accommodating the St Patrick's Parish Centre St Patrick's Church Hall. Brook Street car park and playing fields Coleraine.	
<u>Proposal:</u> Redevelopment of Northern Regional College, Coleraine Campus to facilitate the consolidation of Coleraine and Ballymoney Campuses. Works to include the demolition and redevelopment of existing college building on existing expanded site. Amendments to listed St Patrick's Parish Centre to include roof alterations, extension and internal refurbishment work. Public access onto Anderson Park, landscaping, fencing, service yard, associated plant and site works. Reconfiguration of existing Brook Street car park to provide additional parking, re-located access, lighting and area of landscaped open space.	
<u>Con Area:</u> n/a	
<u>Valid Date:</u> 01.02.2019	
<u>Listed Building Grade:</u> n/a	
<u>Agent:</u> Resolve Planning, Innovation Factory, Forthriver Business Park 385 Springfield Road BELFAST BT12 7DG	
<u>Applicant:</u> Northern Regional College 400 Shore Road, Newtownabbey BT37 9RS	
Objections: 0	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1.0 RECOMMENDATION

1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

2.1 The site is located on the edge of the designated town centre of Coleraine as set out in the Northern Area Plan. The development is broken up over two parcels of lands. The first parcel of land includes the site of the existing college on Union Street which includes a two storey element and a larger 7 storey tower block finished with red brick and associated grounds and parking areas. This site includes St. Patricks Church Hall a two storey building which is finished with grey brick, dashed render and wood cladding. The site also includes the listed St Patrick's Church hall which is a one and two storey red brick with sandstone dressing, mid-Victorian former school. This site is bounded to the North by Union Street with a red brick wall and metal fencing. The site is bounded to the south onto Circular Road by an existing red brick wall with metal railings. The site is bounded to the east onto Brook Street by a combination of red brick walls, fencing and railings. The site is bounded to the west onto Anderson Park by metal fencing and mature trees.

2.2 The second parcel of land is located off Brook Street and includes an existing car park and disused playing field. The site is bounded to the west onto Brook Street by metal fencing. The site is bounded to the east by a small wooden fence with some vegetation. To the north and south the site is bounded by metal and wooden fencing, larger trees and vegetation.

2.3 The development site is located within an urban context and there are a mix of residential and commercial premises located around the site. There are also a number of community related halls. The existing site contains the existing college building finished with red brick that includes a seven storey tower block. Buildings surrounding the site are a mix of one, two and three storey finished with a mix of materials to include red brick, dash and smooth render.

3.0 RELEVANT HISTORY

- 3.1 LA01/2018/0797/PAD, Northern Regional College (Coleraine campus) Union Street including lands to the south currently accommodating the Church Of Ireland Parish Centre St Johns Church Hall and Brook Street car park and playing fields Coleraine - Full planning application for the redevelopment of Northern Regional College, Coleraine Campus to include the creation of a new campus building, internal refurbishment of the Church of Ireland PAD Concluded
- 3.2 LA01/2019/0089/LBC - Amendments to listed St.Patrick's Parish Centre to include roof alterations, extension and internal refurbishment works as part of the wider redevelopment of Northern Regional College - St Patrick's Parish Centre, 50 Brook Street Coleraine – Current application
- 3.3 LA01/2018/0635/DETEIA - Proposed redevelopment of Northern Regional College at Union Street Coleraine – Environmental Statement not required

4 THE APPLICATION

- 4.1 The proposal is for the redevelopment of the Northern Regional College, Coleraine Campus to facilitate the consolidation of Coleraine and Ballymoney Campuses. Works to include the demolition and redevelopment of existing college building on existing expanded site. Amendments to listed St Patrick's

Parish Centre to include roof alterations, extension and internal refurbishment work. Public access onto Anderson Park, landscaping, fencing, service yard, associated plant and site works. Reconfiguration of existing Brook Street car park to provide additional parking, re-located access, lighting and area of landscaped open space.

Design & Access Statement

- 4.2 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is considered to be a major application.
- 4.3 The design and access statement is to provide details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.
- 4.4 The report demonstrates that the applicant undertook detailed consideration of the proposal in terms of the design principles and concepts in relation to the location of the buildings the proposed design, the impact on the architectural and historic importance of the listed building and gardens the setting of the proposed college and the access to all including those with disabilities onto the site.

5.0 PUBLICITY & CONSULTATIONS

External

- 5.1 No representations received.

Internal

DFI Roads: No objections

Environmental Health: No objections

NI Water: No objections

Shared Environmental Services: No objections.

