



Title of Report:	Planning Committee Report – LA01/2020/1403/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th September 2022
For Decision or For Information	For Decision – Objection Item

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:

No: LA01/2020/1403/F **Ward:** Castlerock

App Type: Full

Address: Lands immediately South of 80-90 Freehall Road & West of 7
9, 11 & 15 Belvedere Avenue

Proposal: Residential development comprising of 14 detached & semi-detached dwellings with associated landscaping, drainage infrastructure & other associated works

Con Area: N/A **Valid Date:** 23/12/2020

Listed Building Grade: N/A

Agent: JPE Planning, 1 Inverary Valley, Larne, BT

Applicant: Apex Housing Association, 10 Butcher Street, Londonderry,
BT48 6HL

Objections: 13 **Petitions of Objection:** 0

Support: 0 **Petitions of Support:** 0

EXECUTIVE SUMMARY

- This is a full planning application for 14no. detached and semi-detached dwellings. Includes 3no. detached properties and 11no. semi detached properties.
- The site is located within the countryside, just outside the settlement development limit of Castlerock.
- 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 21, PPS 15, PPS 3 and PPS 2.
- 13 letters of objection have been received in relation to the proposal. 12 of these are from 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 immediately South of 80-90 Freehall Road & West of 7, 9, 11 & 15 Belvedere Avenue.
- 2.2 The site comprises an area of agricultural land which is located adjacent the settlement limit of Castlerock. There is existing residential development to the north of the site along Freehall Road and to the east of the site in Belvedere Avenue. The Freehall Road runs to the western boundary. The southern boundary of the site is undefined on the ground. The ground level of the site falls towards the eastern boundary.
- 2.3 The site is located outside the settlement limit of Castlerock, in the open countryside. It is within Binevenagh Area of Outstanding Natural Beauty.

3 RELEVANT HISTORY

C/2011/0159/F - Erection of 14 Semi-detached, two storey houses (social housing development). Application withdrawn 23.11.2011.

4 THE APPLICATION

- 4.1 This is a full application for "Residential development comprising of 14 detached & semi-detached dwellings with associated landscaping, drainage infrastructure & other associated works" at lands

immediately South of 80-90 Freehall Road & West of 7, 9, 11 & 15 Belvedere Avenue, Castlerock.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 No letters of support were received on this application.
- 5.2 13 letters of objection have been received in relation to the proposal. 12 of these are from separate addresses. The issues raised are as follows;
- Access onto Freehall Road is a major safety concern.
 - Concerns regarding flooding;
 - The application site is home to a variety of wildlife including birds, bats, hedgehogs and foxes;
 - Privacy will be compromised by the development;
 - The site is within an AONB and this should be protected;
 - Site is outside the settlement limit and not zoned for housing;
 - The undesignated watercourse cannot cope with run-off water;
 - The development will be visible from Mussenden Road, Sea Road and Freehall Road, causing a negative visual impact to those travelling these routes;
 - The application does not satisfy policy CTY 5 as there are vacant sites which could provide sufficient land within the settlement limit; and
 - Other possible development site options must be explored and current NIHE Housing Needs Assessment should be considered.
- 5.3 In response to these concerns Officials note the following;
- The proposal involves the construction of a new access to the public road. DfI Roads was consulted to consider the proposed development and have no objections subject to conditions.
 - A Drainage Assessment was submitted by the agent which demonstrates that the design and construction of a suitable drainage network is feasible. DfI Rivers have no objection to the proposal and recommend that the potential flood risk from

exceedance of the network, in the 1 in 100-year event, is managed by way of condition.

- Ecological information was submitted by the agent to address biodiversity concerns. NIEA Natural Environment Division are content with the proposal subject to conditions.
- The impact on residential amenity has been considered in paragraphs 8.27-8.31 of this report.
- The visual impact of the proposal has been considered in paragraphs 8.18 – 8.22 of this report.
- The proposal is not considered to have an adverse impact on the AONB.
- NIHE was consulted during the processing of the application and have confirmed that the site lies within the housing needs area of Castlerock which currently has a 5-year projected new-build requirement of 11 social housing units for the period 2020-2025. There are 36 applicants on the waiting list for Castlerock of which 14 are deemed to be in housing stress. NIHE have confirmed that they can support 14 social housing units as proposed.
- Alternative sites within the settlement limit of Castlerock have been considered and it has been demonstrated that there are no other suitable sites within the settlement limit for the provision of social housing.

