

Title of Report:	Planning Committee Report – LA01/2018/0901/O
Committee Report Submitted To:	Planning Committee
Date of Meeting:	25th August 2021
For Decision or For Information	For Decision

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Senior Planning Officer

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:

Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

<u>No:</u>	LA01/2010/0901/O	<u>Ward:</u> Garvagh
<u>App Type:</u>	Outline	
<u>Address:</u>	34 Kilrea Road, Garvagh	
<u>Proposal:</u>	New housing development to include 6 No. detached dwellings at No. 34 Kilrea Road, Garvagh	
<u>Con Area:</u>	N/A	<u>Valid Date:</u> 25.07.2018
<u>Listed Building Grade:</u>	N/A	
<u>Agent:</u>	OJQ Architecture, 89 Main Street, Garvagh	
<u>Applicant:</u>	Mr John & Arthur Kerr, 34 Kilrea Road, Garvagh	
<u>Objections:</u> 16	<u>Petitions of Objection:</u>	0
<u>Support:</u> 0	<u>Petitions of Support:</u>	0

EXECUTIVE SUMMARY

- This is an outline planning application for six detached dwellings on lands at 34 Kilrea Road, Garvagh
- The site is located within the settlement development limit of Garvagh.
- No objections have been raised by statutory consultees in relation to this proposal
- The proposal is considered acceptable in terms of layout, scale and massing respecting the surrounding context and is appropriate to the character and topography of the site.
- The proposal is not considered to create conflict with adjacent land uses and there is no unacceptable adverse effect on neighbouring properties.
- Access and parking arrangements are acceptable.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS 15, PPS 7, PPS 6, PPS 3 and PPS 2.
- Sixteen letters of objection have been received from six separate addresses.
- Approval is recommended

Drawings and additional information are available to view on the Planning Portal- <http://epicpublic.planningni.gov.uk/publicaccess/>

1 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** outline planning permission subject to the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located on lands at 34 Kilrea Road, Garvagh.
- 2.2 The site measures 0.57 hectares and comprises an area of land on which there is an existing two storey detached dwelling, outbuildings and garden. The site is surrounded by mature trees and there is an established Tree Preservation Order on the site. There is an existing residential development to the west of the site comprising two storey semi-detached dwellings. The Kilrea Road runs along the south-west boundary of the site and there is a church and detached dwellings on the opposite side of the road. There is agricultural land to the northern and eastern boundaries of the site. The site is not subject to any environmental designations.
- 2.3 The site is located within the settlement limit of Garvagh. The surrounding residential properties are a mix of two storey semi-detached dwellings and detached single storey and two storey dwellings. The existing dwellings display a mix of styles and finishes.

3 RELEVANT HISTORY

There is no relevant planning history on this site.

4 THE APPLICATION

- 4.1 This is an outline application for six detached dwellings on land at 34 Kilrea Road, Garvagh.

5 PUBLICITY & CONSULTATIONS

5.1 External

No letters of support were received on this application.

Sixteen letters of objection have been received in relation to the application from six separate addresses.

5.2 Internal

Environmental Health: No objections

DFI Roads: No objections

NI Water: No objections

NIEA Water Management Unit: No objections

NIEA Natural Environment Division: No objections

DfI Rivers: No objections

6 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)

- 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 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2 (PPS 2) – Natural Heritage

Planning Policy Statement 3 (PPS 3) – Access, Movement and Parking

Planning Policy Statement 7 (PPS 7) – Quality Residential Environments

Addendum to PPS 7 - Safeguarding the Character of Established Residential Areas

Planning Policy Statement 8 – Open Space & Outdoor Recreation

Creating Places - Achieving quality in residential developments

DCAN 15 - Vehicular Access Standards

Parking Standards

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The proposal must be considered having regard to the NAP 2016, SPPS, and PPS policy documents specified above. The main considerations in the determination of this application relate to scale, massing and design; impact on the character of the area; impact on archaeological, built heritage, and landscape features; public and private open space; neighbourhood facilities; accessibility and parking; impact on residential amenity; impact on crime and personal safety; Habitats Regulation Assessment (HRA).

