

Title of Report:	Planning Committee Report – LA01/2021/1197/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd June 2022
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>App No:</u>	LA01/2021/1197/F	<u>Ward:</u>	Waterside
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Coleraine Grammar School 33 Castlerock Road Coleraine		
<u>Proposal:</u>	<p>Redevelopment of Coleraine Grammar School. Works to include demolition of headmasters house and former dormitories. New two storey building for the provision of classrooms, learning support, sixth form and music accommodation with solar panelling on roof. Single storey extension of technology block, refurbishment of existing music suite, art department and media studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular routes to introduce new car parking, one way traffic system and new entrance and exit points off Castlerock Road to service a dedicated bus pick up and drop off area. Works to include security lighting of car parking and bus pick up and drop off area, landscaping, retaining walls, underground drainage system to include a cesspool tank, pedestrian crossing points and associated site works.</p>		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	27.09.2021
<u>Listed Building Grade:</u>	B1		
Applicant:	Governors of Coleraine Grammar School		
Agent:	Resolve Planning & Development		
Objections:	2	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Executive Summary

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The site is located within Coleraine settlement limit and Coleraine Inst LLPA.
- Two letters of objection have been received in relation to this application.
- No concerns have been raised by statutory consultees in relation to this proposal.
- The proposal will not adversely affect the environmental quality, integrity or character of the designated Coleraine Inst LLPA.
- The loss of the open space is necessary to facilitate the bus drop off area given this is the only suitable location to satisfy DFI Roads and to protect the setting of the listed building.
- The scale, massing and design of the new school buildings is appropriate for this context. All internal refurbishment works are acceptable.
- The proposal respects the existing character of the surrounding area in terms of its overall massing and visual presence within the streetscape.
- The proposal will not adversely harm neighbouring residential amenity.
- The proposal respects the setting of the Listed Building.
- There are no archaeological concerns.
- There are no objections from a drainage or flood risk perspective.
- There are no objections in relation to contamination.
- The proposal is acceptable from a sewage perspective and will not result in an environmental impact provided compliance with all legislative requirements.
- Natural Heritage interests are protected.
- The proposed development has satisfactory access and parking.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, A Planning Strategy for Rural Northern Ireland, PPS 15, PPS 8, PPS 6, PPS 3 and PPS 2.

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 application site comprises the existing Coleraine Grammar School (Castlerock Campus) located at 33 Castlerock Road, Coleraine. The playing fields to the east of Ballycairn Road contain the remainder of the School's lands but are not part of this planning application. The site rises from east to west and is generally flat in the centre. The site is surrounded by roads to the east, south and west and is therefore easily accessible. Access is currently achieved via two entrances off the Castlerock Road with the exit being onto the Ballycairn Road. Car parking within the site is generally located to the east, south and west of school buildings.
- 2.2 There are two large, grassed areas to the front of the site which create a foreground to the school buildings which are set back from the road. The site has several accommodation buildings of varying heights which have been built and extended during different timeframes as the school has expanded. Materials/ finishes of the buildings are generally red brick and render. The original main school Coleraine Academical Institutional building along with the memorial arch, gates and steps in front of the building are B1 listed. These buildings make an important contribution to the architectural character of Coleraine.
- 2.3 The boundaries of the School adjacent to the Castlerock Road and Ballycairn Road comprise a 1m high wall or 1m high concrete posts with metal railings and mature trees. There are several well-developed trees located south and east of the

school buildings. Access to the school is through entrance pillars and gates of approx. height 2m.

- 2.4 The site is located within the development limit of Coleraine under NAP 2016. The site is within the Coleraine Institute LLPA (Designation CEL 21). The site is surrounded by a mixture of residential dwellings located at Queens Park, behind the site as well as the opposite sides of the Castlerock and Ballycairn Roads.

3.0 RELEVANT HISTORY

- 3.1 LA01/2021/1196/LBC
Coleraine Grammar School, 33 Castlerock Road, Coleraine Listed Building Consent for amendments to basement of B1 Listed Building for the provision of new fitness suite, changing facilities and maintenance workshop including a new external access ramp. Curtilage listed consent also requested for the demolition of former headmaster's house and dormitories, new two storey building for the provision of classrooms, learning support, sixth form and music accommodation, single storey extension of technology block and the refurbishment of existing music suite, art department and media study suite. Reconfiguration of internal vehicular routes to introduce new car parking, one way traffic system, new entrance and exit points off Castlerock Road to serve a dedicated bus pick up and drop off area and all associated site works
Consent Recommended

- 3.2 LA01/2021/0694/PAN
Coleraine Grammar School, 33 Castlerock Road, Coleraine Redevelopment of Coleraine Grammar School. Works to include demolition of headmaster's house and former dormitories, new two storey building for the provision of classrooms, learning support, sixth form and music accommodation, single storey extension of technology block, refurbishment of existing music suite, art department and media studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular

routes to introduce new car parking, one way traffic system and new entrance and exit points off Castlerock Road to serve a dedicated bus pick up and drop off area. Works to include landscaping, pedestrian crossing points and associated site works.

PAN Acceptable – 25.06.2021

3.3 LA01/2020/0438/PAD

Coleraine Grammar School, 33 Castlerock Road, Coleraine Full and listed building consent for the re-development of Coleraine Grammar School. Works to include demolition of headmaster's house and former dormitories, new two storey building for the provision of classrooms, learning support, 6th form and music accommodation, single storey extension of technology block, refurbishment of existing music suite, art department and music studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular routes to introduce one way traffic system, upgraded exit onto Ballycairn Rd, new bus turning circle and new car parking. Works to include new hard play area between existing and new build, landscaping, car parking and associated site works.

PAD Concluded – 01.06.2021

3.4 LA01/2020/0464/DETEIA

Coleraine Grammar School, 33 Castlerock Road, Coleraine Proposed re-development of Coleraine Grammar School Environmental Statement Not Required – 12.11.2020

4.0 THE APPLICATION

- 4.1 Redevelopment of Coleraine Grammar School. Works to include demolition of headmasters house and former dormitories. New two storey building for the provision of classrooms, learning support, sixth form and music accommodation with solar panelling on roof. Single storey extension of technology block, refurbishment of existing music suite, art department and media studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular

routes to introduce new car parking, one way traffic system and new entrance and exit points off Castlerock Road to service a dedicated bus pick up and drop off area. Works to include security lighting of car parking and bus pick up and drop off area, landscaping, retaining walls, underground drainage system to include a cesspool tank, pedestrian crossing points and associated site works.