5.4 **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

Shared Environmental Services: No objections

Environmental Impact Screening

- 5.5 The proposed development falls within Category 10 (c) of Schedule 2 of The Planning (Environmental Impact Assessment) Regulations (NI) 2017 and therefore the Council is obliged under Regulation 12 (1) to make a determination as to whether the application is for EIA development.
- 5.6 The Council determined on 12th September 2022 that the proposal is not an EIA development and as such this planning application, did not need to be accompanied by an Environmental Statement.

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 Planning Policy Statement 7 (APPS7) – Safeguarding the Character of Established Residential Areas

Planning Policy Statement 15 (PPS 15) – Planning & Flood Risk

Planning Policy Statement 21 (PPS 21) - Sustainable Development in the Countryside

Creating Places - Achieving Quality in Residential Developments

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 principle of development; scale, massing and design; impact on the character of the area; open space and integration; neighbourhood facilities; accessibility and parking; impact on residential amenity; Habitats Regulation Assessment (HRA).

Principle of Development

- 8.2 The proposal is for residential development located in the countryside, outside the settlement development limit of Castlerock.

- 8.3 Policy CTY 1 of PPS 21 sets out the types of development which in principle are considered to be acceptable in the countryside. Other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement, or it is otherwise allocated for development in a development plan.
- 8.4 Policy CTY 1 states that planning permission will be granted in the countryside for the provision of social and affordable housing in accordance with Policy CTY 5.

Social and Affordable Housing

- 8.5 Policy CTY 5 (Social and Affordable Housing) advises that planning permission may be granted for a group of no more than 14 dwellings adjacent to or near a small settlement or within a designated dispersed rural community to provide social and affordable housing to meet the needs of the rural community. Permission will only be granted where the application is made by a registered Housing Association and where a demonstrable need has been identified by the Northern Ireland Housing Executive (NIHE) which cannot readily be met within an existing settlement in the locality.
- 8.6 The proposal is for 14 dwellings adjacent to the settlement limit of Castlerock. Paragraph 5.26 of CTY 5 states that for the purposes of this policy, a small settlement is defined as having a population of around 2,250 or less. The estimated population of Castlerock at 2015 was 1,287. Therefore, it is considered that Castlerock is a small settlement. The application is made by Apex Housing Association, which is a registered social housing provider.
- 8.7 The NIHE were consulted in relation to the proposed development. The response confirms that the site lies within the housing needs area of Castlerock which currently has a 5-year projected new-build requirement of 11 social housing units for the period 2020-2025. There are 36 applicants on the waiting list for Castlerock of which 14 are first preference applicants who have 30+ points and are deemed to be in housing stress. On this basis, NIHE have advised that they can support 14 social housing units as proposed by Apex. NIHE have confirmed that the social housing mix as submitted is a suitable housing mix.

- 8.8 In assessing the acceptability of sites outside a small settlement, the following sequential test in terms of location will be applied;
- (a) land adjacent to the existing settlement, subject to amenity and environmental considerations;
 - (b) a site close to the settlement limit which currently contains buildings or where the site is currently in a degraded or derelict state and there is an opportunity to improve the environment;
 - (c) An undeveloped site in close proximity to the settlement where the development could be visually integrated into the landscape;
- 8.9 The application site is located on land adjacent to the existing settlement limit of Castlerock. The proposal will not have an adverse impact on amenity or the environment as discussed later in this report.
- 8.10 Paragraph 5.27 of the SPPS states that such proposals will need to be accompanied by information demonstrating that the potential to locate the necessary housing within settlement limits has been explored, and that no suitable sites are available. A planning supporting statement has been submitted with the application. This states that there are 11 housing zonings designated within Castlerock, of which 9 were committed sites having an extant planning consent prior to adoption of the plan. The majority of these sites have now either been developed or are commenced on site. None of these provided any social housing tenure. It goes on to state that only one zoning, CKH 04 Circular Road exceeds 1 hectare and thereby had potential to offer social housing under Policy HOU 2. Part of this site is now developed, and the residual undeveloped land does not meet the area threshold. Similarly, the two uncommitted zonings CKH 10 Sea Park (0.23ha) and CKH 11 Sea Road East (0.41ha) fall well below the HOU 2 threshold. Consequently, no social housing provision has been met during the plan period and there is no expectation that social housing will be provided on any of these eleven incomplete zonings.
- 8.11 Policy HOU 2 of the Northern Area Plan states that proposals for schemes of more than 25 residential units, or on a site of 1 hectare or more, will be required to contribute to meeting the needs of the wider community, where there is an established need for social or specialist housing, as established by the Housing Needs Assessment.
- 8.12 The Northern Area Plan 2016 sets out the areas zoned for housing within the settlement limit of Castlerock. There are 9 committed sites

