Addendum
LA01/2018/1272/F

1.0 Update

1.1 Within paragraph 8.48 of the Planning Committee report it is stated that DFI Roads has now requested a full package of PSD drawings. These drawings have been provided but the response from DFI Roads remains pending. In the absence of this response additional conditions should be included which are as follows.

13. No dwelling shall be occupied until a determination has been made under Article 3 of the Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

Reason: To ensure there is a safe and convenient road system within the development.

14. The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

15. The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.

16. No development shall commence until visibility splays of 4.5 metres by 120 metres at the junction of the proposed access road

with the public road, are provided in accordance with Drg. No.03 Rev 07, dated 18th September 2019.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

17. No development shall commence until the vehicular access, including visibility splays and any forward sight distance is provided in accordance with drawing number 03 Rev 7 dated 18th September 2019. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

18. No development shall take place until the right hand turning lane as detailed in the drawing number 03 Rev 7 dated 18th September 2019 has been provided.

Reason: To ensure there is a satisfactory means of access in the interest of road safety at the convenience of road users.

1.2 Further conditions are required to ensure the development will provide social housing which is required as one of the key site requirements of zoning PTH 51 of the Northern Area Plan to which this site relates. The conditions are as follows.

19. Housing units 11 – 23 inclusive and 26 to 87 inclusive as shown on the stamped approved Drawing No. 03 Rev 7 date received 18th September 2019 shall be solely for the purposes of social housing and shall be managed by a registered Housing Association.

Reason: To ensure the provision of social housing units in Portstewart and to comply with the key site requirements of housing zoning PTH 51 of the Northern Area Plan 2016.

20. No housing unit in the development hereby approved shall be occupied until the details of the legal agreement for the transfer of the social housing units specified by Condition 17 to a Housing Association recognised by the Northern Ireland Housing Executive (NIHE) has been submitted in writing to the Council for agreement.

Reason: To ensure the provision of social housing units in Portstewart and to comply with the key site requirements of housing zoning PTH 51 of the Northern Area Plan 2016.

2.0   Recommendation

2.1   That the Committee note the contents of this Addendum and agree with the recommendation to **APPROVE** the planning application as set out in Section 9.0 and 10.0 of the Planning Committee Report.