



Title of Report:	Planning Committee Report - LA01/2022/0845/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	21st December 2022
For Decision or For Information	For Decision – Council Interest 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:

App No: LA01/2022/0845/F Ward: Coolessan

App Type: Full Planning

Address: Roemill Recreation Grounds, Roemill Road, Limavady

Proposal: Site for single concessionary trading trailer for multiple catering and other trading activities including the sale of hot food, beverages and snacks.

Con Area: N/A Valid Date: 04/08/2022

Listed Building Grade: N/A Target Date: 17/11/2022

Agent: GM Design Associates, 22 Lodge Road, Coleraine

Applicant: Causeway Coast and Glens Borough Council, Cloonavin, 66 Portstewart Road, Coleraine

Objections: 0 Petitions of Objection: 0

Support: 0 Petitions of Support: 0

Executive Summary

- The proposal is located within the settlement development limit for Limavady. It is also within the Roe Park LLPA as identified in the Northern Area Plan and is not subject to any additional zonings or designations.
- Full planning permission is sought for a site for a single concessionary trading trailer for multiple catering and other trading activities including the sale of hot food, beverages and snacks.
- No objections have been received in relation to this planning application.
- The proposal has been found to be acceptable in relation to the policies contained within the SPPS, NAP 2016, Planning Policy Statement 8 and A Planning Strategy for Rural Northern Ireland.
- Approval is recommended subject to conditions.

Drawings and additional information are available to view on the Planning Portal:

<https://planningregister.planningssystemni.gov.uk/simple-search>

1 RECOMMENDATION

- 1.0 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 reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at Roemill Recreation Grounds, an established area consisting of a playpark, playing fields, car park and toilet facilities, accessed from Roe Mill Road. The application seeks full planning permission for a site for a single concessionary trading trailer, to be utilised by multiple trading activities including the sale of hot food, beverages and snacks. The proposed area is approx. 7.5m SW of the existing pavilion block and has a proposed footprint of 4m x 3m on an area of existing hardstanding.
- 2.2 The site is located within the Limavady Settlement Development Limit and is a designated major area of existing open space and is within the Roe Park LLPA as identified in the Northern Area Plan 2016. The site is adjacent to a listed building curtilage - HB02/13/003 (No. 29 Roe Mill Road, Limavady).

3.0 RELEVANT HISTORY

- 3.1 LA01/2020/1091/F - Provision of security fencing and ball stop fencing, and replacement of the existing site entrance gate – Roemill Recreation Grounds, Limavady. Permission Granted 25th February 2021.

4.0 THE APPLICATION

- 4.1 The application is a full planning application seeking a site for a single concessionary trading trailer for multiple catering and other trading activities including the sale of hot food, beverages and snacks. The application is for the site to set a trailer only, and details of the trailer as depicted in Drawing No. 03, dated 23rd June 2022 are for information purposes only.

5.0 PUBLICITY & CONSULTATIONS

External:

Advertising: 17.08.2022. Re-Advertised: 28.09.2022 (Amended Description)

Neighbours: There are no objections to the proposal.

Internal:

Historic Environment Division – No objections.

DFI Roads – No objections.

Environmental Health – No objections.

DFI Rivers – No objections.

NI Water – 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

- 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

Regional Development Strategy 2035.

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

A Planning Strategy for Rural Northern Ireland

Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: Principle of Development, Visual Impact, Historic Environment, Access and Parking, Amenity and Flood Risk.

Planning Policy

- 8.2 The proposal must be considered having regard to the Northern Area Plan 2016, SPPS, PPS Policy Documents and supplementary planning guidance specified above.