(CKH 01 - CKH 09) and 2 uncommitted sites (CKH 10 – CKH 11). A planning history search was carried out which confirmed the following;

- Of the 9 committed sites, 4 have been developed (CKH 01, CKH 02, CKH 07, CKH 09)
- CKH 03 – Extant permission for 13 No. apartments (LA01/2020/0335/F granted 05.05.2021)
- CKH 04 – Partly developed with construction of a number of single dwellings. The remaining land does not meet the area threshold for social housing under Policy HOU 2.
- CKH 05 – Site area 0.05 hectares which falls below the threshold for social housing under Policy HOU 2.
- CKH 06 – Site area 0.18 hectares which falls below the threshold for social housing under Policy HOU 2.
- CKH 09 – Partly developed – dwellings approved under LA01/2017/0712/F & LA01/2018/0899/F constructed and extant approval for a single dwelling under LA01/2019/0928/F.
- CKH 10 is an uncommitted site with an area of 0.23 hectares. There is a current application on this site (LA01/2022/0306/F) for 5 no. dwellings. This site falls below the threshold for social housing provision under HOU 2.
- CKH 11 is an uncommitted site with an area of 0.41 hectares. This falls below the threshold for social housing provision under Policy HOU 2.

8.13 The applicant has considered alternative sites within the settlement limit of Castlerock and it has been demonstrated that there are no suitable sites for social housing within the settlement.

Scale, Massing & Design

8.14 The site is located in the countryside, just outside the settlement limit of Castlerock. There is existing residential development within the settlement limit located to the northern and eastern boundaries of the site. To the north of the site, there is a mix of single storey detached and semi-detached dwellings and two storey dwellings along the Freehall Road. To the east of the site is Belvedere Avenue, which comprises a mix of single storey and 1½ storey detached dwellings. There are a mix of designs and finishes in the immediate surrounding area.

- 8.15 The proposal comprises 14 units of various house types and designs including 3 single storey detached dwellings, 4 two storey semi-detached dwellings, a block of 3 units incorporating 2 No. maisonettes and a single storey dwelling, a block of 2 units incorporating 1 No. semi-detached 2 storey dwelling and a single storey dwelling and a block of 2 maisonettes. The proposed layout takes into account the existing topography of the site which falls gradually towards the eastern boundary. The single storey dwellings are located on the higher part of the site and the two storey dwellings are at the lower level, stepping down gradually. The site is bounded by existing residential development to the north and east. A mix of hard and soft landscaping is proposed including a native species hedgerow and trees to the southern boundary of the site to provide a landscape buffer between the site and the agricultural land to the south.
- 8.16 The proposed dwellings range in ridge heights which vary from 5.5m (House Type A) to 7.5m (House Type B) and 8.2m (House Type F). Proposed finishes include roughcast render walls, blue/black roof slates or tiles, PVC windows and aluminium and PVC rainwater goods. These finishes are similar to that of existing dwellings in the vicinity of the application site and would be considered acceptable in this location.
- 8.17 Appropriate boundary details and finishes have been incorporated into the development. Front gardens and driveways are separated from neighbouring properties using black metal 'Manor Railings' and pillars and low hedging and tree planting. The use of close boarded timber fencing has been limited to the rear gardens to ensure the development has an attractive streetscape.
- 8.18 It is considered that the scale, massing, design and layout of the proposed development respects the surrounding context, character and topography and is appropriate in this location. The proposal is considered to meet criteria (a) of Policy QD 1.