Rivers Agency: No objections

DAERA: Natural Environment Division: No objections.

DAERA: Water Management Unit: No objections.

DAERA: Land and Ground Water Team: No objections.

Historic Environmental Division: Historic Monuments: No objections.

Historic Environmental Division: Listed Buildings: No objections

Proposal of Application Notice

- 5.2 As this application is considered a major application it must comply with the Proposal of Application Notice and carry out community consultation at least 12 weeks prior to the submission of the application.
- 5.3 A Proposal of Application Notice was submitted on 18th September 2018 under LA01/2018/1131/PAN. The applicant advised that they intended to undertake the following forms of consultation:
- Press notice of the public event in three papers and where further information could be obtained.
 - Leaflet drop to all residents within 250m of the development.
 - Notice served on Coleraine DEA Councillors and local MLAs.
- 5.4 The public event was held on 13th November 2018 in St Patricks Church of Ireland Parish Centre Brook Street, Coleraine.

Community Consultation Report

- 5.5 The community consultation report (CCR) was submitted as part of the planning application, received on 23rd January 2019 which

is more than 12 weeks after the Proposal of Application Notice was received, as required by the legislation.

- 5.6 It contained the methods of consultation carried out and the comments and feedback from this exercise. The report demonstrates that the consultation was carried out as agreed in the Proposal of Application Notice.
- 5.7 The event was advertised in two local newspapers and the Belfast Telegraph, leaflets were delivered to all properties within a 250m radius of the proposed site. A stakeholder group was set up and invites were sent to the relevant Departments, the Council, Emergency Services, Transport, Utilities, Police, Disability Groups, Local Chamber of Commerce, Local Industry and Businesses, Town Centres Managers, University of Ulster, Feeder Schools and local interest and Historical Groups.
- 5.8 A total of 33 responses were received from the public event and advertisement. 100% of the comments were in support of the proposal. 29 of the 33 provided further comments and 15 expressed that the upgrade was much needed. 11 stated that the proposal would bring economic or community benefits to the town. Other comments were made in relation to the design, traffic and parking, sustainability / environmental issues. These issues and the design team responses are set out in detail in the CCR.
- 5.9 The comments from the stakeholder meetings were positive and generally welcoming of the scheme.
- 5.10 The CCR demonstrates that adequate community consultation has taken place and the key issues of concern have been considered.

6.0 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material

considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 6.2 The development plan is the Northern Area Plan 2016 (NAP) and the site falls within the settlement development limit for Coleraine Designation CE 01. The site also is within an Area of Archaeological Potential. The location of the proposed Car Park is on an area shown as a Major Area of Existing Open Space. Adjacent to the site is a Housing zoning CEH 11 and CEH 14, the Town Centre Boundary Designation CET 01 and an Historic Park, Garden and Demesne.
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 6: Planning, Archaeology and The Built Heritage

Planning Policy Statement 8: Open Space and Outdoor Recreation

Planning Policy Statement 15: Planning and Flood Risk

Planning Strategy for Rural Northern Ireland

DCAN 15 – Vehicular Access Standards

8.0 **CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations in the determination of this application relate to: the principle of development, design, archaeology and the built heritage, open space, residential amenity, noise impacts, land contamination, drainage assessment, access, movement and parking, ecology, hazardous substances, air quality assessment, Environmental Impact Assessment and Habitats Regulations.

Principle of development

8.2 The proposal is for a replacement College building which is to be located in situ with expansion to the south to include the demolition of the St Patricks Parish Centre and the refurbishment and extension to the listed St Patricks Hall Building. The car park is to be located on Brook Street.

8.3 The main policy consideration is outlined in the Northern Area Plan 2016, the Strategic Planning Policy Statement and the Planning Strategy for Rural Northern Ireland. While there is no specific policy in relation to education infrastructure there is a presumption in favour of education, health, community and cultural facilities. The principle of a replacement college within the location of an existing college is considered to be acceptable.

Design

- 8.4 The application went through a thorough design development as detailed in the submitted Design and Access Statement. The design concept that the design team based the proposal on was to build a new college which would create a strong link with Andersons Park and integrate the building into the park via a 'garden room'.
- 8.5 The design of the building has been developed as a mainly 4 storey building around a central courtyard with main entrances from Anderson Park and Union Street. The plan evolved ensuring the proposal had active frontages onto Anderson Park, Union Street and Brook Street.
- 8.6 To reduce the impact of the four storey building on Union Street townscape the northern elevation will be stepped back as the building increases in height this will also assist in reducing overshadowing of the adjacent residential properties.