Scale, Massing, Design and Impact on the Character of the Area

- 8.2 Planning Policy Statement 7 (PPS 7) - Policy QD 1, notes that all proposals for residential development will be expected to conform to the following criteria: (a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas and (g) the design of the development draws upon the best local traditions of form, materials and detailing.
- 8.3 The proposal involves the demolition of an existing two storey dwelling and outbuildings and construction of six detached dwellings. There are no specific details of house types and design at this stage, however a concept plan has been submitted with the application which shows an indicative layout. The proposed development has been designed taking account of the existing mature vegetation and Tree Preservation Order on this site. A "T" shaped public road is proposed, with a smaller private road serving the proposed dwellings at Site 1, 2, 3 & 4.
- 8.4 There is existing residential development to the west of the site comprising two storey semi-detached dwellings. There are further residential dwellings to the south of the site comprising detached dwellings of various house types and designs. There is agricultural land to the north and south of the site.
- 8.5 The scale and massing of the proposed dwellings can be accommodated at this site and will not result in overdevelopment. The proposed layout is considered acceptable on this site and the

retention of trees and further landscaping will maintain the existing character of the area. The proposed dwellings are similar to the scale and massing of existing dwellings in the area. The design and materials will be assessed in any reserved matters application and should take into account the design and materials of existing dwellings in the area.

- 8.6 Density levels in the surrounding area vary. Development immediately west of the site at Thompson Crescent would be fairly high density with development opposite the site on Kilrea Road of a lower density. The proposed layout shows a density of just over 10 units per hectare which would be considered low density.
- 8.7 The scale, massing and design is considered appropriate to the character of the area. The proposal meets criteria (a) and (g) of PPS 7.

Impact on Archaeological, Built Heritage, and Landscape Features

- 8.8 PPS 7 – Policy QD 1, notes that all proposals for residential development will be expected to conform to the following criteria: (b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development.
- 8.9 The proposed site is not within an Area of Archaeological Potential and will not affect any archaeological site or monument.
- 8.10 There are a large number of mature trees within and surrounding the application site. A TPO has been confirmed on the site. The submitted drawings indicate that the majority of trees on the site will be retained and incorporated into the proposed development. The proposal does require removal of some trees and hedgerow along the south-west boundary in order to provide the necessary visibility splays. Compensatory planting will be provided to compensate for loss of this vegetation and is detailed on the plans.
- 8.11 The tree officer was consulted in relation to the proposal and advised that the level of retained trees in combination with the significant

landscaping and planting scheme proposed will result in the visual integrity and character of the landscape being maintained.

- 8.12 The proposed development will not impact any archaeological, built heritage or landscape features and meets criteria (b) of PPS 7.

Public and Private Open space

- 8.13 PPS 7 – Policy QD 1, notes that all proposals for residential development will be expected to conform to the following criteria: (c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;
- 8.14 The submitted concept plan shows the indicative layout of the proposed dwellings. Each dwelling has an area of private amenity space behind the building line which ranges from 215m² to 1001m². The level of private amenity space is greater than the 70sqm of private amenity space that is stated in ‘Creating Places’.
- 8.15 Proposed landscaping includes grassed public amenity areas with planting of native species trees. New native species hedgerow will be planted to new boundaries. There are paved driveways and parking areas. The proposed boundary treatment and planting will soften the visual impact of the development and maintain the character of the area.
- 8.16 The site is located on the edge of the settlement development limit of Garvagh. Paragraph 4.28 of PPS 7 states that the integration of development at the edges of settlements is important and buffer planting will be required to help assimilate and soften its impact on the countryside. A significant number of existing trees on the site will be retained, which will assimilate and soften impacts on views to the site.
- 8.17 Policy OS 2 of PPS 8 sets out the requirement for public open space to be provided for new residential development of 25 or more units, or on sites of one hectare or more. As the proposal consists of 6 dwellings on a site less than 1 hectare, there is no requirement for provision of public amenity space as defined in Policy OS2 of PPS 8. Although not required by policy, an area of public open space is

provided central to the development which will afford protection of a large mature beech tree protected by the TPO.