Proposal of Application Notice

- 4.2 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.
- 4.3 A Proposal of Application Notice was received on the 4th June 2021 under application LA01/2021/0694/PAN. As a result of Covid-19 it has not been possible to hold any face to face public events. The Planning (Development Management) (Temporary Modifications) (Coronavirus) Regulations (Northern Ireland) 2020 temporarily suspend the requirement for a Pre-Application Community Consultation public event. The applicant advised that they intended to undertake the following forms of consultation:
- A digital consultation with the website being live during a specific timeframe.
 - The digital consultation process will be advertised in the Coleraine Chronicle and Coleraine Times and promoted through a leaflet drop approx. 10-14 days in advance of the web-based Public Information Event to residents and business owners within 200m of the site boundary.
 - The digital consultation process will be promoted through the use of social media.
 - Elected members for the District Electoral Area and certain MLAs will be given a copy of the Proposal of Application Notice.

Community Consultation Report

- 4.4 The community consultation report was submitted as part of the planning application, received on 27th September 2021 which is

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

- 4.5 The community consultation report is structured relating to The Proposal of Application Notice; Community Consultation; Community Consultation Feedback; Design Team Response; and Conclusions. It also demonstrates how the design of the proposal has been developed and evolved as part of the community and stakeholder engagement exercise. The report demonstrates that consultation was implemented as agreed in the Proposal of Application Notice.
- 4.6 The Digital Public Information Event took the form of a dedicated website which was live for 3 weeks between the dates of 16th July and 6th August 2021. From this website, presentation boards could be viewed, feedback forms uploaded and the Agent contact details were available. The deadline for the public to submit their views on the development, via the online feedback form or directly to the Agent was advertised as 13th August 2021.
- 4.7 This Digital Public Information Event was advertised locally in the Coleraine Times and the Coleraine Chronicle. Advertising also occurred through the School's website and Facebook page.
- 4.8 A neighbour leaflet drop totalling 270 occurred on 28th June 2021 to properties and residents within 200m of the application site. Elected council members of the Coleraine Electoral Ward area and East Londonderry MLAs were notified of the submission of the PAN notice on 4th June 2021.
- 4.9 The Digital Public Information Event was visited by 134 'new users' and a total of 66 responses (feedback forms) were returned during the consultation period. In addition to this, one letter and email were received by the Agent from two residents expressing their views. Feedback was generally positive with 83.4% supporting the re-development proposal on site. Positive aspects of the development related to use of a single campus for all pupils; taking buses off the road; the design around historic buildings; and the safeguards made in relation to traffic and road safety. Other comments received raised questions, concerns or objections in relation to the Building Design and Layout; Renewables and Sustainability; Operation of the School, Plans

for Derelict House in Queens Park; and Traffic/Vehicle Access. For a review of all feedback please see Section 4.0 Community Consultation Feedback of the Pre-Application Community Consultation Report (Doc 16) submitted in support of this application.

- 4.10 All feedback received was considered and responses to the queries raised are detailed in Section 5.0 Design Team Response of the Pre-Application Community Consultation Report (Doc 16) submitted in support of this application.
- 4.11 Upon review of the community consultation, no amendments were deemed necessary to the layout or buildings relating to the re-development of Coleraine Grammar School. The community consultation report demonstrates that adequate community consultation has taken place and the feedback received has been considered prior to the submission of the application.

Design & Access Statement

- 4.12 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. The Design & Access Statement provides 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.
- 4.13 A Design and Access Statement (Doc 15) received on 27th September 2021 was submitted in support of this application. The contents of Doc 15 include Introduction, the Site and Surrounding Area, Consultation, Proposed Development, Planning Policy Compliance and Conclusions. Doc 15 explains the project requirements including the rationale for the design of the scheme. Doc 15 explains the Scheme in Detail including the new build elements, the building form and materials, accessibility, pedestrian and vehicular access, car and bus parking, cycling accommodation, parent set down-pick up arrangements and external play provision.
- 4.14 The applicant has undertaken detailed consideration of the proposal in terms of the design principles and concepts, in

relation to the scale and design of the school buildings and the impact on the character of the immediate context.

Environmental Impact Assessment

- 4.15 Upon review of the application against The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, the proposal was considered to fall within Schedule 2: Category 10(b) of the Regulations- The carrying out of development to provide for urban development projects, including the construction of shopping centres and car parks. The threshold for requiring an EIA determination is when the area of the development exceeds 0.5 hectare, or the site is within a sensitive area. The site is approximately 4.98 hectares. Having considered the Regulations and the guidance set out in DCAN 10, it was determined that the development proposal would not have any likely impacts of such a significance to warrant an environmental statement.

Habitats Regulations Assessment

- 4.16 The application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Causeway Coast and Glens Borough Planning Authority.
- 4.17 The application site is in close proximity to the Lower Bann River which is hydrologically connected to the Bann Estuary Area of Special Scientific Interest (ASSI) and Special Area of Conservation (SAC). A Habitat Regulations Assessment (Doc 13) date received 27th September 2021 was submitted in support of this application. DAERA: NED and SES were consulted in relation to this application and express no objections. The proposed development will not result in an adverse impact upon designated sites.
- 4.18 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.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

2 objection letters have been received in relation to this application. The main issues raised are summarised below:

- Impact upon existing trees facing Castlerock Road
- Increased number of vehicles may cause air quality concerns for the working rooms of the School
- On-site Parking – for staff or pupils?
- Pedestrian and cycle access and facilities
- Traffic
- Concern any vehicle access would be through Queens Park

5.2 Internal:

NI Water (No objections)

Environmental Health (No objections)

DFI Rivers (No objections)

DFI Roads (No objections)

Historic Environment Division: Historic Buildings (No objections)

Historic Environment Division: Historic Monuments (No objections)

Shared Environmental Services (No objections)

DAERA: Water Management Unit (No objections)

DAERA: Regulation Unit Land and Groundwater Team (No objections)

DAERA: Natural Environment Division (No objections)

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:
- 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.

7.0 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 6: Planning, Archaeology and the Built Heritage

Planning Policy Statement 8: Open Space, Sport and Recreation

Planning Policy Statement 15 (Revised) (PPS 15) – Planning and Flood Risk

A Planning Strategy for Rural Northern Ireland

Supplementary Planning Guidance

Development Control Advice Note 15 Vehicular Access Standards

Parking Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The site is located within Coleraine settlement limit. Policy SET 2 of NAP 2016 applies for development within settlement development limits. Planning permission will be granted provided that the proposal is sensitive to the size and character of the settlement.
- 8.2 The application site falls within Coleraine Inst LLPA (Designation CEL 21) under NAP 2016. Features of importance include the listed original school building within landscaped wooded grounds and mature trees along Castlerock Road. Policy ENV 1 of NAP 2016 falls for consideration as this applies to LLPAs.
- 8.3 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: Principle of Development, Impact upon LLPA, Scale and Design, Residential Amenity, Open Space, The Built Heritage, Archaeology, Flooding, Sewerage, Contamination, Access and Parking and Natural Heritage.