- 8.7 The new building is of a contemporary design with a flat roof to minimise the scale and height.
- 8.8 The frontage onto Brook Street has been designed after careful consideration of the streetscape and the listed building.



- 8.9 The plan form is an elongated Y shape. The internal layout is defined by the uses and courses offered within the college these are all located depending on their needs and requirements which has then been considered in the external configuration. The engineering workshops are located to the Union Street area due to the general traffic noise in the vicinity. Quieter rooms and teaching classrooms, the canteen and restaurant will face onto Anderson Park. The Brook Street elevation provides the only entrance /exit for vehicles. This design with its inner courtyard will screen the associated utilities such as the deliveries and bin storage from the streetscape.
- 8.10 The central garden room foyer space accessed off Andersons Park is to be a vibrant space, open to the public with a restaurant and hair and beauty salon. The courtyard design will ensure that air and daylight will enter as much of the building as possible.
- 8.11 The St Patrick's Parish Centre the grade B listed building will be retained and refurbished to become a performing Arts Studio / Theatre as part of the Creative Industries Department. A single storey glazed extension is proposed to the side of the existing building.



- 8.12 The building materials have been selected to be considered appropriate such as facing brick, glass and metal cladding. The windows and curtain walling will be powder coated aluminium double glazed with insulated panels at floor junctions.
- 8.13 The design of the building is considered appropriate in the townscape of Coleraine. It broadly accords with the footprint of the existing college buildings. The main body of the college has been reduced from the existing 7 storeys to 4 storeys. The positive aspect to Andersons Park will aim to revitalise and encourage use of the existing green space and Circular Road. The proposal therefore complies with Policy DES 2 of the Planning Strategy for Rural Northern Ireland.
- 8.14 The Brook Street site will comprise of a large parking area which will provide 212 car parking spaces to include 8 disabled spaces and an area of open space with a total area of 2,220 square metres. Policy AMP 9 of PPS 3 which relates to the Design of Car Parking states that all proposals for car parking should respect the character of local townscape and landscape, that it will not adversely affect visual amenity and will provide a safe and secure environment for pedestrian and cyclists. It is stated in the Justification and Amplification section that surface level car parking should generally be broken up to avoid the creation of a vast expanse of “dead space”. The car parking section of this site will be broken up with hedging and tree planting. The

site will also be broken up further through boundary planting and the proposed areas of public open space. This design is considered appropriate in this context.

Historic and Built environment.

- 8.15 The site is located within an Area of Archaeological Potential as designated in NAP. As part of the processing of the application an Archaeological Impact Assessment (AIA) was submitted.
- 8.16 Historic Environment Division: Historic Monuments reviewed the revised Archaeological Impact Assessment and is content with the assessment of the impact upon the setting of Anderson Park, and agrees with Section 3 Mitigation and Its Effectiveness of the AIA. Historic Environment Division is content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.
- 8.17 The proposed development also includes the refurbishment and extension of the Grade 2 listed St Patricks Church Hall. The existing building will retain its external appearance. A single storey glazed extension is also proposed to the side of the existing building. The extension will have a powder coated aluminium glazing system with flat roof, aluminium fascia and aluminium rainwater goods. The new extension is set back from the front elevation of the listed building and is of a contemporary nature which ensures it does not compete with the listed building.
- 8.18 The proposed building at four stories sits lower than the existing tower block which is 7 storeys. The massing of the building will be broken up through the use of different materials to include facing brick and glazing and will be stepped back to provide access to an internal courtyard. The materials employed are contemporary and are appropriate to their urban setting. The elevation of the new building facing the listed building and the materials chosen have been carefully considered to provide a contrasting design to ensure it does not compete with the listed building. The height of the proposed development has been

reduced by approximately 1 metre from the PAD application and this again will reduce the visual impact on the listed building. The proposed design was provided in consultation with the Ministerial Advisory Group (MAG).

- 8.19 Historic Environment Division: Historic Buildings has considered the impacts of the proposal on the listed building and on the basis of the information provided, advise that the proposals satisfy Paragraph 6.12 and 6.13 of Strategic Planning Policy Statement (SPPS) and Policies BH7, BH8 and BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, subject to conditions relating to materials proposed.

