



Title of Report:	Planning Committee Report – LA01/2021/0143/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd February 2023
For Decision or For Information	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: LA01/2021/0143/O **Ward:** Loughguile and Stranocum

App Type: Outline

Address: Lands Adjacent to no. 1-12 Erinvale Park, Magherahoney

Proposal: Proposed new housing development consisting of 9 no. semi-detached and detached dwellings along with a mix of associated private driveways and private lane way for 5 of the houses, all backing onto Fivey Road as well as landscaping works

Con Area: N/A **Valid Date:** 12/12/2021

Listed Building Grade: N/A

Agent: Studiorogers Architects Ltd., 1 Mountsandel Road, Coleraine, BT52 1JB.

Applicant: Mr. Seamus Gillen, 8 Fivey Road, Armoy, Ballymoney, BT53 8XY.

Objections: 7 Petitions of Objection: 0

Support: 0 Petitions of Support: 0

EXECUTIVE SUMMARY

- Outline planning permission is sought for a proposed new housing development consisting of 9 no. semi-detached and detached dwellings along with a mix of associated private driveways and private lane way for 5 of the houses, all accessing onto Fivey Road as well as landscaping works.
- The application site is located within the settlement limits of Magherahoney, a hamlet, as defined in the Northern Area Plan (NAP) 2016.
- The principle of development of a housing development within the Magherahoney Development Limits is considered to be acceptable.
- The proposal will not significantly impact on the privacy or amenity of neighbouring dwellings.
- There were 7 letters of objection received. These objection letters are not currently available on the public register but have been included in Appendix A of this Planning Committee Report. The concerns of the objectors related to road safety, flooding concerns, biodiversity, visual amenity and privacy.
- All statutory consultees have no objection to the proposal.
- The proposal is deemed acceptable in regards to the relevant policies including the NAP, SPPS, PPS 7, Addendum to PPS 7, PPS 15, PPS 2 and other supplementary planning policies.
- 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 application site is currently agricultural land located within the development limits of Magherahoney as identified in the Northern Area Plan 2016. The surrounding area comprises of residential units, St. Macnissi's Church and other agricultural lands. Running adjacent to the northern boundary of the site is the Bush River. To the west of the application site is an identified flood zone. The south and eastern boundaries of the site are defined by a mixture of timber fencing and a hedgerow. To the north of the site is a designated Local Landscape Policy Area, the site is not subject to any other environmental designations.

3 RELEVANT HISTORY

No relevant planning history on the site or surrounding area.

4 THE APPLICATION

- 4.1 This is an outline application for a "Proposed new housing development consisting of 9 no. semi-detached and detached dwellings along with a mix of associated private driveways and private lane way for 5 of the houses, all backing onto Fivey Road as well as landscaping works".

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: There are a total of seven letters of objection received in regard to this application. The objections raised matters of concern in relation to:

- Road safety

- Flooding
- Biodiversity
- The character of the area and visual amenity
- Impacts on privacy and residential amenity
- Potential anti-social behaviour

5.2 Internal

NIEA: No objections

DFI Roads: No objections

NI Water: No objections

Environmental Health: No objections

Rivers Agency: No objections

SES: No objections

6 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The development plan is:

- The Northern Area Plan 2016 (NAP)

6.3 The Regional Development Strategy (RDS) is a material consideration.

6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.

6.5 Due weight should be given to the relevant policies in the development plan.

- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 3: Access, Movement and Parking

PPS 7: Quality Residential Environments

APPS7: Safeguarding the Character of Established Residential Areas

PPS15: Planning and Flood Risk

PPS 3: Access, Movement and Parking

Creating Places

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; impacts on residential amenity; flooding and biodiversity.

Planning Policy

- 8.2 The principle of the type and scale of the development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

Principle of Development

- 8.3 The site is located within the settlement development limit of Magherahoney which is classified as a hamlet in the Northern Area Plan 2016. The surrounding uses comprise of residential units, open agricultural land and St. Macnissi's Church. The site is also located on the periphery of Local Landscape Policy Area Designation MYL 01 (Bush River LLPA).

Quality in Residential Environments

- 8.4 Policy QD 1 of PPS 7: Quality Residential Environments refers to different criteria to which residential development should adhere to.

Criterion (a) states that development should respect the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas. The planning application is an outline application and as such we do not have detailed design drawings. A site layout drawing has been submitted showing a mix of semi detached and detached dwellings fronting the Fivey and Coolkeeran Road. The footprint of these dwellings would be in keeping with that in the surrounding area. Development in Erinvale Park, opposite the site, comprise two-storey dwellings in a mix of semi-detached and terraced dwellings. The proposed density of the site is considered appropriate in this location considering the existing density exhibited in the surrounding area. Conditions are considered appropriate to restrict the dimensions of the units and for the proposal to be in general conformity to that shown on Drawing No. 02B received 26/11/21. The block plan (Drawing No. 02B) shows six dwellings fronting onto Fivey Road, two dwellings fronting onto Coolkeeran Road and one dwelling located internally within the site. The site is defined by timber fencing along its eastern boundary, post and wire fencing with vegetation along the southern and northern boundaries. The western boundary of the site is open to the remaining agricultural land. The topography of the site is relatively flat and is set at a lower level from both the Fivey Road and Coolkeeran Road.