8.18 The application is considered to meet criteria (c) of PPS 7.

Neighbourhood Facilities

8.19 PPS 7 – Policy QD 1, notes that all proposals for residential development will be expected to conform to the following criteria: (d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development.

8.20 Given the scale and nature of the development for six residential dwellings, neighbourhood facilities are not required. The proposal is located within the Settlement Development Limit of Garvagh and the dwelling will make use of existing facilities located within Garvagh.

Accessibility and Parking

8.21 PPS 7 - Policy QD 1, notes that all proposals for residential development will be expected to conform to the following criteria: (e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures and (f) Adequate and appropriate provision is made for parking.

8.22 The proposed dwellings are located within the development limit of Garvagh, will support walking and cycling and will be located near public transport links.

8.23 The submitted concept plan indicates the provision of 2 in-curtilage parking spaces per dwelling. DfI Roads have been consulted and have not raised concerns subject to a condition being attached. The application meets criteria (e) and (f) of this policy.

8.24 Policy AMP 2 of PPS 3 notes that planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road

where, such access will not prejudice road safety or significantly inconvenience the flow of traffic. DFI Roads were consulted in relation to this application and raised no objections. The application meets Policy AMP 2 of PPS 3.

Impact on Residential Amenity

- 8.25 PPS 7 - Policy QD 1, notes that all proposals for residential development will be expected to conform to the following criteria: (h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.
- 8.26 The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment and is a key consideration where new development is proposed adjacent to existing properties. Paragraph 7.16 of Creating Places states that, where the development abuts the private garden areas of existing properties, a separation distance greater than 20m will generally be appropriate to minimise overlooking, with a minimum of around 10m between the rear of new houses and the common boundary.
- 8.27 There is an existing residential development to the north-west of the site. The proposed dwelling at Site 6 shares a common boundary with No. 1 Thompson Crescent, however there is a separation distance of 15m from the common boundary which is adequate to prevent overlooking. In addition, the existing mature trees at the boundary will be retained which will maintain privacy. There is no other residential development abutting the site. The layout shown in the indicative concept plan is sufficient to minimise overlooking and overshadowing between proposed dwellings. The design of dwellings should take account of the guidance in Creating Places. The location of windows, boundary treatments etc. should be considered and will be assessed at reserved matters stage.
- 8.28 There will be no overlooking, overshadowing or dominance as a result of the new dwellings and they will not be detrimental to surrounding residential amenity. The application meets criteria (h) of PPS 7.

Impact on crime and personal safety

- 8.29 PPS 7 - Policy QD 1, notes that all proposals for residential development will be expected to conform to the following criteria: (i) the development is designed to deter crime and promote personal safety.
- 8.30 The proposed dwellings will not lead to the creation of areas where anti-social behaviour may be encouraged. The amenity area of the dwellings will be private and enclosed. The proposal is considered to meet criteria (i) of this policy.

Flood Risk

- 8.31 Consultation was carried out with DfI Rivers in relation to this application. The Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain. There are no watercourses which are designated within the site.
- 8.32 DfI Rivers recommended a drainage assessment to be carried out for consideration given the proposal was initially for 10 units. Given the reduction in number to 6 units, the proposal no longer meets the threshold for which a drainage assessment is required. DfI Rivers have no objections to the proposed development.

Natural Heritage

- 8.33 The proposal involves the demolition of existing buildings and removal of some mature vegetation. NIEA Natural Environment Division was consulted following submission of a biodiversity checklist and preliminary ecological appraisal and requested further information including a bat emergence/re-entry survey and amended landscape plan showing compensatory planting of trees and shrubs.
- 8.34 NED notes that a bat roost has been identified within the main structure scheduled to be demolished as part of the proposed development. Provided the mitigation measures proposed by the ecologist are implemented in full, NED does not expect the loss of the roost to significantly impact the local population.