Open Space

- 8.20 The proposed development will lead to the loss of an existing area of open space. Within Policy OS 1 of PPS 8 which relates to the protection of open space it is stated that the Planning Authority will not permit planning permission for development that would result in the loss of existing open space or land zoned for the provision of open space. The presumption against the loss of existing open space will apply irrespective of its physical condition and appearance. It does state however, that an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space.
- 8.21 Currently the site at Brook Street provides an area of open space which totals 5,480 square metres. This football pitch is in a state of disrepair and has been closed off for the last 16 years. This area will be converted to a car park but will also provide an area of open space which equates to approximately 2,200 square metres of public amenity space. This area of open space will be open to the public and will provide an attractive and green frontage onto Brook Street.
- 8.22 The Design and Access Statement states that the proposed development would have substantial community benefits. It was identified that the new area of open space will provide an

attractive and green frontage onto Brook Street and would provide a qualitative public benefit in itself. It was stated that the existing playing field is disused and its redevelopment would reduce the potential for anti-social behaviour in the area. It was identified that the proposed development would improve pedestrian linkages between Anderson Park and the town centre. It was stated that the proposal would create a new Performing Arts Theatre open to the public which would have positive social and cultural impacts. It was identified that the new development would improve health and well-being by providing opportunities for activity and exercise.

8.23 A letter dated 1st April 2019 was submitted to further demonstrate the community benefits of the proposed development. It was stated that the new car park and open space would provide,

- A landscape buffer within an urban area.
- A visually attractive green space close to where people live.
- Opportunities for informal recreation.
- Off street parking outside of college hours which would reduce pressure on parking.

8.24 Further to this the proposed development will provide a multi-million pound investment to the town of Coleraine. It will provide a modern and welcoming environment for all pupils, staff and visitors alike. It will provide a supportive and innovative experience for students so they will be equipped with the skills required to compete in a global employment market. The new college will provide a state of the art facility that will increase the skills base locally and attract investment and learners of all ages to the area. It will also provide significant economic investment into the town and will create jobs during the construction process.

8.25 Overall it is considered that the substantial community benefits associated with the development would decisively outweigh the loss of the open space. The proposal therefore complies with Policy OS 1 of PPS 8.

Residential Amenity

- 8.26 The proposed site is located in proximity to a number of residential premises located off Union Street, Brook Street and Circular Road. The proposed development will be stepped back from Union Street at 1st floor level by 8 metres and by a further 4.5 metres at 2nd floor level and this will reduce overshadowing and the potential of overlooking toward the existing dwellings on Union Street. The potential for overlooking will be reduced further through the use of a curtain wall system and the position of the proposed workshops located along Union Street. Small narrow windows to the workshops will be proposed to reduce overlooking further. The proposed development will also look toward the front of the existing dwellings on Union Street and not toward their most private amenity space. This stepping back approach and the use of different materials to include brick, Vieo cladding and glazing will reduce the dominance of the proposed development onto Union Street. This relationship is considered acceptable.
- 8.27 In regard to the existing dwellings at Circular Road the proposed development will have minimal impact as the existing listed building is located opposite these dwellings. This building will be retained in its current form but a small one storey extension is proposed. Given the scale of the extension at one storey potential impacts regarding overlooking will be minimal. Having regard to the larger 4 storey element of the scheme there is a separation distance of approximately 25 metres to the dwellings on Circular Road. The windows looking toward these dwellings at upper floor level will include WC, stores and a TV studio. The potential for overlooking from these rooms would be minimal given their use. The remaining windows will be angled away from the dwellings on Circular Road and will look toward Anderson Park. Overall it is considered that this relationship is acceptable having regard to overlooking, overshadowing and loss of light.
- 8.28 In regard to the dwellings and halls located on Brook Street the proposed overall built form is broken up through breaks in the building line which provides an access point and roadway

toward a central courtyard. This will reduce the potential for overshadowing. The mix of materials to include facing brick, cladding and glazing will reduce the dominance of the proposed development in relation to existing development. It must also be noted that currently there is a large 7 storey tower block associated with the College. The potential for overlooking will be limited as a curtain wall system will be provided to reduce the potential for overlooking. There are also a limited number of windows on the eastern elevation and these would be associated with workshops, WCs, stores, stairs, sports hall and administration suite. The potential for overlooking from these rooms would be minimal given their use and restricted occupancy.

8.29 In regard to the car park on Brook Street consideration has been given to the fact that this is an existing car park although on a lesser scale. Lighting installations are proposed at the Brook Street car park site and an external lighting strategy has been submitted as part of the application. Within this report it is suggested that the lighting system has been carefully considered to ensure minimal impacts on residential amenity. Environmental Health considered that the proposed vertical lux levels are acceptable and are content with the proposal subject to conditions.