Integration & Rural Character

- 8.19 The proposal comprises 14 dwellings of various house types and designs. The site comprises an area of agricultural land which is bounded by existing residential development to the north and east.

- 8.20 Travelling north on Freehall Road, the proposed development will be viewed against the existing built development to the northern and eastern boundaries, which will help enclose the site and provide a backdrop to the proposed dwellings. A landscape buffer is proposed to the southern boundary of the site which will comprise of native species hedgerow and trees. This will help to assimilate and soften the visual impact of the development. Travelling south on Freehall Road, there are limited views of the site due to screening by the existing built development along Freehall Road.
- 8.21 Views from Sea Road are limited given the distance between the site and the road, intervening vegetation and the existing development at Belvedere Avenue which is located to the eastern boundary. Views of the application site are also possible from Mussenden Road, however the development will not appear prominent given the distance from this road and its location adjacent existing residential development within the settlement limit.
- 8.22 Paragraph 4.28 of PPS 7 states that the integration of development at the edges of settlements is also important and buffer planting will be required to help assimilate and soften its impact on the countryside. In addition, all hard landscape design, including paving areas, means of enclosure and street furniture should be carefully considered and the use of high quality materials will be required. The proposed site plan indicates a landscape buffer comprising native species hedgerow to the southern boundary of the site. There is a mix of hard and soft landscaping within the proposed development, including an area of open space between the proposed access road and the buffer. This will help assimilate and soften the impact of the proposed development on the countryside.
- 8.23 It is considered that, given the location of the site adjacent existing built development, its enclosure and the design and layout of the development, it will integrate satisfactorily in this location.

The Setting of Settlements

- 8.24 Policy CTY 15 of PPS 21 states that planning permission will be refused for development that mars the distinction between a settlement and the surrounding countryside or that otherwise results in urban sprawl.

8.25 Where social and affordable housing under Policy CTY 5 may in principle be acceptable, it will be important to consider what siting options are available and to mitigate any adverse impact on the setting of the settlement. The proposal is considered to be acceptable in principle under Policy CTY 5. The application site is located adjacent to the settlement limit of Castlerock. There are existing dwellings within the settlement to the northern and eastern boundaries of the application site. The proximity to the settlement limit and existing residential development will help to mitigate any adverse impact on the setting of the settlement limit.

Public and Private Open Space

8.26 There is no requirement for the provision of public open space under Policy OS 2 of Planning Policy 8, Open Space and Outdoor Recreation, as the proposal is not for more than 25 units and the site does not exceed one hectare. However, the proposed site plan shows an area of public open space measuring 1,226m². This area of open space is suitably located within the development as it is easily accessible and overlooked by the dwellings within the development.

8.27 Paragraph 5.19 of Creating Places states that the level of private open space behind the building line should be around 70 sqm per house or greater. The proposed site plan shows provision of private amenity space for each unit, which ranges from 87m² at Site 14 to – 235m² at Site 10. This is considered to be adequate provision of private amenity space.

Impact on Residential Amenity

8.28 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.

8.29 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.

- 8.30 There is existing residential development to the northern and eastern boundaries of the application site. All sites generally have 10m between the rear of proposed dwellings and the common boundary with existing dwellings. Site 1 has approximately 8m between the rear of the dwelling and the common boundary, however a single storey dwelling is proposed and the existing stone wall between sites will be retained. Two storey dwellings are proposed at Sites 4-7 and these have separation distances ranging between 12m and 17m from the common boundary. Sites 8-10 incorporate a 2 storey and single storey accommodation and are located in the corner of the development with adequate separation, 25m at its deepest part, to adjoining developments. Sites 11-12 also incorporate a 2 storey and single storey blocks and have rear gardens of 12 m to the common boundary. The block of maisonettes at Sites 13 & 14 have a separation distance of 11.5m from the common boundary and do not have first floor windows facing directly into windows of existing dwellings. Where dwellings are proposed back to back, there is a separation distance of at least 20m which is sufficient to mitigate any adverse impacts from overlooking and overshadowing.
- 8.31 Proposed ground levels are generally similar to the ground levels of existing dwellings on Freehall Road. The finished floor level of sites 8-14 are marginally higher than those of dwellings along Belvedere Avenue which abuts the eastern boundary of the site. However, the separation distance between the opposing 2 rear boundaries is adequate and the increase in level is not so significant as to result in an unacceptable level of overlooking.
- 8.32 It is considered that the proposed development will not have an unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, noise or other disturbance.