- 8.35 NED is content with the proposed mitigation measures, however recommend that further information detailing the mitigation measures to be incorporated to be submitted at Reserved Matters. If the applicant is to incorporate the ecologist's recommendation to install bat bricks, NED recommends that this is included on any further drawings associated with this proposal. If the proposal requires street/external lighting, a lighting plan should be submitted to the planning authority for approval. This can be included as a condition of the planning approval.
- 8.36 The proposal complies with Policy NH 2 of PPS 2 Natural Heritage.

Impact on Trees

- 8.37 The application site is subject to a Tree Preservation Order. The proposal comprises 6 dwellings which have been sited to minimise removal of trees covered by the TPO. Full tree survey details have been submitted. Of the 89 identified trees and trees groups, 8 trees, which are not covered by the TPO, have been identified to be removed to maintain site safety. A further 19 trees, not covered by the TPO, are also to be removed, which are generally poor quality and allow scope to facilitate development and access provision. A total of 60 trees covered by the TPO are to be retained on site.
- 8.38 Following consultation with the tree officer on the proposed site layout, it was requested to revisit the separation between existing trees and some of the units, particularly Unit 1 and Unit 6. With regard to the recommended separation distances, good practice would involve at least 6m of separation amenity space between a front/rear elevation of a dwelling and the edge of a root protection area of a retained tree.
- 8.39 Following submission of amended plans, it has been demonstrated that a satisfactory layout can be achieved that will result in retention of a significant level of TPO Trees on site, which will not be adversely affected by development, with their Root Protection Areas (RPA's) respected. Any areas of road or parking within the RPA's will be constructed using no dig techniques meaning that no roots will be severed or no soil compacted. The level of retained trees, in combination with the significant landscaping and planting scheme proposed, will result in the visual integrity and character of the landscape being maintained.

Habitats Regulation Assessment

8.40 The potential impact this proposal on Special Areas of Conservation, Special Protection Areas 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, conservation objectives or status of any of these sites.

Representations

8.41 16 letters of objection have been received in relation to the proposal. 6 of these are from separate addresses. The issues raised are as follows;

- Removal of large mature trees will result in loss of the rural aspect of the area and may impact on bats
- Loss of privacy to dwellings at Kilrea Road and Thompson Crescent
- Increased volume of traffic and road safety concerns
- There is a need for a thorough analysis of the location, context and characteristics of the site
- Some of the dwellings do not achieve appropriate separation distances with common boundaries
- Concerns with the proximity of proposed buildings and hard surfaces to root protection zones of trees
- Unnecessarily large areas of hardstanding
- Boundary treatments are unclear and poorly defined
- The concept does not respond to the immediate context
- The current proposal is overdevelopment of the site
- Building line of Thompson Crescent not respected.

8.42 In response to these concerns Officials note the following;

- The site is surrounded by mature vegetation, including trees protected under a TPO. The majority of trees will be retained and incorporated within the proposed development. Some vegetation

will be removed to facilitate the development, including visibility splays. NIEA Natural Environment Division was consulted on receipt of a Bat Survey and have no concerns subject to conditions which will be included on any planning approval.

- The proposed dwellings will have adequate separation distances from existing dwellings, and existing mature vegetation at boundaries will be retained/re-planted, therefore there will be no unacceptable impact on privacy.
- DfI Roads have been consulted throughout the processing of the application and have not raised any objections to the proposal following amendments.
- This is an outline planning application and therefore the detailed design of the proposed development will be assessed within any subsequent reserved matters application. A concept block plan has been submitted which provides an indicative layout.
- There were initially concerns with the proposed layout in terms of overdevelopment, separation distances, excessive hardstanding and positioning of buildings. The agent was advised and amended plans have since been received which are considered to address the concerns.
- The impact on the development on trees has been considered within the report. The tree officer has confirmed that the trees on site will not be adversely affected by development with their Root Protection Area's respected.
- The proposal is considered appropriate in terms of the site and surrounding context, as set out under Part (a) of PPS 7 in the consideration above.
- The proposed site layout has been designed taking account of the significant level of vegetation on the site. The buildings are positioned around a large TPO tree which is central to the development. It isn't considered that there is a strong established building line along this side of Kirea Road. Dwellings along Thompson Crescent are set behind an access road however beyond this, on approach to the town centre, the buildings are located closer to the roadside. Also, the only dwelling shown to be forward of Thompson Crescent is that on Site 1 which will be screened on approach to the site from the established group of TPO trees located in the southern corner of the site.