Principle of Development

- 8.4 The application seeks permission for Redevelopment of Coleraine Grammar School to facilitate the amalgamation of the Lodge Road Campus to the Castlerock Road Campus. The proposal consists of a number of new build and refurbishment elements. The redevelopment is required to provide suitable educational facilities to meet the curricular needs of the amalgamated school.
- 8.5 The application site is within the settlement limit of Coleraine as designated by NAP 2016. The existing use on the site is educational (Coleraine Grammar School - Castlerock Road Campus) and this use will remain with the inclusion of additional student numbers. The proposal for redevelopment of the existing school is regarded acceptable in principle subject to meeting all relevant planning policy considerations.

Impact on LLPA

- 8.6 The application site falls within the Coleraine Inst LLPA (Designation CEL 21) from NAP 2016. Policy ENV 1 of NAP 2016 applies for LLPAs and development proposals must not adversely affect the environmental quality, integrity or character of a designated LLPA. Coleraine Inst LLPA features of importance include:
- One of the most distinctive and attractive building groups in Coleraine, focussing on the refurbished Listed Building of the original school building within landscaped wooded grounds.
 - This central section of Castlerock Road also includes many trees in the suburban development across from the school particularly in the grounds of Holme Lea, a Listed Building.

Any development in the suburban area will be required to be of modest scale and sensitively sited to minimise any impact on the existing woodland and the setting of the Listed Building.

- 8.7 This proposal includes a number of new build and refurbishment elements as well as a new bus drop off area with new separate

entry/exit points. The location of the new two storey building (educational block) was determined after discussion with HED: HB to ensure protection of the setting of the Listed Building. There were limited options as to where this building could be located within the School grounds given the site constraints – topography, adjacent buildings and pedestrian routes. Also of consideration was the proximity to the ‘Old School’ block, relationship to the road and views into the site from the south and east. While this location ensures protection of the listed building it does result in some tree removal however, this is considered acceptable on balance given development is on a restricted site.

- 8.8 The new bus drop off area is located adjacent to the Castlerock Road which results in significant tree removal along this public road. While the Planning Authority preferred the retention of these trees, all design options have been explored and there is no other solution as to how to achieve this bus drop off area to the satisfaction of DFI Roads. In light of this, it is determined that the loss of the trees is acceptable on balance attributing greater weight to the need to ensure road safety for pupils attending the school and to facilitate the re-development of Coleraine Grammar School. In addition, replacement planting is proposed to screen views of this bus drop off area along the Castlerock Road and proposed trees will be extra heavy standards with 18-20 cm’s girth.
- 8.9 The proposal is deemed satisfactory by Historic Environment Division: Historic Buildings in terms of respecting the setting of the original school building which is listed.
- 8.10 The development of this site within this LLPA zoning is considered acceptable as the proposal will not undermine this LLPA designation and will not adversely affect the environmental quality, integrity or character of the designated Coleraine Inst LLPA.

Scale and Design

- 8.11 Policy DES 2 – Townscape within a Planning Strategy for Rural Northern Ireland requires development proposals in towns and villages to make a positive contribution to townscape and be

sensitive to the character of the area surrounding the site in terms of design, scale and use of materials.

- 8.12 A design and access statement accompanied this development. The redevelopment of the School is required to provide suitable educational facilities to meet the curricular needs of the amalgamated school. The Project aims to develop a new state of the art building and facilitate the delivery of outstanding teaching and learning, whilst maintaining and enhancing its established location on the Castlerock Road.
- 8.13 The proposal contains various elements, the locations of which can be identified from the proposed site layout plan (Drawing No. 03A).

Technology Extension (Location Nos. 1 & 2)

- 8.14 This extension is located adjacent to the Castlerock Road attached to the southern gable elevation of the existing Technology Department Building. A ramped approach and new entrance is proposed to create level access.
- 8.15 This extension will match the existing building in terms of detailing and finishes which is visually acceptable. Finishes include concrete roofing tiles, white pvc windows and brickwork for walls. The ridge height of the extension is higher than the existing building due to minimum head height requirements but this difference in height is minimal when viewed in the context of the site.

New Build (Location No. 5)

- 8.16 The location of this new school building was determined following the PAD process to limit the impact upon the setting of the listed 'Old School' block. This building is 'L' shaped and comprises a single storey element with flat roof creating a new frontage while the remainder of the building is two storeys. Car parking for this building is located immediately adjacent to the east.
- 8.17 This building is considered acceptable in siting given there is no harm to the setting of the listed building on site. This new building is grouped with the other school buildings on the site and has a good separation distance from surrounding roads. The proposed building is of suitable scale, massing and design. The maximum ridge height of this building is approx. 9.8m.

Proposed materials/finishes include red facing brick for the walls, PPC Aluminium windows and a single-ply membrane flat roof.

- 8.18 The new car park adjacent to the New Build block will be finished in part porous Asphalt and stone mastic Asphalt. The pedestrian walkways around this building will be finished in feature paved areas (paving slab/sett types/laying patterns). The pedestrian walkway leading to the bus drop off area will be finished in Asphalt/bitmac. These surfacing materials are considered acceptable for these areas.

Old School Block Basement (Location No. 6)

- 8.19 The existing basement level of the Old School block is above ground level due to the ground being cut away and formed by a 45 degree bank or retaining wall so that access to and from the basement is via existing access points. Level access is provided by a ramped approach on the south elevation and level access into the main stairwell on the north elevation. The proposal consists of a new wheelchair lift to allow access from the north elevation down to the lower basement level. Connecting the changing areas with the gymnasium is via an existing staircase but to accommodate limited mobility users a ramp is proposed at the current stepped entrance to the gymnasium block on the west elevation.
- 8.20 Proposed external alterations to this Listed Building consist of a ramp to facilitate access which is visually acceptable. In terms of all proposed internal alterations of this building, detailed assessment of this is under application LA01/2021/1196/LBC.

Music & Art Refurbishments (Location Nos. 3 & 4)

- 8.21 The works to these areas are in existing classrooms and are limited to decoration and new fitted furniture. These internal alterations are acceptable.

Media Studies Refurbishment (Location No. 7)

- 8.22 The existing temporary classroom (HE, Tech room, Multi-purpose room) is proposed to be repurposed into a new media studies classroom comprising a recording studio and control/editing room. There are no external alterations to this building. These changes are considered acceptable.