Impact on Natural Heritage

- 8.33 NIEA Natural Environment Division (NED) noted that the boundary hedgerow and watercourse provide foraging and commuting habitats for many species including bats and welcomes the proposed retention of vegetation. NED requested a Lighting Plan to be submitted providing details of proposed artificial external lighting including a map showing predicted light spillage across the site. Following the submission of a Lighting Plan, NED advised that it does not clearly indicate the light level on the boundaries of the application. NED recommend that a condition is appended to any planning approval that a lighting plan is submitted which clearly indicates a light spill of less than 1 Lux on all site boundaries and the watercourse to ensure no adverse impact on bats.
- 8.34 NED requested clarification as to whether the watercourse has been assessed as suitable habitat for breeding newts. Clarification was also requested on the planned removal/retention of hedgerows on site.
- 8.35 NED acknowledge receipt of further clarification (letter from the ecologist date stamped 26th May 2021 by Causeway Coast and Glens Borough Council) that the watercourse on the site is unsuitable for newts. NED acknowledge receipt of revised drawings which indicate the retention and augmentation of hedgerow to the west along the northern boundary of the application, in addition to proposed retention of existing hedgerow. Having reviewed the submitted information, NED consider that provided the boundary hedgerow is retained, and the additional planting is undertaken as indicated on the submitted drawings it is unlikely that the proposed development will have any adverse impacts on priority habitat. NED recommends that a condition to this effect is appended to any planning approval. The proposal complies with policies NH 2 (Species Protected by Law) and NH5 (Habitats, Species or Features of National Heritage Importance) of PPS 2 (Natural Heritage).
- 8.36 The application site is located within Binevenagh Area of Outstanding Natural Beauty. The site is within the countryside but is adjacent to the settlement limit of Castlerock and is bounded by residential development to the north and east. The siting and scale of the proposal is considered to be sympathetic to the character of the AONB and the area in general. The proposal complies with Policy NH 6 (AONB) of PPS 2.

Accessibility and Parking

- 8.37 The application site is located on the edge of the settlement development limit of Castlerock, therefore will support walking and cycling and will be located near public transport links.
- 8.38 The submitted concept plan indicates the provision of both in-curtilage and on-street parking. The number of parking spaces provided are in line with the requirements of parking standards guidance. DfI Roads have been consulted and have not raised any concerns in relation to parking provision.
- 8.39 The proposal involves the construction of a new access to the public road. 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.

Flood Risk

- 8.40 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.
- 8.41 As required by Policy FLD 3 of PPS 15 a Drainage Assessment (DA) was submitted for consideration. DfI Rivers requested further information including clarification on matters within the DA and Schedule 6 consent to discharge a total greenfield runoff rate of 7 l/s of storm water from the proposed site to the undesignated watercourse located to the north of the site. Following receipt of further information, DfI Rivers have advised that the DA has demonstrated that the design and construction of a suitable drainage network is feasible. It indicates that the 1 in 100 year event could be contained within the proposed drainage system, when discharging at existing green field runoff rate, and therefore there will be no exceedance flows during this event. Further assessment of the

drainage network will be made by NI Water prior to adoption. However, in order 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.

- 8.42 The proposal does not involve the culverting of a watercourse and is not in proximity to a reservoir, therefore Policies FLD 4 & FLD 5 do not apply.