- 8.5 Concerns relating to the impact of the proposal on the character of the area and visual amenity were raised in the objection letters. However,

as previously advised planning conditions to restrict the dimensions and positioning of each dwelling, in accordance with site layout drawing 02B, would be considered appropriate for this location. It is considered that the proposal meets criteria (a) of Policy QD 1.

- 8.6 Criterion (b) relates to the protection of archaeological, built heritage and landscape features within and around the site. There are no archaeological sites or listed buildings within the vicinity of the application site. The site is located on the periphery of a Local Landscape Policy Area (LLPA) – Designation MYL 01 in the NAP. This LLPA identifies the corridor of the River Bush as a visually important asset and a prominent feature of the hamlet. Also St. Macnisius' Catholic Church and the former mill to the north are identified as locally significant buildings. The existing trees located along the boundary of the application site shared with the River Bush are to be retained. Therefore, it is determined that there shall be no detrimental impacts on the River Bush or St. Macnisius' Church and the former mill and as such complies with criteria (b).
- 8.7 Criterion (c) requires the development to provide adequate public and private amenity space. The submitted block plan (dwg. 02B) shows each dwelling with sufficient levels of front and private amenity space for the proposed units. The five metre maintenance strip required along the river corridor will enable the retention of trees along the northern boundary of the site and a buffer strip of planting is proposed along the western boundary which will assist in integrating and softening the development into the surrounding countryside. The proposed layout is not dominated by hard surfaces and shows grassed areas together with new tree planting along the roadside boundaries.
- 8.8 Criteria (d) refers to providing adequate provision being made for necessary local neighbourhood facilities as part of the development. Consideration was given to the scale of the proposed development for 9 dwellings to which the inclusion of neighbourhood facilities is not considered necessary.
- 8.9 Criterion (e) and (f) seek to ensure the development promotes sustainable transport options, meets the needs of those with impaired mobility, respects rights of way and ensures adequate provision for car parking. The site layout drawing shows 2 in-curtilage car parking spaces for each dwelling. Several of the objection letters referred to concerns regarding the proposed accesses from the application site

onto Fivey Road. However, DFI Roads, in response to objection letters and as the competent authority, stated that Fivey Road is a low traffic volume C class road and that the proposed development can be adequately accommodated with the traffic capacity of Fivey Road. The existing width of the road is sufficient for the volume of traffic proposed. The requirement for a footpath along Fivey road connecting to the existing footpath will also be required at reserved matters stage. The proposal complies with criteria (e) and (f).

- 8.10 Criteria (g) refers to the design of the development and how it should draw upon the best local traditions of form, materials and detailing. The design of the dwellings would be considered at any reserved matters stage.
- 8.11 Criteria (h) refers to the design and layout of the proposal and how it should not create conflict with adjacent land uses in terms of overlooking, loss of light, overshadowing, noise or other disturbances. Objection letters have raised concerns in relation to privacy. The application site is far enough removed from existing dwellings on the opposite side of the road to ensure their privacy is not adversely impacted. The consideration of overshadowing, loss of light and overlooking from within the proposed development will be considered at detailed design stage as part of any reserved matters application. It is considered that the proposal complies with the remaining criteria of Policy QD 1.
- 8.12 Policy LC 1 of APPS 7 goes onto identify three more criteria to which residential development should adhere to. Criterion (a) refers to the proposed density of the proposal is not significantly higher than that found in the established residential area. Aforementioned, the proposal is for 9 residential units within Magherahoney's Development Limits, this is not considered to be a significant increase in density considering the scale of the application site.
- 8.13 Criterion (b) refers to the pattern of development and how this should be in keeping with the overall character and environmental quality of the established residential area. The surrounding area within the development limits predominantly consists of two-storey terraced and semi-detached dwellings. The proposal is for semi-detached and detached dwellings. This is considered to be in keeping with the character of the established residential area.