Principle of Development

- 8.3 The application site is located within the settlement development limits of Limavady and is a designated major area of existing open space, lying within the Roe Park LLPA. The Roe Park LLPA encompasses lands within the grounds of the Radisson Hotel (now Roe Park Resort) and playing fields (application site). The NAP 2016 states that no further development is appropriate within the Roe Park LLPA, other than modest extensions to the hotel, sensitively integrated into the landscape, or modest facilities associated with the existing recreational areas.
- 8.4 The NAP 2016 advises that any development within an LLPA is subject to Policy ENV1, which states that planning permission will not be granted for development proposals that would be liable to affect adversely those features, or combination of features, that contribute to the environmental quality, integrity or character of a designated LLPA. Where development is permitted, it will be required to comply with any requirements set out for individual LLPAs in the District Proposals.
- 8.5 The proposed site for a mobile concessionary trading trailer is on an area of existing hardstanding associated with the recreational grounds, located between the changing/toilet block, car park and playpark. The area of the site itself measures approx. 2.5m x 3.7m. The proposed works would formally identify a space for a site for a single concessionary trading trailer. This is a modest facility on account of its scale and use, which is expected to be limited to those utilising the recreation grounds and with limited operating hours associated with the opening times of the recreation grounds. The nature of the proposal allows for moveable trailers, further reducing any potential impact on the site and wider area. It is considered that the works will not adversely affect the features which contribute to the environmental quality, integrity or character of the designated LLPA. The proposal does not result in the loss of any existing open space and subsequently there is no conflict with Policy OS 1 of PPS 8.

Visual Impact

- 8.6 Policy DES 2 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. The proposal is for a site for a single mobile concessionary trading trailer. Given the limited temporary nature of concessionary trading trailers and the scale of the proposal, it is considered that the visual impact would be limited. The proposed siting, adjacent to the existing changing pavilion, carpark and toilets affords satisfactory integration of a mobile trailer in this location at times when the site is in use.

Historic Environment

- 8.7 Historic Environment Division: Historic Buildings advise that as the proposal is within an urban setting and removed from the nearby Listed Building, there will be no greater demonstrable harm on the setting of the listed building. The application complies with BH 11 of PPS 6 – Planning, Archaeology and the Built Heritage.

Access and Parking

- 8.8 The proposed siting will not result in the loss of any of the existing parking spaces within the car park. Consultation was carried out with DfI Roads who offer no objection to the proposal. The proposal will not prejudice public or road safety.

Amenity

- 8.9 The proposed works are located between 55m and 65m west of the nearest dwellings at Roeview Park (Nos. 41-46). Given the established use of the recreation grounds it is considered that the proposed works will not exacerbate any existing impact on residential amenity. The P1 form states that the expected average number of persons attending the premises daily will increase by 5-10. This is considered to be a minimal increase given the wider use of the recreation grounds and therefore the proposal will not result in an unacceptable impact on residential amenity.
- 8.10 Environmental Health Department have no adverse comment regarding this application and have provided a number of informatives relating to food and health and safety legislative

requirements, refuse collection, LPG installation, construction noise, noise from plant and equipment, lighting and dust.

Flood Risk

- 8.11 DfI Rivers advise that the proposed development does not lie within the 1 in 100 year fluvial or the 1 in 200 year coastal flood plain, however that the location of the unit is within the climate change flood plain. The works are proposed on an existing area of hardstanding and a mobile concessionary trading trailer by nature can be removed from the site at any stage. DfI Rivers have not requested any additional information in relation to flood risk and offer no objection to the proposal.

Habitats Regulations Assessment

- 8.12 The potential impact of 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.