9 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the SPPS, PPS 7, PPS 2, PPS 3 and PPS 15. The proposal is considered acceptable in terms of layout, scale and massing respecting the surrounding context and is appropriate to the character and topography of the site. A significant portion of the trees are protected by a TPO and will be retained as part of the proposal. The proposal is not considered to create conflict with adjacent land uses and there is no unacceptable adverse effect on neighbouring properties. Approval is recommended.

10 Conditions

1. As required by Section 62 the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Planning Authority within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: Time Limit

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called ""the reserved matters""), shall be obtained from the Planning Authority, in writing, before any development is commenced.

Reason: To enable the Planning Authority to consider in detail the proposed development of the site.

3. The dwelling hereby permitted shall be in general conformity with the Concept Plan, Drawing No 02 REV 6, which was received on 09-APR-2021 and the footprint of the proposed dwellings shall not be greater with that shown.

Reason: To ensure a satisfactory form of development.

4. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Planning Authority.

Reason: To ensure resident's privacy is not adversely affected.

5. The development shall be in accordance with the requirements of the Department's Creating Places Design Guide and, for the purpose

of adopting private streets as public roads, the Department shall determine the width, position and arrangement of the streets associated with the development and the land to be regarded as comprised in those streets.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Street (NI) Order 1980.

6. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree to be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Planning Authority. Any arboricultural work or tree surgery approved shall be carried out in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Reason: To ensure the continuity of the biodiversity value afforded by existing trees.

7. If applicable, a Lighting Plan shall be submitted at Reserved Matters. The approved Plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority. The Plan shall include the following:

- a) Specifications of lighting to be used across the site, including model of luminaires, location and height;
- b) All measures to mitigate for the impacts of artificial lighting on bats and other wildlife, e.g. timing of lighting, use of low level lighting, screens, hoods, cowls etc.
- c) A horizontal illuminance contour plan (isolux drawing) showing predicted light spillage across the site;

Reason: To ensure no adverse impact on bats.

8. The lands granted Outline Planning Permission are affected by a Tree Preservation Order (TPO). The detailed layout provided at Reserved Matters stage shall be designed accordingly to ensure that the protected/retained trees are not adversely affected by development with appropriate amenity separation distance

provided, in general conformity to the approved Drawings 02 Rev6, 03 Rev3 & 04 Rev1 received 9th April 2021.

Reason: To ensure the retention of trees protected by the TPO and to the ensure continuity of the landscape amenity afforded by these trees.

9. No protected/retained tree, as indicated on the approved Drawings 02 Rev6, 03 Rev3 & 04 Rev1 received 9th April 2021, other than those required for the purpose of carrying out development, shall be, cut down, uprooted or destroyed, or have its roots within the crown spread damaged or subject to any soil level changes, or be subject to any form of tree surgery, without the prior written consent of the Council. Development will be taken to include the main development, any associated buildings, access and service provision.

Reason: To ensure the retention of trees protected by the TPO and to the ensure continuity of the landscape amenity afforded by these trees.

10. The lands granted Outline Planning Permission are affected by a Tree Preservation Order (TPO). No development shall take place until full details of a Tree Protection Plan and associated Arboricultural Method Statement, are submitted to and approved in writing by the Planning Authority as part of the Reserved Matters application. All Arboricultural work shall be implemented in accordance with this information and shall be carried out in accordance with BS5837 (2012) 'Trees in Relation to Construction'.

Reason: To ensure the retention of trees protected by the TPO and to the ensure continuity of the landscape amenity afforded by these trees.