- 8.14 Criterion (c) states that all dwellings are built to a size not less than those set out in Annex A. The proposal includes 3 bedroom and 4 bedroom dwellings. These were measured against the space standards of Annex A and are considered to be acceptable.
- 8.15 Creating Places NI refers to how residential development may be needed to provide choice within the development, create a balanced community in the local area, allow building densities to be increases, make use of awkwardly shaped parts of the site, and / or create visual variety and interest.
- 8.16 In regards to visual character, the use of different frontages and forms along both the Fivey Road and Coolkeeran Road will help create variety and interest in the layout thereby enhancing its visual character and informal natural surveillance. Creating Places does refer to how dwellings facing onto the rear garden spaces of other dwellings can create an adverse level of overlooking. However, in assessing the one dwelling which does not face onto a public road consideration was given to the separation distance of approximately 23m from this unit No. 9 to Unit No. 8 as identified in Drawing No. 02B.

Flooding

- 8.17 Several objection letters were submitted referring to concerns over the potential flooding of the site. One objection letter provided photographic evidence to show the agricultural field, to which the application site forms part of, had previously flooded. To identify the site's liability to flooding, a Flood Risk Assessment was submitted. To this DFI Rivers were consulted and confirmed that the site was within the predicted 1 in 100-year fluvial flood plain however, the detailed modelled Flood Hazard Map submitted by McCloy Consulting produced a river model to verify the more accurate extent of the floodplain. This river model shows the developed part of the site to be located outside the 1 in 100-year flood plain. DFI Rivers also provided comment in relation to the concerns of the objectors in regards to flooding. DFI Rivers confirmed that the portion of the site in which development is proposed is located outside the 1 in 100 year flood plain and that this correlates to what has been shown in the historic photographs provided and complies with PPS 15. DFI Rivers, have requested that a suitable freeboard is demonstrated for the development. Planning conditions can ensure that the area of the site within the flood plain will not be developed.

Biodiversity

- 8.18 Objection letters also referred to the potential impacts on biodiversity as a result of this proposal. A Preliminary Ecological Appraisal (PEA) was submitted as part of the application. The River Bush flows downstream directly adjacent to the site's northern boundary. This river enters the Runkerry ASSI and into the Skerries and Causeway SAC, approximately 19.7km to the North West. All rivers are NI priority Habitats. NIEA: Natural Environment Division (NED) were consulted and request that during the construction a buffer at least 10m must be established and maintained between the watercourse and the location of all refuelling, storage of oil / fuel, concrete mixing and washing areas, storage of machinery / materials / spoil etc. Additionally, the PEA suggests that the area contains no trees or structures to support roosting bats, but is however of moderate foraging and commuting potential for bats, specifically along boundary vegetation and habitat connectivity features. Any additional light proposed must be directed away from boundary vegetation as there is a potential for lighting to impact commuting and foraging bats. NIEA: NED were consulted in regards to the findings of the appraisal and offered no concerns with the proposal subject to conditions.

Road Access

- 8.19 As mentioned in paragraph 8.10, there were several objections received relating to concerns over road safety as a result of this proposal. DFI Roads were consulted in regards to this application and having assessed the proposal against Policy AMP 2 (Access to Public Roads) of PPS 3 offered no objection subject to a planning condition. Policy AMP 2 outlines 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 and the proposal does not conflict with Policy AMP 3 – Access to Protected Routes.

9 CONCLUSION

- 9.1 The proposal is considered to be acceptable in this location having regards to the Northern Area Plan 2016, the relevant planning policies, guidance and other material considerations, including the

SPPS. The proposed development does not present demonstrable harm to the amenity of neighbouring residents and would not detract from the character and environmental quality of the Magherahoney hamlet or the surrounding area. Issues relating to the built and natural environment have been fully considered, appropriate assessment has been undertaken with regards to protected habitats protected species, road access and drainage. A flood risk assessment has been submitted and appropriate layout changes carried out to take account of the area of flooding. Approval is recommended.

10 Conditions

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

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

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

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

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

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

4. The dwellings hereby permitted shall be in general conformity with the Block Plan, Drawing No 02B, received by the Department on 26th November 2021 and the footprint of the proposed dwellings shall not be greater than that shown on the Block Plan.

Reason: To ensure a satisfactory form of development.

5. The proposed dwelling shall have a ridge height of less than 8.0 metres above finished floor level.

Reason: To ensure a satisfactory form of development and in the interests of visual amenity.

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

Reason: In the interest of visual amenity.

7. All boundary treatments including details of walls, gates, fences and planting shall be submitted and agreed by the Council at Reserved Matters stage.

Reason: In the interests of visual and residential amenity.

8. The area of floodplain as shown on Drawing No. 02B received 26th November 2021 should not be raised or the flood storage capacity and flood conveyance route reduced by unsuitable planting or obstructions.

Reason: To prevent flooding.

9. A suitable maintenance strip of at least 5m from the designated watercourse that flows along the northern boundary must be marked up on a drawing and protected from impediments (including tree planting, hedges, permanent fencing and sheds), land raising or future unapproved developments.

Reason: To protect the adjoining watercourse.