Noise Impacts

8.30 Given the substantial increase in the number of spaces provided at this site there will be increased levels of noise associated with users of the car park. A Noise Impact Assessment was submitted as part of the application to assess this impact. Environmental Health was content with the noise level at the Brook Street car park subject to conditions relating to noise levels. It is considered that the proposed car park will not have a detrimental impact on the residential amenity of dwellings in proximity to the site.

8.31 A Noise Impact Assessment was provided as part of the application. Environmental Health stated that in order to secure the amenity of receptors at all relevant boundary locations

against adverse impacts due to the new regional college development, this Department would recommend inclusion of a Target Noise Limit Condition, which shall be achieved at a specified compliance locations reflecting no increase to typical/prevaling background noise levels depicted within the noise impact assessment. A further condition has been recommended that will require the new College to complete a further Noise Survey if a reasonable noise complaint is made by a residential receptor.

- 8.32 In regard to the construction phase it was noted that the submitted documentation did not detail the timescales nor the schedule of works to be completed. Given the scale and the likelihood of works continuing over a long period of time, and the proximity of sensitive receptors Environmental Health has recommended the inclusion of a planning condition to provide restrictions on working times. All the conditions proposed by Environmental Health will be included on any planning approval. Having regard to noise the proposed development will not have a detrimental impact on the amenity of neighbouring residents.

Land contamination

- 8.33 A Phase 1 Land Contamination Preliminary Risk Assessment and Land Contamination Preliminary Risk Assessment and Generic Quantitative Risk Assessment was submitted as part of the application. A consultation was sent to DAERA Land, Soil and Air and Environmental Health to consider the potential impacts of the development on the environment and human health. This assessment found that minor exceedances of the relevant screening values for Mercury at BH01 and Selenium at BH03 had been identified from samples obtained. It was stated however that these exceedances are unlikely to pose a risk to environmental receptors. It was also found that the proposed development would have a low to moderate risk to human health. DAERA and Environmental Health were content with the proposed development subject to conditions relating to decommissioning and verification of soils and groundwater.

Drainage Assessment

- 8.34 Under Policy FLD 3 of Planning Policy Statement 15 a Drainage Assessment will be required for a development site that exceeds 1 hectare. Given the proposed development site is 1.72 hectares a drainage Assessment was required.
- 8.35 A Drainage Assessment was submitted as part of the proposed development. DFI Rivers was consulted in relation to this Assessment to consider Flood Risk. This assessment showed that storm water will be dealt with separately for the two parts of the site. In regard to the College Site off Union Street runoff will be controlled by a stormwater attenuation system and safely disposed of at greenfield rate of 6l/s supported by relevant correspondence from Northern Ireland Water. DFI Rivers concluded that while not being responsible for the preparation of the report accepts its logic and has no reason to disagree with its conclusions. Consequently, DFI Rivers cannot sustain a reason to object to the proposed development from a drainage or flood risk perspective.
- 8.36 In regard to the Brook Street Car Park site the Drainage Assessment states that the proposal will use a porous asphalt to attenuate storm water and discharge to underground strata. It was stated that granting permission to discharge into underground strata as proposed in the drainage assessment is outside DFI Rivers remit. It was recommended that if the Planning Authority was minded to approve the proposed development that a planning condition shall be used to ensure drainage systems are correctly designed and implemented prior to the commencement of any development. The use of porous asphalt is considered acceptable and a condition will be placed on any approval to ensure an appropriate drainage system. It is considered that the proposed development complies with Policy FLD 3 of PPS 15.

Access, Movement and Parking

- 8.37 A Transport Assessment was provided as part of the application. This document assessed parking, overall trip generation,

distribution and assignment of traffic, junction operations, road safety, Sustainable Transport and Environmental Traffic Impact. DFI Roads was consulted in relation to this and raised concern regarding the proposed parking arrangements on Brook Street and how the proposed car park would be accessed. There was concern regarding the proposed Traffic Assessment and the numbers of staff and students using the proposed development. It is stated within the Traffic Assessment that the development would have a capacity of 1301. However the TA based its calculations on a total of 976 students which is the combined total of students for the Ballymoney and Coleraine campuses.