Demolition

- 8.23 To facilitate this development, the existing headmaster's house (located centrally in the site) and the dormitories (located to the rear of the site) will be demolished which is acceptable.

New Bus Drop Off Area

- 8.24 A new dedicated bus drop off is proposed to the south of the school building with two new accesses (entry & exit) onto the Castlerock Road. Alternative site options for this new bus drop off area were considered under the PAD application (LA01/2020/0438/PAD) and were found to be unsuitable. The new accesses for the bus drop off area will have concrete entrance pillars and feature metal gates to match the existing entrance at the tree lined avenue. Pillars are approx. 2.2m high and gates are approx. 1.4m high. The bus drop off area has 3 roads and 3 pedestrian waiting areas. The bus drop off area will comprise Asphalt for the roadways and the pedestrian wait areas will be finished in feature paved areas (paving slab/sett types/laying patterns). These surfacing materials are considered acceptable given the variety and materials chosen seeking to soften the visual impact. To ensure pedestrian safety these waiting areas are to include metal railings finished in black approx. 1.1m high. This boundary treatment is considered acceptable attributing greater weight to ensuring adequate safety of pupils waiting on buses rather than imposing the requirement for a softer boundary treatment such as hedging.
- 8.25 Whilst it is acknowledged the new bus drop off area will potentially detract from the area given the significant tree removal along the Castlerock Road at first, when the replacement planting matures, this area will better integrate into the streetscape. This aspect of the proposal is considered acceptable attributing greater weight to the need for a bus drop off area to alleviate traffic pressures elsewhere and it is the only location within the site that will meet the requirements of DFI Roads.

Landscaping

- 8.26 Landscaping is proposed for the application site (Drawing No. 48A). The existing vegetation (trees) along the existing entrance avenue from Castlerock Road are to be retained. Other trees throughout the site are to be retained where possible. However, tree removal is necessary to facilitate the new build and also to provide the bus drop off area. Replacement planting is

proposed to the front and rear of this bus drop off area to assist with screening. Other trees and vegetation are proposed throughout the site and for full details please refer to Drawing No. 48A. The proposed landscaping for the site is considered satisfactory in relation to educational use and in an urban context.

Retaining Walls

- 8.27 Some retaining walls are proposed throughout the site given the difference in ground levels. These are located to the north, east and south west of the new build. Details for these retaining walls are found on Drawing No. 25A. The retaining walls will be finished in Tobermore Segmental with black metal railings on top. This treatment is considered acceptable at these locations within the site.
- 8.28 Public views of the application site are from the Castlerock Road and Ballycairn Road when travelling both directions. The new build and refurbishment works at the school have been designed not to appear as a dominant or conspicuous development using complementary materials. The scale, massing and design of the new buildings is appropriate for this context. All internal refurbishment works are acceptable. The proposal respects the existing character of the surrounding area in terms of its overall massing and visual presence within the streetscape. The proposal has been designed taking into consideration all of the site constraints while trying to meet school requirements and satisfy planning policy.

Residential Amenity

- 8.29 The application site has residential properties located opposite on the Castlerock Road and the Ballycairn Road. Residential properties are also located to the rear of the site on Queens Park.
- 8.30 A Noise Impact Assessment (Doc 12) was submitted in support of this application which was reviewed by Environmental Health. With regards to potential external noise generating plant and equipment associated with the proposed development, it is stated that this has yet to be specified, however it may include

mechanical ventilation and boiler plant. With regards to the extant noise characteristics of the location it has been noted that this will be dominated by road traffic noise (particularly relevant at the grammar school entrance/ nearest receptors). Noise breakout may potentially arise from specific areas, such as the music suite, media studio, fitness studio and workshops. The applicant will be required to ensure that the specific design criteria of the structure negates noise breakout and sufficient sound insulation is provided to prevent noise escape giving rise to adverse impacts. Environmental Health have no objections to this proposal from a noise perspective and recommend a planning condition.

- 8.31 The proposal should not result in unacceptable overlooking, loss of privacy, overshadowing or dominance to neighbouring properties given the locations for the new build and the technology extension. Other alterations are internal refurbishments resulting in no detrimental impact.
- 8.32 The proposal includes an underground drainage system to include a cesspool tank. This cesspool tank is located underneath the new car park (spaces 27-30) east of the new build. This is a temporary arrangement deemed necessary by NI Water as there is insufficient capacity on the existing network for foul sewerage. Environmental Health have no remit with regards to the design, layout and specification of such a system. It is recommended the system is integrity checked and there is ongoing maintenance. The agent has advised there is a leak and level sensor system as a method of detecting leaks and to ensure the emptying of the tank is undertaken to prevent any risks of overflowing. Environmental Health is not aware of any stipulation in relation to the position of the tank (ie. distance separation from residents) but there must be prevention of odour escape, which is required under the Building Regulations.
- 8.33 The applicant should consider the necessary conformance with Health and Safety and Building Control legislation. Subject to all necessary conformance with relevant environmental, building control and health and safety legislative requirements, Environmental Health would have no adverse comment in principle. It is therefore considered that the underground cesspool tank should not adversely harm neighbouring residential amenity provided it meets with all legislative requirements.

Open Space

8.34 Policy OS 1 of PPS 8 prohibits the loss of open space irrespective of its physical appearance or condition. It states that an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of open space.

8.35 Coleraine Grammar is set in extensive landscaped grounds which is considered to be open space. Opposite the site within the blue lands comprises a range of outdoor grassed playing fields, hard surfaced sports pitches and a number of buildings used for fitness and changing, boat storage and a groundsman bungalow. This open space area provides for:

- 8 rugby football fields
- 1 football field
- Cricket square
- An all weather running track
- Training Area
- Long Jump Pits
- Discus/Javelin Facility
- 4 Tennis Courts
- Other areas of amenity grassland
- Extensive belts of mature planting
- River embankment area and associated jetties

The lands within this area are designated as open space and extend to almost 20 hectares. The proposal does not include this designated area of open space so it is not affected by this development proposal.

8.36 Under application LA01/2020/0438/PAD, a letter titled “Assessment of the Impact of the Development Proposal on Open Space” was submitted for assessment with associated plans showing existing and proposed open space analysis. This is found in Appendix 8 of the Planning Statement & Design and Access Statement (Doc 15).