10. There shall be no external lighting directed towards retained boundary vegetation.

Reason: To minimise the impact of the proposal on bats.

11. During construction a buffer of at least 10m must be established and maintained between the watercourse and the location of all refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc. Storage must be on an impermeable surface to catch spills.

Reason: As a means of protecting the aquatic environment and natural heritage features worthy of protection.

12. No vegetation clearance/removal of hedgerows, trees or shrubs shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance/demolition and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing.

Reason: To protect breeding birds.

13. Prior to works commencing on site, all existing trees shown on Layout Plan, Drawing Number 02B date stamped 26th November 2021, by the Planning Authority, as being retained shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations. 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 other than in accordance with the approved plans and particulars, without the written approval of the Planning Authority.

Reason: To protect the biodiversity value of the site, including protected species.

14. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the accesses to be constructed and other requirements in accordance with the attached form RS1 dated 24th February 2021.

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

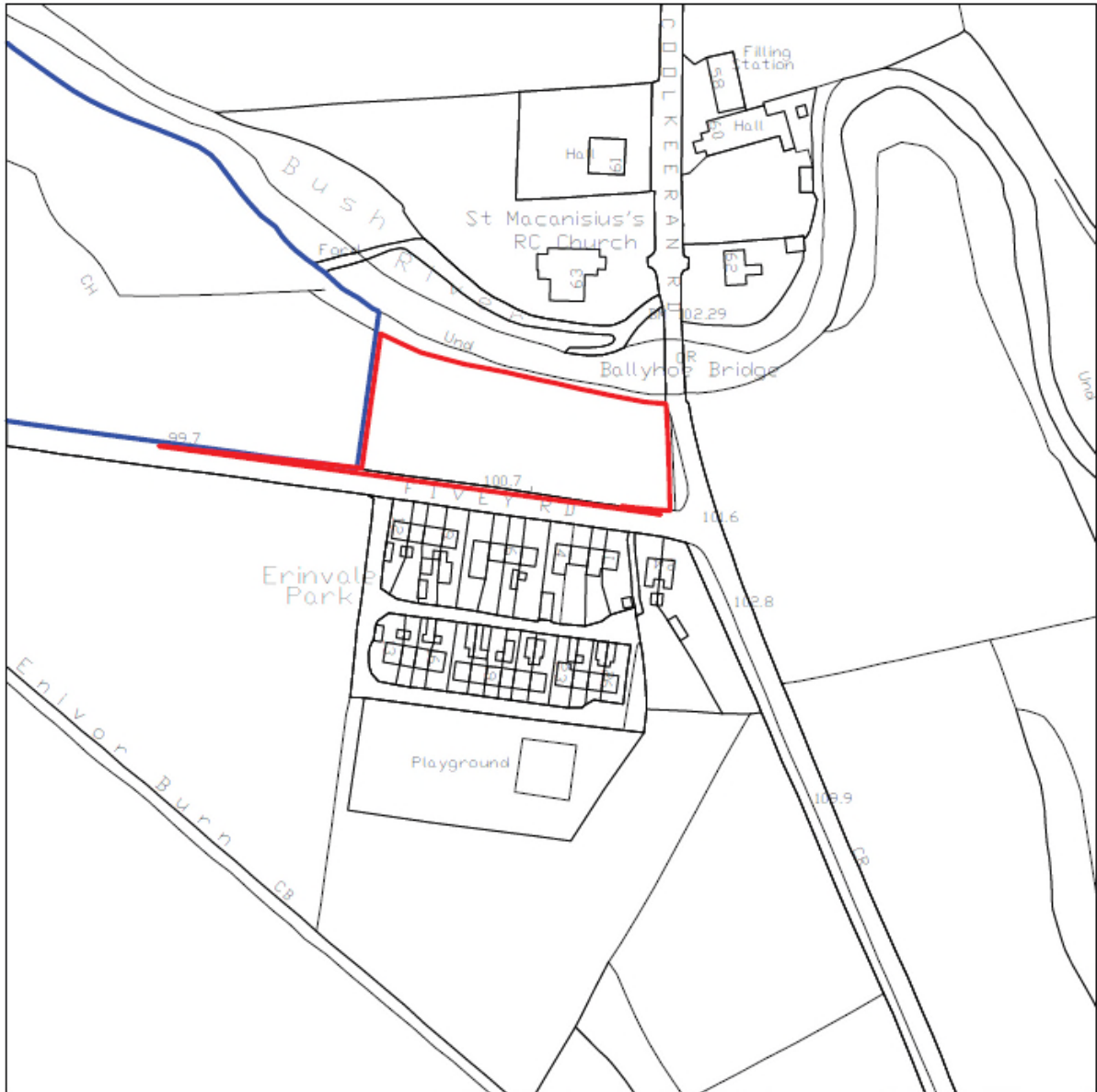
15. No development shall proceed beyond sub-floor construction until an extension to the existing foul sewerage network to serve the development is provided.