9.0 CONCLUSION

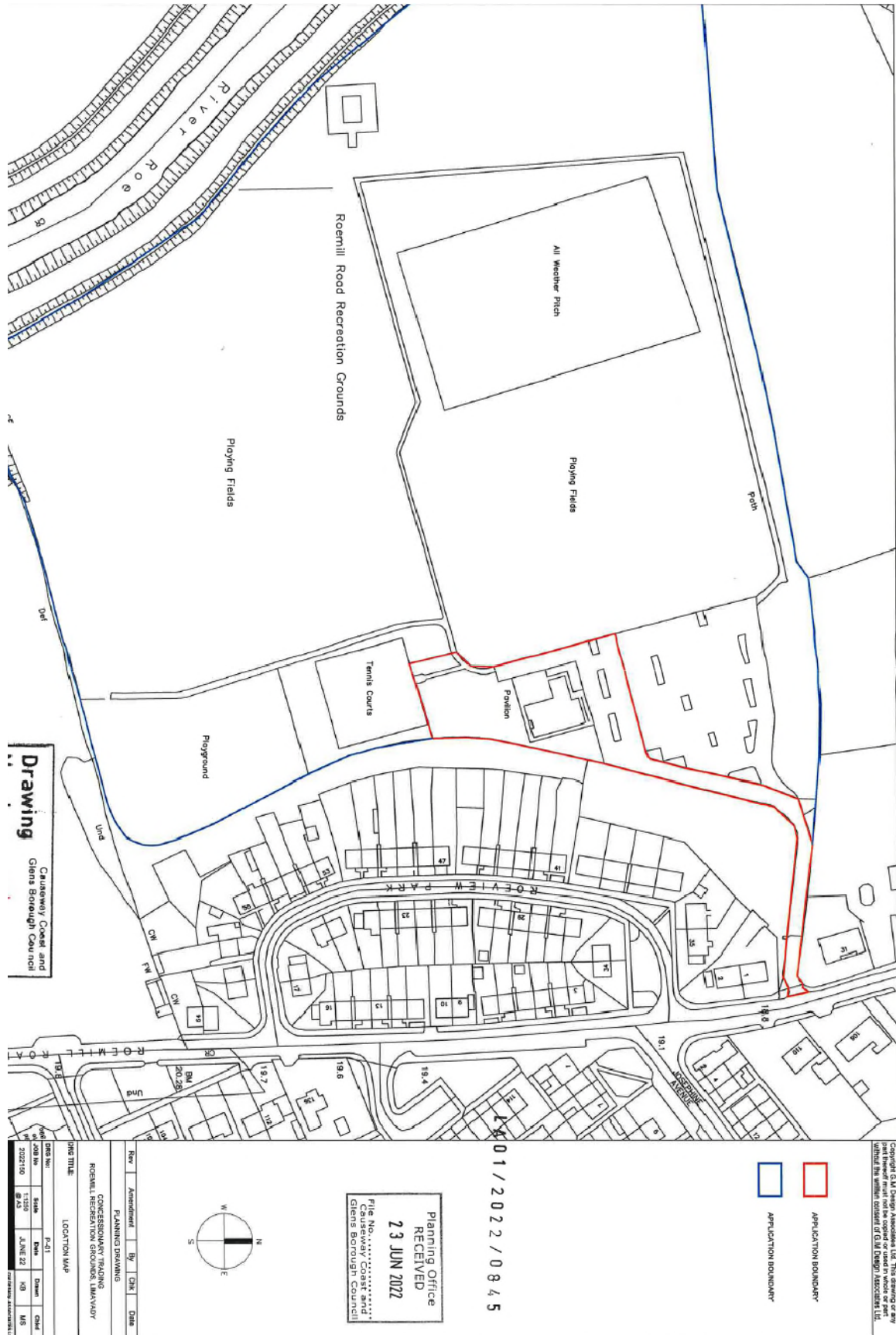
- 9.1 The proposal is considered acceptable having regard to the Northern Area Plan 2016 and other material considerations. The proposal is minor in scale and relates to the provision of a site for a single concessionary trading trailer. The proposal will not result in the loss of any existing open space and there will be no adverse impact on the visual amenity of character of the area. Approval is recommended.