8.37 The proposal will result in the loss of a small area of open space. The overall open space provision will be reduced by approx. 1.83%. This reduction is insignificant in the context of the wider open space provision within the site and will be offset in policy

terms by the substantial benefits arising from the development. These benefits are to the school community and securing the long-term use of the site and the protection of its important historic buildings. Under the PAD application the loss of the open space, the community benefits and the alternative site options for the bus drop off areas were all considered. Following review, it was determined the loss of the open space was necessary to facilitate this bus drop off area given this was the only suitable location to satisfy DFI Roads and to protect the setting of the listed building.

The Built Heritage

- 8.38 Consultation occurred with Historic Environment Division: Historic Buildings. The application site impacts upon Coleraine Academical Institution (Grammar School), 23-33 Castlerock Road, Coleraine (Grade B1) and Arch, Gates and Steps, Coleraine Academical Institution (Grammar School), Coleraine (Grade B1) which are of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011.
- 8.39 HED:HB notes this Full planning application in part relates to works directly impacting a Listed Building (referred to as 'Old School Block' on the associated drawings). HED advice in respect of the direct impact of the development proposal on the listed building (DDA access) will be provided under the associated LBC application (LA01/2021/1196/LBC).
- 8.40 HED have been involved in detailed discussion with the applicant and their agents under the associated PAD application (LA01/2020/0438/PAD), and it is noted that the application as submitted (in terms of the impact on the setting of the listed buildings) adheres to the outcome of that engagement. This engagement is notable in the design arrangement of the 'New Build' teaching block and associated landscaping. HED is content with the proposal as presented as it respects the setting of the Listed Building subject to planning conditions. The proposal complies with the requirements of the SPPS paragraph 6.12 and Policy BH11 of PPS 6 in that there is no adverse impact to the setting of the listed building.
- 8.41 HED advised the elevation drawings for the 'New Build' provide a shadow which would suggest the windows have an increased window reveal depth. However, review of the plans would suggest

this is not the case. This is something the council may wish to clarify. HED advise that a deeper than standard window reveal (150mm even, compared to 100mm) would add to the overall quality fenestration detail. It has subsequently been clarified by the Agent that the window reveals are 100mm. Pushing the windows back further, even by 50mm will require additional structural support for the windows and PPC flashings around each window. This detail is robust, tried and tested, recommended by the window suppliers, and it is also fully accredited for Building Control and 3rd party liabilities. It is considered that a 100mm window reveal is satisfactory for this development.

- 8.42 The proposal was amended to include an underground cesspool tank. HED was re-consulted with this new information and advise it does not impact upon the listed building directly. HED considers the proposal will not significantly affect the understanding or experience of the listed building to harm its essential character including setting. HED also advised the underground drainage does not need to form any part of the LBC application.

Archaeology

- 8.43 An Archaeological and Cultural Assessment (Doc 11) was submitted in support of this application. Consultation occurred with HED: Historic Monuments who advised this application is satisfactory in terms of archaeological policy requirements. HED: Historic Monuments have no objections to this proposal as it is compliant with the SPPS and PPS 6 policy requirements.

Flooding

- 8.44 A Flood Risk Assessment & Drainage Assessment (Doc 02 & Doc 02 Rev A) was submitted in support of this application. Following consultation with DFI Rivers 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. DFI Rivers advised there are no designated watercourses within the site.
- 8.45 DFI Rivers advise the development is located partially within a predicted flooded area as indicated on the Surface Water Flood Map. The Drainage Assessment (DA) has demonstrated that the proposed design and construction of a suitable drainage network is feasible. It indicates that the 1 in 100 year event could be

contained through the addition of an underground attenuation system, when discharging at the recommended green field runoff rate of 19.7l/s, and therefore there will be no exceedance flows during this event. Further assessment of the drainage network will be made by NIW prior to adoption.

- 8.46 DFI Rivers cannot sustain a reason to object to the proposed development from a drainage or flood risk perspective. However, in order to ensure compliance with PPS 15, DFI Rivers requests that the potential flood risk from exceedance of the network, in the 1 in 100 year event, is managed by way of a condition. The proposal complies with Policies FLD 1, 2, & 3 of PPS 15.

Sewerage

- 8.47 DAERA: Water Management Unit (WMU) was consulted in relation to this application and have concerns. WMU advise if NI Water are content that both the receiving WWTW and the associated sewer network for this development can take the additional load, with no adverse effect on the WWTW or sewer network's ability to comply with their Water Order Consents, then WMU have no objection to this aspect of the proposal.
- 8.48 NI Water was consulted in relation to this application and advised the receiving foul sewerage network has reached capacity. NI Water plans to upgrade the sewerage system in this drainage area. While this remains subject to prioritisation and the availability of funding, NI Water is recommending connections to the system are curtailed.
- 8.49 A meeting occurred on the application to determine a solution to this NI Water problem. After various options were discussed the identified solution is an underground drainage system to include a cesspool tank. This cesspool tank is located underneath the new car park (spaces 27-30) east of the new build. NI Water was re-consulted with amended plans and an amended Flood Risk Assessment and Drainage Assessment. NI Water now recommend approval of this project subject to the following comments:
- Approved surface water discharge rate to public surface water sewer shall not exceed 19.7l/sec.
 - This recommended approval is based on the uploaded amended information confirming that in respect of foul sewage

discharge, the applicant is proposing to install a temporary cesspool which will be emptied by an approved contractor on a weekly basis until such times as NI Water will grant connection to public foul network. (Please note this cesspool will not be maintained or adopted by NI Water and will be the responsibility of the applicant.)

- The results of the Wastewater Impact Assessment have identified recommended storm water off-setting options, which subject to verification and successful implementation by the applicant in accordance with NI water procedures, would permit NI Water to approve a connection to public foul network.

8.50 DAERA: WMU was re-consulted on the new cesspool solution. If there is a discharge then the applicant must apply to NIEA Water Management Unit for a Water Order (1999) consent for 'emergency overflow'. If there is no discharge to the aquatic environment and all effluent is directed to the cesspool/chemical disposal plant then this arrangement is beyond WMU's remit and the local Environmental Health officer may wish to comment on the use of this system.

8.51 The Agent has advised there will be no discharge to the aquatic environment. The details and commissioning of the proposed Cesspool tank will be fully approved by Building Control in accordance with their standards. Building Control have already advised they will be happy with this strategy as a temporary solution (via email correspondence). In addition to this, diversion of a significant length of the existing NIW 500mm diameter combined sewer within the site is occurring to facilitate the works. This sewer currently illustrates significant defects which will be resolved, hence providing a betterment to the risk of pollution to the aquatic environment as it currently stands.

8.52 WMU notes there will be an oil interceptor installed on the storm line. This will require a Consent to Discharge under the Water Order (1999). The Agent has advised the oil interceptor on the storm line was included on the original drainage drawings and is being installed as a matter of course. A Consent to Discharge will be applied for and approval secured prior to construction.