Reason: To ensure a practical solution to the disposal of foul sewerage from this site.

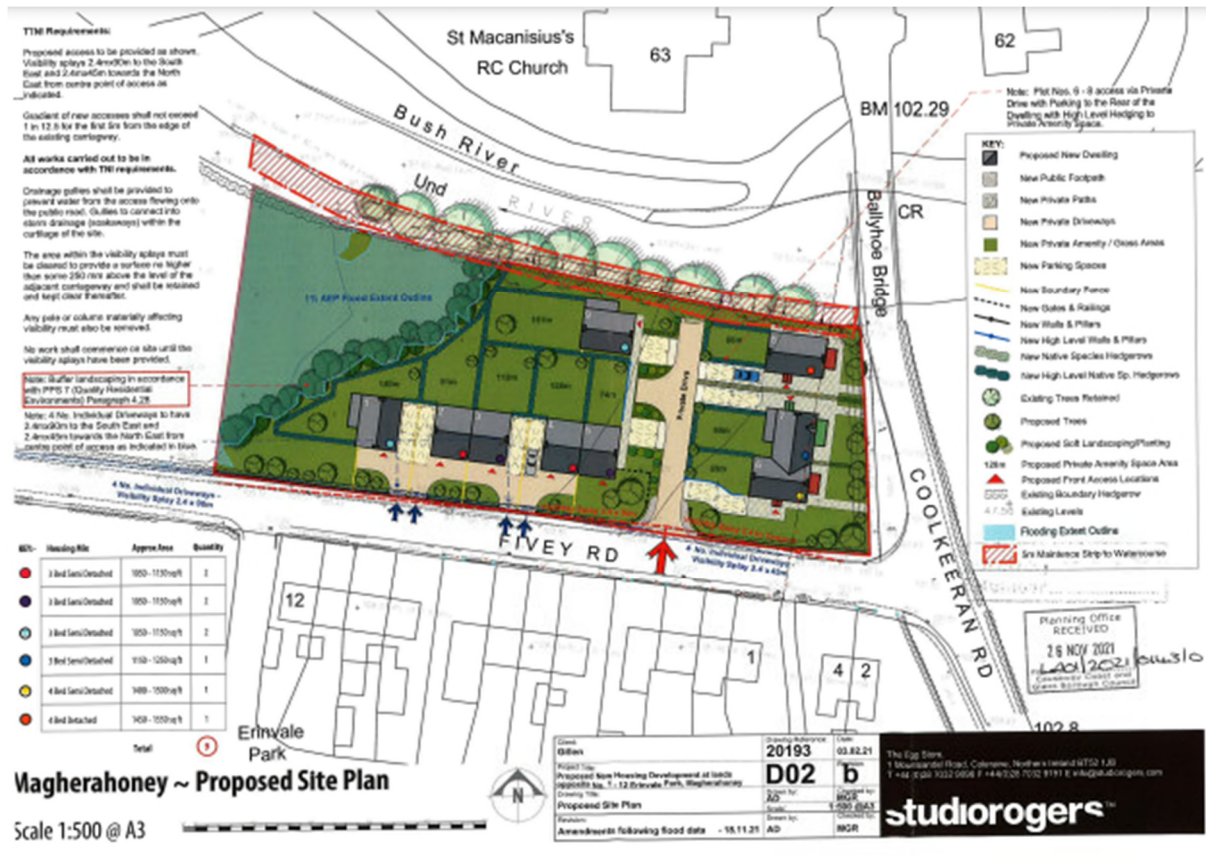
16. A plan indicating finished floor levels and a suitable freeboard for the proposed development in relation to existing and proposed ground levels shall be submitted as part of any reserved matters application.

Reason: To ensure the proposed development integrates into the surrounding landscape, respects the topography of the site and to minimise flood risk.

Site Location Map



Concept layout Plan



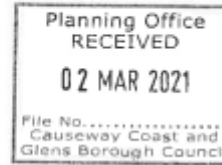
Appendix A

Objection 1

Objection letter

Reference number: LA01/2021/0143/O

Dear Sir/Madam,



Residents of Erinvale Park have questions over proposals for construction of 9 houses. The addition of five driveways backing out onto Fivey Road will raise the risk of danger for anyone who uses the road. At the end of Fivey Road, school buses pick up and drop off children. On a regular basis, Erinvale residents experience high levels of traffic and would like you to consider how much more congestion this could bring to the rural community.