10.0 CONDITIONS

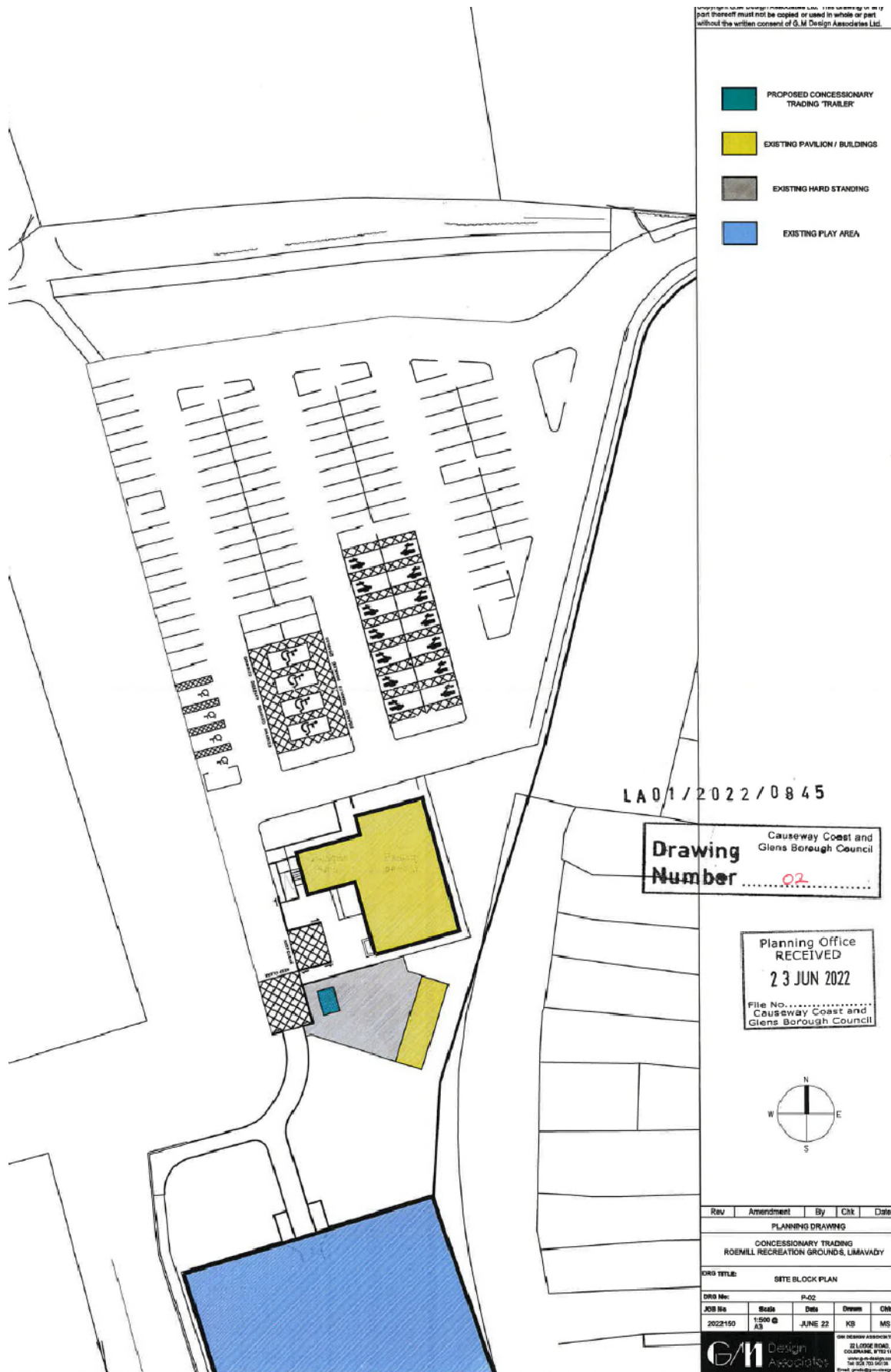
1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Site Location Map



Site Block Plan



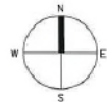
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- PROPOSED CONCESSIONARY TRADING TRAILER
- EXISTING PAVILION / BUILDINGS
- EXISTING HARD STANDING
- EXISTING PLAY AREA

LA01/2022/0845

Causeway Coast and Glens Borough Council
Drawing Number 02

Planning Office RECEIVED
 23 JUN 2022
 File No.
 Causeway Coast and Glens Borough Council



Rev	Amendment	By	Chk	Date
PLANNING DRAWING				
CONCESSIONARY TRADING ROEMILL RECREATION GROUNDS, UMADVADY				

DWG TITLE: SITE BLOCK PLAN

DWG No:	Scale	Date	Drawn	Chk'd
2022150	1:500 @ A3	JUNE 22	KB	MS

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