- 8.38 Further clarification on this point has been provided in an amended TA in which it is demonstrated that the capacity figure of 1301 is purely a student equivalent funding figure for use by the Education Authority and it is not a number that is intended to be used as a student count. It is also clarified that the college will be accommodating a maximum student capacity of 976 students at any one time. However, this number will be less as the 976 students are spread across a wide timetable. The Planning Authority accepts this logic.
- 8.39 A further consultation was sent by DFI Roads to consider the technical information relating to the addendum to the Transport Assessment. Within their response DFI Roads was content with,
- The junctions included in the model analysis
 - Reassessment of the flow diagrams using the TRICS database 85th percentile trip rate figures
 - The distribution and assignment of development traffic at the Millburn Rd/Circular Rd/Union Street junction, and
 - The traffic impact thresholds applied.
- 8.40 In regard to car parking DFI Roads stated that the requirement of the Departments Parking Standards had not been met if the development is taken as a completely new development. However, it was stated that if Council wish to apply the standard to the additional number of persons over and above the existing baseline then the proposed numbers are adequate.

- 8.41 There was also a request to provide additional minor technical information. This information is to be provided and a further consultation will be sent to DFI Roads for consideration. An addendum to this Planning Committee report will be provided when the DFI Roads consultation response is returned.
- 8.42 Having specific regard to parking provisions the existing college caters for 601 students, 34 full time and 48 part time curriculum staff and 31 support staff. Current provisions for parking is 85 spaces located at the existing car park on Brook Street, off Brook Street and the car park off Union Street. Having regard to this development it is accepted that additional parking provision will be provided for the additional numbers of students and staff that the proposed development can accommodate. This totals 375 students, 23 full time curriculum staff, 26 part time teachers, and a support staff of 17. The table below sets out the required number of car parking spaces in line with Parking Standards to facilitate these numbers.

Parking Standards / Current Parking Across Campuses / Proposed Parking	
Parking Standards Requirements / Spaces	
1 per 4 students (263)	66
1 per teaching staff FT (23)	23
1 per 2 teaching staff PT (26)	13
1 per 2 support staff (17)	9
Visitors 1/3 of total staff	11
Total Additional Spaces Needed	122

- 8.43 The total number of car parking spaces provided is arrived at by adding the additional 85 spaces to the required 122 spaces which totals 212 car parking spaces. This provision has been met at the Brook Street car park which includes 8 disabled spaces.

Ecology

- 8.44 A Bat Emergence/Re-entry Report (date stamped 15th March 2019), Biodiversity Checklist and Preliminary Ecological

Appraisal date stamped 23rd January 2019 was submitted as part of the application. The Preliminary Ecological Appraisal (PEA) found no evidence of protected species, however, potential access points into buildings had been discovered and a Bat Emergence/Re-entry Report has been submitted. The Bat survey concludes that bat activity was generally low and no roosts were identified. DAERA Natural Environment Division welcomed the retention of the majority of boundary vegetation and the introduction of additional planting. On the basis of the information provided NED was content with the proposed development. The proposed development therefore meets Policies NH 2 and NH 5 of Planning Policy Statement 2: Natural Heritage as the development will not have a detrimental impact on species protected by law or habitats, species or features of Natural Heritage Importance.

Hazardous Substances

- 8.45 As part of the application a Use or Storage of Liquid Petroleum Gas or other Hazardous Substances P1A form was provided. The Industrial Pollution and Radiochemical Inspectorate section of DAERA was consulted in relation to the scheme. It was identified that the site is in close proximity to a site which is regulated under The Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013. On the basis of the information provided however, the IPRI section raised no concern regarding the proposed development. The IPRI made no further comment in relation to the provided P1A form.

Air Quality Assessment

- 8.46 A Construction Phase Air Quality Assessment was submitted as part of the application to consider the potential effects during site preparation work including fugitive dust emissions from site activities such as demolition, earthworks, construction and track out. A consultation was sent to Environmental Health to consider this information. It was stated that dust sensitive receptors will experience increased levels of dust and particulate matter before mitigation measures are employed to control

emissions, however these are considered to be short-term and temporary. Environmental Health raised no concern regarding the approach of the assessment having regard to IAQM Guidance.

- 8.47 Environmental Health advised that proposed demolition works are acceptable subject to demonstration of conformance with site-specific assessment (pre-demolition/refurbishment) to determine the presence of asbestos containing materials. It was recommended that prior to any demolition or refurbishment works that an Asbestos survey shall be completed and a verification report shall be submitted to the Council. This will be conditioned as part of any approval.
- 8.48 Environmental Health also stated that given the scale and the likelihood of works continuing over a long period of time, and the proximity to sensitive receptors, that a planning condition shall be implemented on any approval to ensure all mitigation measures proposed as part of the Dust Management Plan are implemented. A further condition was recommended to ensure any artificial lighting associated with demolition, site preparation and construction and pollution associated with this is minimised. These conditions will be added to any approval.