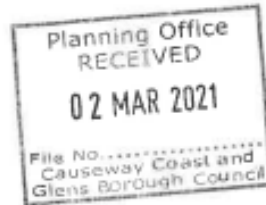
Residents still worry about the possibility of floods in the area due to the construction being too close to the River Bush and near the church and cemetery of St Macnessi. I would like you to consider where the flood water would end up as a society that we don't want damage to be caused to the church and grave yard with the flood water.

Some residents also worry about what damage the new development will cause the biodiversity and ecosystems of the surrounding area.

Concerned residents of Erinvale Park,

HUGH Mc MILLAN 6 ERINVALLE
MC FADDEN family 5 ERINVALLE PARK ARNOY

Objection 2



Seamus Mc Bride

7 Erinvale Park

Magherahoney

Ballymoney

L A 0 1 / 2 0 2 1 / 0 1 4 3

BT53 8XX

To whom it may concern,

I am writing concerning the proposed development at 'Lands Adjacent to no. 1-12 Erinvale Park, Magherahoney'.

While this may not be necessary I was somewhat surprised and indeed disappointed that there has not been any consultation with the local community concerning this proposal beforehand as this demonstrates little regard for the feelings of the community and fails to provide or acknowledge that as a member of the community we may have issues and/or concerns regarding the aforementioned proposal.

I believe there are a number of issues that should be addressed concerning the proposal. Without access to the actual plans themselves there are obvious issues that I am sure are considered in relation to any planning proposal and that I feel are important concerning the matter at hand.

Firstly, with public and private housing proposed to be opposite each other, this could create unwanted and unneeded social dynamics.

It will become a built up area. I have concerns about parking, loading and turning of cars, ease of access and most importantly highway safety with a junction at the end of the road.

I have concerns regarding privacy and visual amenity. We will lose the privacy we have and it could be an eye sore. As I've stated above, due to not being consulted prior to this we don't even know if the buildings will be out

of character with the existing properties. I am also gravely concerned about it over shadowing our natural light.

There is also the issue of the use and disposal of hazardous materials with any development; this is an unsettling worry for the community.

This brings me to my final concern which gives me most anxiety. What about the nature, wildlife and biodiversity of the area. The development is sure to have a negative impact on the biodiversity of the River Bush right beside said development. We need to think about the wildlife, flora and fauna that live in and around the river. Their habitat and food source could all be greatly disturbed or ruined. I'm anxious that trees will also be disposed of due to the development.

I hope you take the time to consider my concerns and I look forward to your response regarding this matter.

Kind regards



Objection 3

Ref No. LA01/2021/0143/0

Planning Office RECEIVED	10 Erinvale Park
02 MAR 2021	ARMOY
File No..... Causeway Coast and Glens Borough Council	Ballymorey
	B153 8XX

Dear Sir/Madam

I Annie McEllan
at the above address has concerns
about the planning Application
adjacent to no 1-12 Erinvale Park
Magheranony.

1) So many drive ways coming out onto
the fwey ROAD would Correlate
traffic hassards which is a narrow
road and a busy road and already
has this problem. Resident's living
here have had to put there car's
up on the foot Path because
cars have not enough room on both
directions and is a danger as it's
Without any more car's coming
out of othe driveways straight

across the road from them.

In normal times you ~~have~~ would have bingo twice a week.

Weekend church services which causes traffic congestion.

Then you have essential services stopping here too.

Like carer's for elderly nurse's postman bin man Priest visit for the sick and elderly. Groceries vans deliveries Community workers delivering meals mineral man Ice cream van three times a week school bus Day centre bus taxi for school children.

Then in bad weather flooding from River bush with all these houses going up could this cause problems with retaining walls with the grave yard beside it wouldn't want sewage of flooding and dirt

going onto our love one's graves
wouldn't be against one or two
houses being build but nine
is a lot,

Your's faithfully,

[REDACTED]

25/2/2021

Objection 4

Comments for Planning Application LA01/2021/0143/O

Application Summary

Application Number: LA01/2021/0143/O

Address: Lands Adjacent to no. 1-12 Erinvale Park Magherahoney

Proposal: Proposed new housing development consisting of 9 no. semi-detached and detached dwellings along with a mix of associated private driveways and private lane way for 5 of the houses, all backing onto Fivey Road as well as landscaping works

Case Officer: Henderson, Shaun

Customer Details

Name: Mr liam mcafee

Address: 2 Erinvale Park, Armoy, Ballymoney, Antrim BT53 8XX

Comment Details

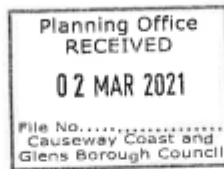
Commenter Type: Unsolicited

Stance: Customer objects to the Planning Application

Comment:As a resident living in no 2 I feel this development will bring excess trafic to a road that is already to busy with times like school trafic,bin emptying and a large volume of agricultral trafic.If this goes ahead I hope planning takes a good look at a 30 mph speed limit on fivey and coolkeeran rd as there will be counting existing houses 6 exit roads joining the fivey road only meters from coolkeeran road junction.I also feel there could be a vermin problem from houses so close to river where there are many rats already.