Waste-Water Treatment Works

- 8.43 A Waste-water Treatment Works (WwTW) is proposed as part of the development. The proposed WwTW is located to the south-east corner of the application site, directly to the south of the dwelling at Site No. 13 as shown on the proposed site plan. A decision has not been made on the final design specification, however specifications have been submitted for a Klargestor BF Biodisc WwTW package. It is proposed to install a package WwTW which will be constructed in accordance with the NI Water design, operating and adoption criteria.
- 8.44 A Noise Impact Assessment was submitted which considered the water-water treatment plant. The results of the noise modelling demonstrate that the noise emitted from the WwTW plant is likely to be less than the measured background noise level during both daytime and night-time hours and it is therefore unlikely that noise from the WwTW plant will have an adverse impact on nearby sensitive receptors. Environmental Health were consulted and have recommended conditions to ensure protection to the amenity of neighbouring dwellings.
- 8.45 An odour impact assessment report has been submitted to assess the impact of such a works on receptors nearby. The report considers that, based on the air dispersion modelling results, the odour impact potential is anticipated to be low, as all predicted odour concentrations are below the recommended threshold levels at all receptor locations. Environmental Health were consulted and have recommended conditions to ensure protection to the amenity of neighbouring dwellings.
- 8.46 NIEA Water Management Unit (WMU) were consulted to comment on the proposed WwTW plant. WMU have advised that it is the responsibility of the applicant to ensure any chosen system is fit for

purpose. WMU have advised that the advice contained within their previous response dated 28/01/2021 remains valid including the recommendation that no development should take place on-site until the method of effluent disposal has been agreed in writing with Northern Ireland Water (NIW) or consent to discharge has been granted. This has been included as a condition.

Habitats Regulation Assessment

- 8.47 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.

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 2, PPS 3, PPS 7, PPS 15 & PPS 21. The proposal is considered acceptable in terms of principle and is appropriate in terms of layout, scale, massing and design. The proposal is considered to integrate satisfactorily in this location. The proposal will not have an unacceptable adverse effect on neighbouring properties. 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 14 residential units identified as site numbers 1 - 14 on Drawing No 17 REV 1 hereby approved, shall be used solely for the purposes of Social Housing and shall be managed only by a registered Housing Association.

Reason: To ensure the provision of social housing in Castlerock and compliance with Policy CTY 5 of PPS 21

3. All soft and hard landscaping incorporated in the site plan (Drawing No. 17 Rev 1 date stamped 26th May 2021) shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice before occupation of the first residential unit in the development.

Reason: To ensure the provision of a high standard of landscape in the interests of visual amenity.

4. 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 Council, 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 Council gives its written consent to any variation.

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

5. Details of the maintenance and management of the open space communal areas and landscaped areas shall be submitted and approved in writing with the Planning Authority prior to the occupation of the dwellings.

Reason: To ensure the establishment and continuity of the approved open space, communal areas, and amenity areas through the long-term maintenance to achieve a quality residential development.

6. Prior to the commencement of any of the approved development, the applicant must demonstrate 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.

7. The waste water treatment plant shall be designed, positioned, operated and maintained in order that the rated level of noise emitted, shall achieve 10dB below the background level of noise (daytime and night-time) at the nearest noise sensitive receptor, as measured in accordance with BS 4142:2014 "Methods of rating and assessing industrial and commercial sound".

Reason: In the interests of residential amenity

8. The odour concentration at the boundary of the nearest sensitive receptors shall not exceed 1.5 ouE/m³ as the 98th percentile of hourly averages.

Reason: In the interests of residential amenity

9. Within 4 weeks of the Council being notified of a reasonable noise/odour complaint due to the waste water treatment plant operation from the occupant of a dwelling which lawfully exists or has

planning permission at the date of this consent, the operator shall at his/her expense employ a suitably qualified and competent person to undertake a noise/odour survey to assess the level of noise/odour emissions from the waste water treatment plant. The duration of such monitoring shall be sufficient to provide comprehensive information with all plant and equipment fully operating. Details of the noise/odour monitoring survey shall be submitted to Causeway Coast and Glens Borough Council for written approval prior to any monitoring commencing, at least 2 weeks notification of the date of commencement of the survey shall be provided.