Environmental Impact Assessment

- 8.49 An Environmental Impact Assessment determination was completed under application reference LA01/2018/0635/DETEIA. This application related to the grounds associated with the existing Regional College and not the Brook Street car park in which a separate determination has been made. Having regard to the above application it was found that the development is not considered to be unusually complex or have any potentially hazardous environmental effects. Given the proposed development will replace the existing regional college which is of a similar scale it is considered that the development proposal will not have a significant environmental impact. It was found that an Environmental Statement was not required. In regard to the Brook Street Car Park this site is not

located within any designated sites and given its use it was found that the proposed development would be unlikely to have a significant environmental impact.

Habitats Regulations Assessment

8.50 The proposed site is located approximately 2 kilometres from the Bann Estuary SAC. A Habitats Regulations Assessment was submitted as part of the application. Shared Environmental Services and DAERA Natural Environment Division was consulted in relation to this application. SES advises that the council can adopt the conclusions set out in the HRA report dated 26/03/2019, prepared by WM Associates for the purposes of its assessment. DAERA was content with the proposed development on the basis of the information provided. Overall the potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43(1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European site.

9.0 CONCLUSION

9.1 This proposal is considered acceptable in this location having regard to the Area Plan and other material considerations. Approval is recommended. The design of the building and the ancillary works is considered appropriate in the townscape of Coleraine. The proposed development will be sympathetic to the listed building at St. Patricks Parish Centre and its setting. Although the proposed development will lead to the loss of open space it is considered that the community benefits of the proposed development significantly outweigh the loss of open space. The proposed parking numbers at Brook Street is acceptable to facilitate this development. Approval is recommended.

10.0 CONDITIONS AND INFORMATIVES

Conditions

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time limit.

2. Natural Welsh roof slates, angled ridge tiles and lead valleys shall be permanently retained and repaired. New natural welsh roof slates shall match existing size and coursing.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

3. Timber sliding sash windows, casement windows and timber doors shall be painted and repaired like for like.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

4. Sandstone surrounds with chamfered reveals and splayed cills shall be permanently retained and repaired.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

5. Rainwater goods and SVP's shall be cast aluminium.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

6. Lime mortar shall be used for re-pointing.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

7. The original red brick boundary wall with sandstone copings and cast iron railings and finials shall be permanently retained.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

8. All remaining original internal historic fabric shall be permanently retained, i.e.

- Historic roof structure shall be retained and splice repaired where required.
- Historic timbers and joinery details shall be retained; i.e. timber floors, doors, stairs etc.
- All existing lath and plaster ceilings shall to be retained.
- Internal plaster shall be repaired using a breathable lime plaster.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

9. All repairs shall be like for like of the original, utilising traditional and sympathetic building materials and techniques.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

10. All original historic fabric/features shall be adequately protected during the refurbishment works.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

11. Materials for the new extension shall be:
- Aluminium glazing system.
 - Flat roof construction with aluminium fascia's and rainwater goods.
 - White render.

Reason: To ensure the detailed design doesn't not have a detrimental impact on the listed building.

12. All soft and hard landscaping shall be completed in accordance with stamped approved Drawing No.14 and Drawing Number 13 Rev 1 bearing Planning Authority date stamp 23rd January 2019 and 4th June 2019 before occupation of the proposed development.

Reason: To ensure the provision of a high standard of landscape.

13. The development hereby permitted shall not commence until all fuel storage tanks (and associated infra-structure) are fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the quality of surrounding soils and groundwater verified. Should any additional contamination be identified during this process, Conditions 14 and 15 will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

14. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with

the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

15. After completing the remediation works under Condition 14 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with the Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives. The Verification Report must fully verify works to address contamination, including waste assessment and classification (in line with Technical Guidance WM3), waste transfer notes and/or hazardous waste consignment notes and verification of appropriate waste disposal (in line with Waste Duty of Care).

Reason: Protection of environmental receptors to ensure the site is suitable for use.

16. “The cumulative rated level of noise emissions from the permitted development, measured in accordance with BS 4142:2014 “Methods of rating and assessing industrial and commercial sound”, shall not exceed the existing background noise level (LA90 T) (daytime)) by more than 0dB and (LA90 T) (night-time)) by more than 0dB:

The cumulative rated level of noise emissions shall be measured and achieved at agreed compliance location (Figure 1: Noise

Measurement Locations, Document 16 date stamped 23rd January 2019) and deemed representative of sensitive receptors as depicted in Tables 1 and 2 below”.