Objection 5

Causeway Coast and Glens
Local Planning Office
Cloonavin
66 Portslewart Road
Coleraine
BT52 1EY



12 Erinvale Park
Armoy
Ballymoney
BT53 8XX

OBJECTION LETTER = Reference number =
LA01/2021/0143/0

Dear Local Planning Office
We would like to register our objection
to the proposed development at lands adjacent
to no. 1-12 Erinvale Park, Magherahoney

The proposed site is regularly flooded. If this
site is developed, there is a danger the excess
water could flood ERINVALLE PARK

The congestion of traffic and safety is of concern,
as this is a busy road, it is also used constantly
by farmers with heavy vehicles as they go about
their daily work. Any extra flow of traffic will
leave it extremely dangerous

①

! .
We are concerned the proposed development would have a detrimental effect on the River Bush, as trees and hedges may be removed, which may cause the river bank to erode and cause serious harm to the river and wildlife.

The proposed site for development ^{will} spoil the character of this rural area. The River Bush is an intricate part of peoples lives here in Magherahone and with this proposed development, we will no longer be able to hear the sound of the river flowing, which ^{will} have a negative effect on our mental health and well being. Also privacy will be impeded.

We hope you take time to (~~objection~~) consider our objections, and look forward to your response.

I enclose a photograph of the proposed development site, when flooded, August 2014.

yours Sincerely

②



Objection 6



8 Erinvale Park
Armoyn
Ballymoney
Co Antrim
BT53 8XX

26/02/2021

Objection letter

Reference number: LA01/2021/0143/O

To whom this may concern,

I am writing to put forward my concerns about the development at 'lands adjacent to no. 1 – 12 Erinvale Park, Magherahoney.

My concerns are not with the new development of 9 dwellings however I would be concerned about a number of issues regarding road safety and congestion in the area.

After viewing the proposed plans of the new development I have a number of concerns regarding road safety. My first issue is the 5 driveways backing out onto Fivey Road. Taking into consideration the existing 6 driveways also leading onto Fivey Road. This would add a higher risk of danger to all road users and pedestrians. I would be grateful for you to consider having only 1 exit from the new development away from the end of a busy T – junction. Also taking into consideration the existing entry into Erinvale Park and the poor visibility when exiting. As a road user when exiting Erinvale Park you must use extreme caution edging into the oncoming traffic on Fivey Road to gain clear visibility. Adding a new driveway directly opposite would make it more difficult to get out. To improve the overall visibility for road users on Fivey Road I suggest you to consider a new road layout.

Magherahoney receives a high volume of traffic each day, especially at peak times of the day due to people commuting to and from work and school. This is also the direct route from Cushendall to the A44. Amongst the traffic there are multiple school buses that pick up and drop off children at the end of Fivey Road as there is no other safe alternative e.g. a bus stop. Other services that have to stop on the Fivey Road include postal services, oil and coal delivery's, food and meal delivery's, career and doctor visits, waste collection only to name a few. These services often block the road for a period of time. Due to limited parking in Erinvale some residents have no other option to park alongside the footpath on

Fivey road. As a local farming community Fivey Road is daily used by large agricultural vehicles including milk tankers and other HGV vehicles from the forestry. As residents of Erinvale we experience high levels of congestion on a daily basis. I would like you to consider how much more congestion this may add to the small area.

My next issue of concern is the new development being built so close to the River Bush and the danger of flooding. In the past I have witnessed the field flooding where the new development will be located (See photos attached – August 2014). For the new development I would expect prevention measures to be put in place to stop the site flooding. I would like you to consider where the flood water would end up as a community we would not like for the water to cause damage to St Macnessi's church and graveyard.

I hope for you to take time to consider my concerns and look forward to hearing from you shortly.

Yours sincerely,

The Magee's, 8 Erinvale Park.







Objection 7

Causeway Coast and Glens
Local Planning Office
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY



4 Erinvale Park
Armoy
Ballymoney
Antrim
BT53 8XX

Re: OBJECTION LETTER - LA01/2021/0143/O

LA01 / 2021 / 0143

Dear Local Planning Office,

We would like to register our objection to the outline application for the proposed new housing development of 9 no. semi-detached and detached dwellings with associated driveways and private laneways for 5 of the houses on the lands opposite to no. 1-12 Erinvale Park, Magherahoney (LA01/2021/0143/O). Our grounds for objection are as follows:

1. Traffic and Safety

The Fivey Road experiences significant traffic between the Coolkeeran Road and the A44, particularly at peak times in the morning (06:00-09:00) and afternoon (14:00-18:00).