The noise/odour monitoring survey information shall include details of:

- Any breaches
- Recommendation of mitigation measures required
- Confirmation of implementation of mitigation measures and evidence of noise/odour emission conformance

The survey information shall be provided within 4 weeks (unless extended with Causeway Coast and Glens Borough Council) further to a written request.

Reason: In the interests of residential amenity.

10. The waste-water treatment plant shall be designed operated and maintained in order to prevent sewage septicity and any de-sludging activities and tanker movements shall be restricted to daytime hours only.

Reason: In the interests of residential amenity.

11. Details of the maintenance and management of the waste-water treatment plant shall be submitted and approved in writing with the Planning Authority prior to commencement of development.

Reason: In the interests of residential amenity.

12. There shall be no external lighting on the site until a Lighting Plan has been submitted to and approved in writing by the Planning Authority. 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
- b. Isolux map indicating a light level of less than 1 Lux on all vegetated boundaries and watercourses on the site

Reason: To protect local bat populations and other wildlife.

13. A suitable buffer of at least 10m must be retained between the location of refuelling, storage of oil/fuel/substrate/construction materials/machinery, concrete mixing and washing areas and any watercourses/ drains on site.

Reason: to protect water quality within the adjacent watercourse and designated sites downstream.

14. A suitable buffer of at least 5m, as indicated on submitted Drawing 17 Rev 1, date stamped 26th May 2021, shall be retained between the development and the watercourse along the northern boundary.

Reason: To protect water quality within the adjacent watercourse and designated sites downstream

15. 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. 18 Rev 2, Site Layout (coloured PSD), date stamped 13th April 2021.

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.

16. 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 until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drg. No. 18

Rev 2, Site Layout (coloured PSD), date stamped 13th April 2021. 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.

17. The access gradient to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary.

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

18. No dwelling(s) shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

19. 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.

20. No part of the development hereby approved shall be occupied until the Developer has provided an efficient system of street lighting in accordance with Schedule 8 of The Private Streets (Construction) Regulations (Northern Ireland) 1994 as amended by The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001.

Reason: To ensure the provision of adequate street lighting and in the interests of safety.

21. Notwithstanding the provisions of the Planning (General Development) (Northern Ireland) Order 2015, no buildings, walls or fences shall be erected, nor hedges, nor formal rows of trees grown in verges determined for adoption.

Reason: To ensure adequate visibility in the interests of road safety and the convenience of road users.

22. The development hereby permitted shall not be adopted 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.

Site Location Map




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Location Map scale 1:2500

KEY:
 EXTENT OF LAND RELATING TO APPLICATION
 SITE AREA = 0.75 ha / 1.86 ac

19145	APEX	09/10/19	 HERE ARCHITECTS 4-4 Greenhill Street, Hilltopper, County Wick, E53 8P T: 01276 505 E: hi@herearchitects.com W: www.herearchitects.com
S01	Residential Development, Freehall Road, Castlerock.	1:2500	
	LOCATION MAP	NMK	FDML

Site Block Plan



PROPOSED SITE PLAN scale 1:500



FRONT ELEVATION



REAR ELEVATION

FINISHES
 Walls: Bright white emulsion, full height
 Ceilings: Bright white emulsion
 Skins: Dark grey / black walling panels or tiles, LVPVC clear finish throughout
 Internal Doors: Black solid core, handle & LVPVC trim options
 Windows & Patio Doors: UPVC white finish, colour grey, powder coated, etc.
 Bars: Black / brushed metal / composite
 Bath: White / black / stone effect, LVPVC clear finish throughout
 Handmade Soap: Black / white / grey / LVPVC trim options



GROUND FLOOR PLAN
 3P2B Cat 1 - 64.4m²



SIDE ELEVATION

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SIDE ELEVATION

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 Clonsilla Borough Council



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN
 3P2B General Needs
 74.1m²



FIRST FLOOR PLAN

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FINISHES
 Walls: Bright white emulsion, full height
 Ceilings: Bright white emulsion
 Skins: Dark grey / black walling panels or tiles, LVPVC clear finish throughout
 Internal Doors: Black / white / grey / LVPVC trim options
 Windows & Patio Doors: UPVC white finish, colour grey, powder coated, etc.
 Bars: Black / brushed metal / composite
 Bath: White / black / stone effect, LVPVC clear finish throughout
 Handmade Soap: Black / white / grey / LVPVC trim options