8.53 WMU have stated that given the location of the site in relation to the water environment they have concerns that the chosen method

of sewage disposal could have the potential for water pollution if not installed and managed/maintained correctly. Following a telephone call with Chris Burns of SES on 1st June 2022, he confirmed the inclusion of a cesspool would not change the HRA or conditions previously imposed. SES have no objections to this proposal.

- 8.54 While an underground drainage system including a cesspool tank is not the preferred option, it is only a temporary measure until the drainage upgrade works are completed and then the School can make a foul sewage connection. Following consideration and assessment of all sewerage concerns, the proposal is now regarded acceptable from a sewage perspective and will not result in an environmental impact provided compliance with all legislative requirements.

Contamination

- 8.55 Consultation occurred with DAERA: Regulation Unit (RU) (Land and Groundwater Team) to consider the potential for contamination to be present at the site that could impact on environmentally sensitive receptors including groundwater and surface water.
- 8.56 A Preliminary Risk Assessment – PRA (Doc 17) and a Generic Quantitative Risk Assessment – GQRA (Doc 07) have been submitted in support of this application. These documents considered the site does not pose an unacceptable risk to environmental receptors. Some minor groundwater contamination was detected, however, the risks to environmental receptors is considered low. It is considered there are no significant pollutant linkages. RU have no objections to this development provided conditions and informatives are placed on the planning decision notice.
- 8.57 Environmental Health was consulted and have no objections from a contamination perspective provided planning conditions issue with any approval granted. The applicant is advised that the onus to consider land contamination risk and ensure that a site is safe and suitable for its intended use rests with the developer.

Access and Parking

- 8.58 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic.
- 8.59 Existing access to the School is achieved via two entrances off the Castlerock Road. The main entrance into the school is to the south of the site where vehicles and pedestrians are guided to the centre of the site through a tree lined avenue. The one-way system guides traffic to the main exit point to the east of the site onto the Ballycairn Road. The secondary entrance and exit is separate from the main route through the school and functions as access to some car parking and deliveries at the west of the site.
- 8.60 A Traffic Statement (Doc 08) was submitted in support of this application in accordance with Policy AMP 6 of PPS 3. Coleraine Grammar School currently has a total of 1068 pupils with 598 pupils at the Castlerock Campus and 470 pupils at the Lodge Road Campus. There are a total of 70 staff between the two campuses.
- 8.61 This proposal seeks to amalgamate the Lodge Road Campus to the Castlerock Campus resulting in the total number of pupils at the Castlerock Campus being 1068. The proposal includes:
- Extending and refurbishing elements of the existing Castlerock Road
 - An additional 38 No. carpark facility including 9 disabled spaces
 - 10 No. cycle parking spaces
 - Retention of the existing one-way vehicle system accessing off the Castlerock Road to the south and egressing onto Ballycairn Road to the east of the campus.
 - Provision of a 12 No. bus parking facility within the grounds of Castlerock Campus within the southwest lawn with a new entrance and exit onto the Castlerock Road
- The main pedestrian access will remain the same, with the exception of internal footpaths to and from the proposed bus parking facility.
- 8.62 DFI Roads was consulted in relation to this application. The trip generation for the proposed development was primarily derived from detailed postcode analysis of each individual student attending the two existing campuses and data provided by

Coleraine Grammar School in relation to the modes of transport currently used. The Consultants methodology results in an additional 48 arrivals and 31 departures in the AM peak hour. Based on the limited traffic data available to check the consultant's traffic survey information, the supplied figures and peak hour calculations seem reasonable. DFI Roads is content with the additional Transport Assessment information received to allow the trips generated by the proposal to be verified.

- 8.63 The proposed development includes the provision of a 12 no. bus parking facility within the grounds of the Castlerock Road campus. The bus laybys on the Castlerock Road, southeast of Coleraine Grammar School, will no longer be used. This should improve the flow of traffic as it will remove the buses from the main road and should be safer for the pupils who take the bus. It is noted that the 15 buses associated with the Lodge Road campus already drop students off at the Castlerock Road campus so there should be no increase in bus trips to the site.
- 8.64 As the Ballycairn Road / Castlerock Road Mini Roundabout is already congested and will be overcapacity in 2023, even without the proposed amalgamation, 'Nil Nett Detriment' should be achieved by any proposed development in the area.
- 8.65 The Parking Standards document requires a total of 132 parking spaces to be provided for Coleraine Grammar School and this proposal meets that request. Parking spaces have been calculated as shown in the table below.

Coleraine GS	Proposed Numbers	Calculation	No. Spaces required
Curriculum Staff	70	1 Per Teaching Staff	70
Ancillary Staff	14	1 Per 2 Ancillary Staff	7
Students	1068 (290 > 17 yrs)	1 Per 10 Students > 17 yrs	29
Visitors	19	30% of Total Staff	26
Total	1171		132

- 8.66 Cycling provision is considered satisfactory at 30 No. stands (10 No. additional) to encourage cycling as a mode of transport.
- 8.67 An objection received queried whether the car parks would be for staff or pupils. From the information presented the use of these

car parking spaces are for both staff and pupils. Another area of concern was that a vehicle access would be through Queens Park. This proposal only includes two new accesses onto Castlerock Road. A further issue raised was the increase in vehicles may lead to air quality concerns to the working rooms of the School. Given the majority of vehicles will be parked at the school during working hours, the impact upon air quality is not considered to be significant.

- 8.68 DFI Roads have no objections to this proposal subject to planning conditions. The proposal complies with the requirements of Policies AMP 1, 2, 7, 8 and 9 of PPS 3.

Natural Heritage

- 8.69 The application site is in close proximity to the Lower Bann River which is hydrologically connected to the Bann Estuary Area of Special Scientific Interest (ASSI) and Special Area of Conservation (SAC).

- 8.70 DAERA: Natural Environment Division (NED) was consulted in relation to this application. A Breeding Bird Survey (Doc 10), Outline CEMP (Doc 06), Bat Survey (Doc 14), BRP Survey (Doc 09), Tree Survey Report (Doc 05) and Habitat Regulations Assessment (Doc 13) was submitted in support of this application.

- 8.71 NED have considered the degradation of adjacent aquatic environment from contaminated runoff resulting during construction and operational works. Provided the Outline CEMP is strictly adhered to and the appropriate pollution prevention measures are implemented, NED are content that the proposal is unlikely to have a significant impact on the designated sites.