Traffic includes four school buses in the morning and four in the evening, with the corner of the Coolkeeran Road and Fivey Road acting as a de facto pick up and drop off point, as the bus stop in Magherahoney was demolished in 2013. The road also sees many freight, agricultural livestock vehicles which use the Fivey Road to access onto the A44, and farm machinery including tractors, trailers and tankers moving between farms and fields. This is in addition to traffic generated by the church and parish hall, which attracts a sizeable congregation travelling into the area.

A primary concern is how the new development will create a staggered junction between the only access (entrance and exit) into Erinvale Park and driveways of unit one and two, shown in Figure 1.

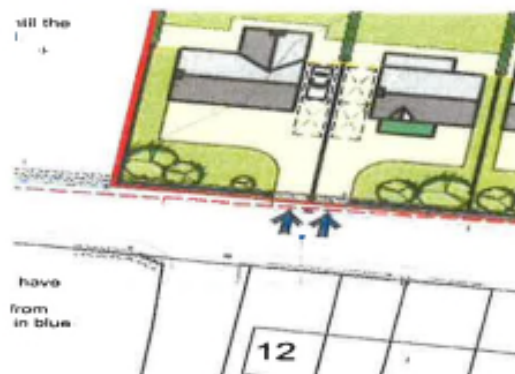


Figure 1

This entrance/exit is already difficult to navigate. The visibility when leaving Erinvale Park is poor and requires drivers to edge precariously onto the road to check if it is clear.

2. The River Bush (Flooding and Importance)



Figure 2



Figure 3

Figure 2: Image from the Ballymoney Times shows flooding of the site in question in 2014.

Figure 3: Image taken from the DFI flood maps with the purple area indicating surface water from previous floods.

The field in question has a potential risk of flooding. While the plan for this development may include measures to minimize the risk of flooding for the site dwellings, it is unclear where the water will drain to.

We also must consider the ongoing climate crisis. Figure 4 is taken from the DFI flood maps. The area in pink highlights surface water collection due to climate change.



Figure 4

Figure 5 is an image of a 1922 map of Magherahoney's River Bush opposite the proposed dwelling. It shows three "islands" in the river. These islands have disappeared due to erosion and rising water levels.



Figure 5

It should also be noted that NI Water has also indicated the water treatment works at Magherahoney are at or reaching capacity for local development plan purposes. (Local Development Plan 2030: Preferred Options Paper Initial Settlement Context Appraisal). This development will only add to the current flooding potential of Magherahoney.

Additionally, the River Bush is an intrinsic part of our local identity. The Northern Area Plan 2016 Page 62-63 Designation MYL 01 River Bush LLPA (Local Landscape Policy Area) point 1 states:

"The corridor of the River Bush is a visually important asset and a prominent feature of the hamlet".

Point 2 states that this includes St Macnissis' Church. The proposed development would negatively impact the landscape, environmental quality, and character of the area.

3. Privacy and Amenities



Figure 6

Figure 6 demonstrates the potential privacy concerns with the proposed development. The proposed driveways to houses one and two are positioned directly opposite the front windows on 12 Erinvale Park. The same issue is posed to 8 and 9 Erinvale Park and 4 Erinvale Park by houses three and four and houses five through nine, respectively.

There are also concerns with the front footpath. Many of the current Erinvale residents are required to park their cars on the footpath, as many of them own multiple vehicles. The lack of space elsewhere on their own properties means that this is an imperative parking area.

Due to the proposed access of the proposal, there is also concern about the disturbance to our privacy and amenity with traffic lights flashing into the front windows of our property.

4. Local Planning Policy and zoning of land

There should also be major significance placed by the council planners on the current planning policy and previous statements by the Planning Appeals Commission when considering the application. The current Plan covering the Causeway Coast and Glens Borough Council area is the Northern Area Plan 2016 (NAP), which was adopted by the former Department of the Environment (DOE) on 22nd September 2015. This sets out the development limit for Magherahoney.

The Planning Appeals Commission's 'Examination in Public into Objections to the Draft Northern Area Plan 2016' outlined an objection which suggested that the site in question should be zoned for housing. The Planning Appeals Commission highlighted that this 'would not be appropriate given the settlement's status and the need to allow flexibility in terms of the land's potential uses.'

The approach by the applicant to submit an outline application is a clear indication that the developer wants to bypass the current Local Development Plan process to establish the principle of housing on

the site. There is a clear attempt to develop on the only land available in Magherahoney before this process is complete without providing any community benefit or amenity. As well as destroying the character of the area surrounding the River Bush, which is of huge significance to the people of Magherahoney.

I trust that all these issues will be considered by the planners when considering this outline applications.

Yours Sincerely,

The O'Hagan Family

4 Erinvale Park