11. A landscaping scheme shall be agreed with the Planning Authority at Reserved Matters stage and shall include a survey of all existing trees and hedgerows on the land, together with measures for their protection during the course of development. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice.

Reason: In the interest of visual amenity.

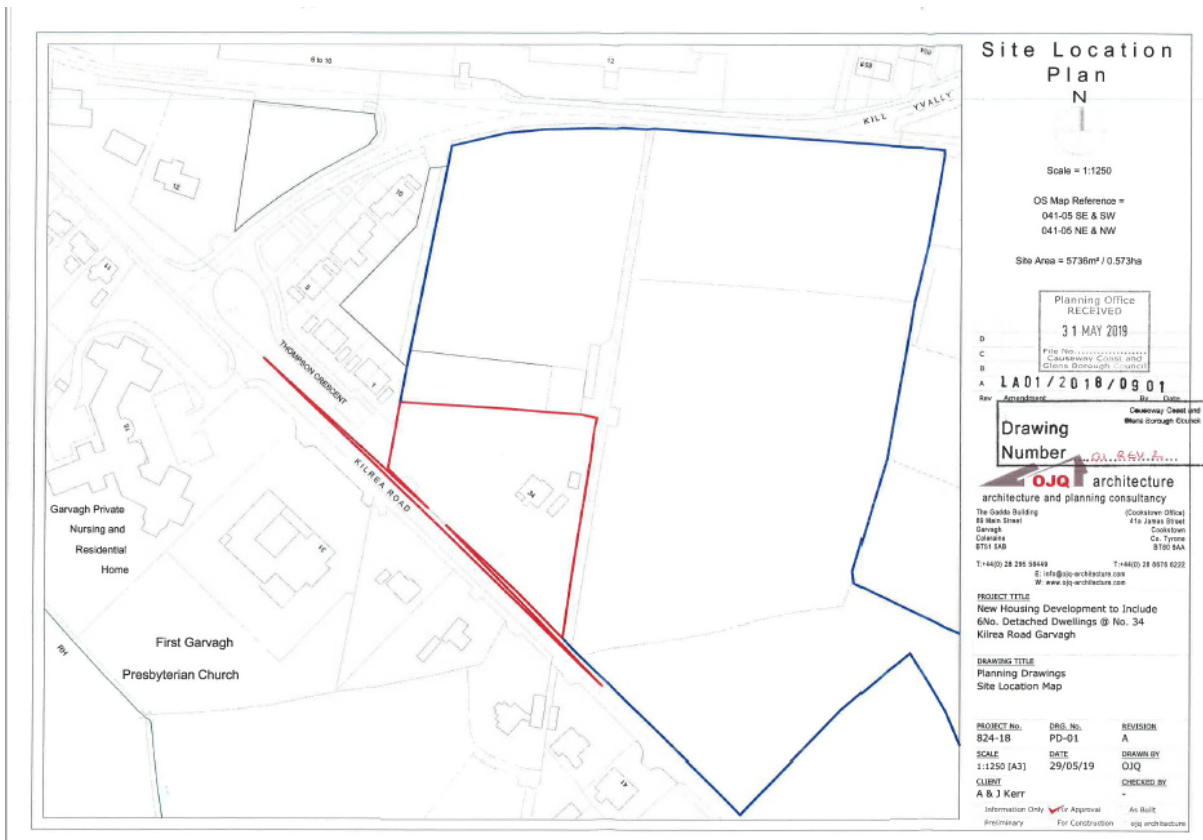
12. Development shall not be occupied until surface water drainage works on-site and off-site have been submitted, approved and constructed by developer and the relevant authority.

Reason: To safeguard the site and adjacent land against flooding and standing water.

13. Development shall not be occupied until the onsite works have been completed in accordance with the drainage details submitted to and approved by the relevant authority.

Reason: In the interest of public health

Site Location Map



Site Block Plan



Symbols	
[Symbol]	100m
[Symbol]	50m
[Symbol]	20m
[Symbol]	10m
[Symbol]	5m
[Symbol]	2.5m
[Symbol]	1m
[Symbol]	0.5m