Birds

- 8.72 NED notes that a breeding bird survey was carried out at the site and, of the twelve species that were found at the site, ten were classified as possible breeders and four are amber listed birds of conservation concern. A significant heronry is located 100m from the proposed development, therefore at potential risk of disturbance from operations such as demolition, large-scale excavation and piling. NED welcomes the mitigation outlined in

the Outline CEMP to avoid disturbance to breeding birds. NED is satisfied that this development is unlikely to have a significant, long-term, adverse impact on local bird populations provided that a range of mitigation measures has been proposed to ameliorate the immediate effects of the works. NED recommend all vegetation clearance is undertaken outside of the bird breeding season, from 1st March to 31st August inclusive. To prevent disturbance to the adjacent heronry, demolition of buildings (particularly those closest to the heronry), excavation and piling should also avoid the months of January and February due to the early initiation of nesting by Herons.

Bats

- 8.73 NED notes bat emergence and re-entry surveys were carried out on the buildings with bat roosting potential at the site. One bat was found, potentially emerging from the roof crevices of the old head masters building, planned for demolition. Bats are a European protected species under the Habitats Regulations, and as such are subject to a strict level of protection. NED notes the mitigation proposed in the Ecological Impact Assessment and Outline CEMP, that the roof tiles of the building will be 'soft stripped' by hand under supervision of a suitably qualified and licenced Ecological Clerk of Works (ECoW) with the addition of compensatory bat boxes throughout the site. NED considers this to be suitable mitigation to minimise significant impact on roosting bats during demolition of the buildings.
- 8.74 NED notes from the Ecological Impact Assessment that a preliminary roost assessment was carried out on the trees present at the site and 10 trees were classified as having moderate bat roosting potential (BRP). NED notes that the majority of these trees are to be retained for the proposed development, however, trees designated as 42 and 52 are planned for removal and tree 8 requires work such as pollarding. Any tree with moderate BRP that will be felled or have arboricultural works requires further surveys to establish the presence or absence of bats prior to the commencement of construction. NED notes that the bat survey did not include further surveys of the trees at the site and had classified trees for removal as low/negligible BRP, however, it is unclear whether this assessment of BRP included the trees present at the proposed sightlines and if so, insufficient justification has been provided for this change in classification from moderate

to low. NED requires clarification regarding the BRP of trees 42, 52 and 8.

- 8.75 NED notes that the letter submitted has included a re-assessment of trees 42 and 52, providing detailed descriptions and photographic support which classified trees 42 and 52 as negligible BRP. NED is therefore content that no further surveys are required for these trees. NED notes that tree 8 remains classified as moderate BRP and will be retained throughout the proposed development with bat boxes installed, however is also proposed for arboricultural works. Prior to pollarding, tree 8 requires appropriate bat surveys to establish presence or absence of roosting bats. NED has considered the information provided and recommend that the Outline CEMP be amended to include an inspection of tree 8 planned for pollarding, including bat emergence and re-entry surveys by a qualified and licenced ecologist, prior to the commencement of the arboricultural works.
- 8.76 NED also notes from the BRP survey and Planting Plan that there are a number of trees proposed for felling which have low BRP. NED recommend that any trees with low BRP that are to be felled or have arboricultural works carried out that, as a matter of good practice, are subject to a check for bats, carried out immediately prior to removal and the trees are soft felled.
- 8.77 NED notes from the Drawing titled "External Lighting Lux Plots" that a lighting of 1 lux is maintained on the retained trees with moderate BRP. NED also notes that all compensatory planting proposed to maintain habitat connectivity of tree lines at the site is 2-5 lux. Bats are nocturnal species and are highly sensitive to artificial lighting in their environments. Taking into account the existing lighting levels in the surrounding area, the proposal is unlikely to have a significant effect on the local bat populations, however, NED recommend that, where possible, the lighting along all tree lines at the site is maintained at 1 lux to minimise potential disturbance to commuting and foraging bats.
- 8.78 To summarise, NED have no objections to this planning application subject to planning conditions to protect NI priority habitats and species and to ensure the implementation of mitigation measures identified within the Environmental Impact Assessment.

- 8.79 In relation to this application, consultation also occurred with SES who have no objections to this proposal subject to conditions. SES having considered the nature, scale, timing, duration and location of the project, advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.
- 8.80 SES have recommended a condition relating to the submission of a final Construction Environmental Management Plan which should include all the appropriate pollution prevention mitigations to prevent adverse effects on the features of the hydrologically connected Bann Estuary SAC. Another condition relates to no development occurring until the method of sewage disposal has been agreed in writing with NIW or a consent to discharge has been granted under the terms of the Water (NI) Order 1999.
- 8.81 Causeway Coast and Glens Borough Council in its role as the competent Authority under the Conservation (Natural Habitats, etc) Regulations (NI) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by SES, dated 30th March 2022. This found the project would not be likely to have an adverse effect on the integrity of any European site.
- 8.82 Following assessment, the proposal is acceptable in terms of natural heritage interests and is considered to meet the requirements of Policies NH 1, 2 & 5 of PPS 2.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations. The proposal meets the requirements of planning policies for this type of development. The redevelopment of Coleraine Grammar School results in the creation of a modern single site school that introduces new buildings and upgrades run-down and outdated buildings whilst respecting the setting and functionality of the existing.
- 9.2 The proposal will not adversely affect the environmental quality, integrity or character of the designated Coleraine Inst LLPA. The

scale, massing and design of the new buildings is appropriate for this context. All internal refurbishment works are acceptable. The proposal respects the existing character of the surrounding area in terms of its overall massing and visual presence within the streetscape. The loss of the open space is necessary to facilitate the bus drop off area given this is the only suitable location to satisfy DFI Roads and to protect the setting of the listed building.

- 9.3 The proposal will not adversely harm neighbouring residential amenity. The proposal respects the setting of the Listed Building subject to planning conditions. There are no archaeological concerns. There are no objections to this proposed development from a drainage or flood risk perspective. The proposal is now regarded acceptable from a sewage perspective and will not result in an environmental impact provided compliance with all legislative requirements. There are no objections from a contamination perspective. The proposal is acceptable in terms of natural heritage interests. The proposed development has satisfactory access and parking. Approval is recommended.

10 CONDITIONS

1. As required by Section 61 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. The surfacing materials detailed in Drawing No. 12A date received 7th February 2022 and Drawing No. 76 date received 7th April 2022 shall be implemented in accordance with these plans prior to the operation of the new bus drop off area and the buildings hereby approved.

Reason: In the interests of visual amenity.

3. The boundary treatments detailed (Entrance Pillars & Gates; Retaining Wall; Railings) in Drawing No. 25A date received 7th February 2022 shall be erected in the positions shown in

accordance with these plans prior to the operation of the buildings hereby approved.