Drawing
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 Caustonway Green and
 Clonsilla Borough Council



SIDE ELEVATION

DRAWING REF: 19145 - D09

HOUSE TYPES B & E
 Semi-Detached
B 3P 2B General Needs - 74.1m² / 798sqft
E 2P 1B General Needs - 54.9m² / 591sqft



FRONT ELEVATION
TYPE 'B' TYPE 'E'



SIDE ELEVATION
TYPE 'B'

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REAR ELEVATION
TYPE 'E' TYPE 'B'



SIDE ELEVATION
TYPE 'E'

Causeway Coast and
Glens Borough Council
Drawing
Number 19145/2020/003

FINISHES
 Walls: Roughcast render, painted. Smooth-render gables, painted.
 Roofs: Dark Grey / Black roofing system or Blue / Grey slate/ tiles throughout. Lead flashing.
 External Glazing: Black aluminium frames & UPVC sashes/windows.
 Windows & Patio Doors: UPVC windows, internal Grey. External concrete sill.
 Doors: Stained hardwood / composite.

RESIDENTIAL DEVELOPMENT, FREEHALL ROAD, CASTLEROCK

DRAWING REF: 19145
SCALE: 1:100



DRAWING REF: 19145 - D07

HOUSE TYPE C & D
 C 2P 1B Wheelchair - 65m² / 700sqft
 Apt. D1 2P 1B General Needs - 54m² / 582sqft
 Apt. D2 2P 1B General Needs - 53.2m² / 573sqft
 Stair = GF - 5.2m² + FF - 8.0m² = 13.2 m²



ELEVATION A
TYPE 'D'



ELEVATION B
TYPE 'D'

TYPE 'C'

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Drawing
Number 19145/2020/0140



ELEVATION C
TYPE 'C'



ELEVATION D
TYPE 'C'

TYPE 'D'

FINISHES
 Walls: Roughcast render, painted. Smooth-render gables, painted.
 Roofs: Dark Grey / Black roofing system or Blue / Grey slate/ tiles throughout. Lead flashing.
 External Glazing: Black aluminium frames & UPVC sashes/windows.
 Windows & Patio Doors: UPVC windows, internal Grey. External concrete sill.
 Doors: Stained hardwood / composite.



RESIDENTIAL DEVELOPMENT, FREEHALL ROAD, CASTLEROCK

DRAWING REF: 19145
SCALE: 1:100



DRAWING REF: 19145 - D10

HOUSE TYPE F

Apt. F1 2P 1B General Needs - 54.9m² / 591sqft
Apt. F2 2P 1B General Needs - 54.9m² / 591sqft
 Stair = GF - 5.2m² + FF - 7.3m² = 12.5 m²



FRONT (ENTRANCE) ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN
 TYPE F1
 2P1B General Needs - 54.9m²

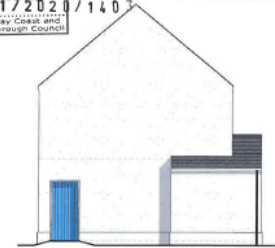


FIRST FLOOR PLAN
 TYPE F2
 2P1B General Needs - 54.9m²
 Stair = GF - 5.2m² + FF - 7.3m² = 12.5 m²

FINISHES
Walls: Ringed brick, painted, 250kN/m² (or 175, 200kN/m²)
Roof: Clay tiles / 1000 roofing tiles or tiles, 250kN/m² (or 175, 200kN/m²)
External walls: Brick or stone (or 175, 200kN/m²)
Windows & Patio Doors: UPVC double, white, 250kN/m² (or 175, 200kN/m²)
Roof: 250kN/m² (or 175, 200kN/m²)
Stair: 250kN/m² (or 175, 200kN/m²)

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SIDE ELEVATION

RESIDENTIAL DEVELOPMENT, FREEHALL ROAD, CASTLEROCK

HERE
 ARCHITECTS
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