Day time	Receptor Location	Cumulative Rated Level of Noise
Noise Monitoring Location 1	Union Street	57dB L _{Ar}
Noise Monitoring Location 2	Brook Street	57 dB L _{Ar}
Noise Monitoring Location 3	Circular Road	47dB L _{Ar}
Noise Monitoring Location 5	Brook Street carpark	48dB L _{Ar}

Table 2

Night-time	Receptor Location	Cumulative Rated Level of Noise
Noise Monitoring Location 1	Union Street	34 dB L _{Ar}
Noise Monitoring Location 2	Brook Street	30 dB L _{Ar}
Noise Monitoring Location 3	Circular Road	29 dB L _{Ar}

Reason: In the interests of residential amenity

17. Within 3 months of the permitted development becoming operational (unless extended with Causeway Coast and Glens Borough Council) or within 4 weeks of the Council being notified of a reasonable noise complaint, from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the permitted development operator shall at his/her expense employ a suitably qualified and competent person to undertake a noise survey to assess the level of noise emissions from the permitted development.

The duration of such monitoring shall be sufficient to provide comprehensive information on all noise sources fully operating.

Details of the noise monitoring survey shall be submitted to Causeway Coast and Glens Borough Council for written approval prior to any monitoring commencing, at least 2 weeks notification of the date of commencement of the survey shall be provided.

The noise survey information shall include detail of any noise limit/s breaches, recommendation of acoustic mitigation required, confirmation of implementation of mitigation measures and evidence of noise limit/s conformance.

The noise survey information shall be provided within 3 months of the date of a written request from the Council”.

Reason: In the interests of residential amenity

18. "Site preparation (including demolition) and construction works shall be implemented using best practicable means. Noise impact shall be minimised by employment of good practice and acoustic mitigation measures in accordance with BS 5228, Part 1, 2009, "Code of Practice for Noise and Vibration Control on Construction and Open Sites". Noise emissions shall not exceed the limits as stipulated within Category B; Table E 1 of BS 5228:2009.

Such works shall not take place outside of the following hours, without the prior approval of the Planning Department:

- 07:00 - 19:00 hours Monday - Friday
- 07:00 - 13:00 hours Saturdays
- No working on Sundays or Bank Holidays
- No working outside of these hours shall be permitted without prior notification and the approval of the Planning Authority in

consultation with the Environmental Health Services Department.”

Reason: In the interests of residential amenity.

19. "The Dust Management Plan and associated Dust mitigation measures shall be implemented in accordance with the Construction Phase Air Quality Assessment, Document 3, date stamped 23rd January 2019, during demolition, site preparation/enabling and construction phases to minimise the generation and movement of airborne particulate matter emissions from the development hereby approved to sensitive receptors".

Reason: In the interests of residential amenity.

20. Artificial lighting installations installed during the course of demolition, site preparation, construction phases shall be suitably specified, erected, angled and maintained in order to minimise light pollution due to glare and spill. Light pollution shall be obviated by ensuring adherence to the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN:01: 2011”.

Reason: In the interests of residential amenity.

21. The lighting scheme for the development hereby approved shall be designed, installed, operated and maintained in accordance with the submitted External Lighting Strategy (Document 10, date stamped 23rd January 2019). Light pollution shall be obviated by ensuring adherence to the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN:01 : 2011.

Reason: In the interests of residential amenity.

22. Vertical Lux levels at nearest receptors as depicted within Drawing Number 5, date stamped 23/01/2019 shall not exceed, Table 2 Obtrusive Light Limitations for Exterior Lighting Installation applicable to Environmental Zone E3”.

Reason: In the interests of residential amenity.

23. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

24. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition L15a.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

25. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition L15a. These measures shall be implemented and a final archaeological report shall be submitted to The Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with The Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

26. All site drainage shall be designed to the principles of Sustainable Drainage Systems (SuDS) in order to minimise the polluting effects of storm water on waterways. Construction of SuDS should comply with the design and construction standards as set out in The SuDS Manual – Construction Industry Research and Information Association (CIRIA) Report C753 (2015).

Reason: To ensure no adverse effects on the conservation objectives or selection features of River Roe and Tributaries SAC and Lough Foyle Ramsar/SPA.

27. The proposed development shall be finished with the materials as set out in drawing number 09 Rev 1 date stamped 4th June 2019.

Reason: To ensure appropriate materials are used during construction.

28. Prior to the demolition of the existing buildings onsite, an asbestos survey shall be submitted by the applicant and

approved in writing by the Planning Authority in consultation with Environmental Health.

Reason: In the interests of residential amenity

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk/publicaccess/>.

Site Location