Reason: In the interests of visual amenity.

4. A sample of the red brick to be used for the external façade of the buildings hereby approved shall be submitted to the Planning Authority for agreement in writing before commencement of works.

Reason: To ensure appropriate materials are used during construction and in the interests of visual amenity.

5. All hard and soft landscape works shall be completed in accordance with Drawing No. 48A date received 7th February 2022 and Drawing No. 76 date received 7th April 2022. These works should be completed prior to the operation of the proposal, unless otherwise agreed by the Planning Authority in writing.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

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 within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Planning Authority, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

8. Details of the maintenance and management of the landscaped areas shall be carried out in accordance to the Landscape Management Plan Doc 03 date stamped 27th September 2021 and associated Landscape and Planting plan Drawing No. 48A date stamped 7th February 2022.

Reason: To ensure the establishment and continuity of the landscaped areas through the long-term maintenance to achieve a quality development.

9. All surface water run-off during the construction shall be directed away from any surface drain within or adjacent to the Red Line Boundary.

Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Environmental Impact Assessment.

10. No development activity, including ground preparation, vegetation clearance or arboricultural works, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Planning Authority. The CEMP shall include the following:
 - a. Construction methodology and timings of works;
 - b. Pollution Prevention Plan; including suitable buffers between the location of all construction works, storage of excavated spoil and construction materials, any refuelling, storage of oil/fuel, concrete mixing and washing areas and any watercourses or surface drains present on or adjacent to the site;
 - c. Site Drainage Management Plan; including Sustainable Drainage Systems (SuDS), foul water disposal and silt management measures;
 - d. Details of updated bat surveys and mitigation, such as emergence/re-entry or licenced endoscope surveying, on the tree, labelled in the Tree survey as tree 8, with moderate bat

roost potential prior to any arboricultural works commencing. This shall include details of the appointed suitably qualified and Natural Heritage & Conservation Areas licenced bat ecologist and the development of any additional mitigation measures should bats be found.

- e. Details of mitigation to avoid disturbance to the heronry and other breeding birds, such as avoidance of all demolition, excavation and piling during the months of January and February, unless surveyed for nesting activity by a suitable experienced ornithologist and an impact assessment is made prior to the commencement of works.
- f. Details of the appointment of an Ecological Clerk of Works (ECoW) and their roles and responsibilities.

Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Environmental Impact Assessment.

11. The development hereby approved shall be designed in order that the combined rated level of noise shall achieve 0dB above the background level of noise (L_{Ar} daytime – 57dB and L_{Ar} night-time – 41dB) at any noise sensitive receptor.

Reason: In the interests of residential amenity.

12. 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:
- 07:30 - 17:30 hours Monday - Friday
 - 07:30 - 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: To protect neighbouring residential amenity.

13. Vibration impacts shall be minimised by implementation of best practicable means and good practice. The vibration limits/criteria as prescribed within BS 5228: 2009 Part 2 "Code of Practice for Noise and Vibration Control on Construction and Open Sites" should not be exceeded at sensitive receptors.
Piling works shall not take place outside of daytime hours
08:00 - 17:00 hours Monday - Friday
No working on Saturdays, Sundays or Bank Holidays

Reason: To protect neighbouring residential amenity.

14. A Dust Management Plan shall be submitted to the Planning Department of Causeway Coast and Glens Borough Council prior to site works being commenced detailing the dust impact assessment and dust mitigation measures required. The dust management plan shall be implemented 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: To protect neighbouring residential amenity.

15. Artificial lighting installations installed during the course of, site preparation, construction and operational 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: 2021".

Reason: To protect neighbouring residential amenity.

16. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure on the site shall be fully decommissioned in line with Guidance on Pollution Prevention No. 2 (GPP2) and Pollution Prevention Guidance No. 27 (PPG27). Should contamination be identified the requirements of Condition 17 will apply.

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

17. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

18. After completing the remediation works under Condition 17 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance. 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.

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

19. Prior to works commencing on site the applicant/agent shall provide Council, in consultation with HED (Historic Buildings), with a photographic room by room record/survey of the basement. Photographs to be dated, numbered and cross referenced to a key plan. Survey report to be annotated to highlight the features within each space, i.e. original historic tiling.

Reason: To ensure HED (Historic Buildings) have an appropriate record in order to safeguard the special architectural or historic interest of the listed building.

20. Existing historic walling tiling to be retained in-situ within the basement area.

Reason: In order to safeguard the special architectural or historic interest of this listed building.

21. The appointed contractor must submit a final Construction Environmental Management Plan (CEMP) for approval by Causeway Coast and Glens Borough Council Planning before commencement of any works on site. This plan should contain all the appropriate pollution prevention mitigation as contained in the Outline CEMP by WM Associates (18/08/2021) and as advised by NIEA WMU and NED in their responses to the consultation dated 03/03/2022 and 10/03/2022.

Reason: To ensure that the appointed contractor is aware of and implements the appropriate environmental mitigation during construction phase that will prevent adverse effects on features of the hydrologically connected Bann Estuary SAC.

22. The cesspool as shown on Drawing No 03A, date stamped 16th May, shall be provided prior to the occupation of the approved development unless otherwise agreed in writing with the Council.

Reason: To ensure a practical solution to sewage disposal is possible at this site.

23. Prior to the commencement of any of the approved development, the applicant must demonstrate in writing to be agreed with the Planning Authority how any out of sewer flooding, emanating from the surface water drainage network agreed under Article 161, in a 1 in 100 year event, will be safely managed so as not to create a flood risk to the development or from the development to elsewhere.

Reason: In order to safeguard against surface water flood risk to the development and manage and mitigate any increase in surface water flood risk from the development to elsewhere.

24. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drg. No. 24B Proposed Layout and PSD dated 7th April 2022.

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

25. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. No other development hereby permitted shall be commenced/occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drg. No. 24B Proposed Layout and PSD dated 7th April 2022. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

26. The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m from the junction with the public road.

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

27. The visibility splays of 4.5 metres by 90 metres at the junction of the proposed access road with the public road, shall be provided in accordance with Drg. No. 24B Proposed Layout and PSD dated 7th April 2022, prior to the commencement of any other works or other development.

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

28. The development hereby permitted shall not become operational until any highway structure/retaining wall/culvert requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with CG300

Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed and constructed in accordance with CG300 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

11 INFORMATIVES

1. 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.
2. This approval does not dispense with the necessity of obtaining the of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
3. 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.
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/>.
6. This full planning permission should be read in conjunction with the Listed Building Consent application LA01/2021/1196/LBC.

Site Location Map



Block Plan

