

Title of Report:	Planning Committee Report - LA01/2024/0247/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th August 2024
For Decision or For Information	For Decision
To be discussed In Committee YES/NO	NO

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

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

<u>App No:</u> LA01/2024/0247/F	<u>Ward:</u> Portrush and Dunluce
<u>App Type:</u> Full Planning	
<u>Address:</u> Parks Store, The Bowl, 138 Causeway Street, Portrush	
<u>Proposal:</u> Erection of a steel portal frame storage shed. This is a renewal of application LA01/2018/0888/F	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 29/02/2024
<u>Listed Building Grade:</u> N/A	<u>Target Date:</u> 13/06/2024
Agent: Causeway Coast and Glens Borough Council	
Applicant: Causeway Coast and Glens Borough Council, Riada House, 14 Charles Street, Ballymoney	
Objections: 0	Petitions of Objection: 0
Support: 0	Petitions of Support: 0

Executive Summary

- Full planning permission is sought for the erection of a steel portal frame storage shed.
- Planning permission was previously granted for a similar proposal under LA01/2018/0888/F
- The site is located within the Settlement Development Limit of Portrush and is zoned as a Major Area of Existing Open Space as well as being included in a Local Landscape Policy Area - PHL 03, Metropole LLPA.
- The site is in proximity to an unscheduled Archaeological Site and Monument.
- The proposal has been assessed against the relevant policy, mainly the SPPS and A Planning Strategy for Rural Northern Ireland and has been found acceptable in terms of the Principle of Development, loss of open space, impact on LLPA, Townscape and general criteria for economic development.
- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- No letters of support and no letters of objection have been received in relation to this application.
- DfI Roads, Historic Environment Division and Environmental Health Department have been consulted and no objections have been raised in relation to the proposal as presented.
- Approval is recommended subject to the proposed conditions.

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

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

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** planning permission subject to the conditions set out in Section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site relates to Portrush Depot Estates, 138 Causeway Street, Portrush. The site as delineated by the red line contains a large block built industrial shed and steel shipping container set within a concrete yard which has been extended to the west with an area levelled and laid in hardcore. The northern, eastern and southern boundaries are defined by galvanised Palisade security fencing approximately 2.4m in height, with double width gates to either side of the northern boundary providing entry and exit points to the facility. The western boundary is established by a 2.4m high rigid mesh panel fence. The topography of the site is relatively flat with no notable changes in ground level.
- 2.2 The site adjoins Portrush Household Recycling Centre and is situated approximately 0.6km southeast of Portrush Town Centre. The facility is accessed via a concrete avenue off Causeway Court to the rear of Causeway Street. The surrounding area is urban in character and comprises of open space and public amenities to the north and west, with Portrush Primary School adjoining the southern boundary of the site and a mix of well-established residential dwellings beyond to the north and south.
- 2.3 As indicated by Map No 3/04A of the Northern Area Plan (NAP) the site is designated as being within the Settlement Development Limit of Portrush and is zoned as a Major Area of Existing Open Space as well as being included in a Local Landscape Policy Area - PHL 03, Metropole LLPA. In addition, the site is in proximity to an unscheduled Archaeological Site and Monument.

3 RELEVANT SITE HISTORY

- 3.1 LA01/2018/0888/F - Parks Store, The Bowl, Portrush. Erection of portal frame storage shed. Permission granted.
- 3.2 C/2006/0519/F - 140 Causeway Street, Portrush (Behind recycling centre). Proposed machinery storage/topsoil & sand storage and offices. Permission granted.

4 THE APPLICATION

- 4.1 The application seeks full planning permission to erect a steel portal frame storage shed adjacent to the existing shed currently on the site.

5 PUBLICITY & CONSULTATIONS

External:

Advertising: The application was advertised on 13th March 2024.

Neighbours: Following neighbour notification, no objections have been received in relation to the proposal.

Internal:

DfI Roads - DfI Roads has no objections to this proposal.

Historic Environment Division - HED (Historic Monuments) has assessed this application and is content it is acceptable to PPS 6 and SPPS archaeological policy requirements.

Environmental Health - EHD has confirmed that there are no adverse comments in relation to application and have provided informatives and advice.

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:
- 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 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 4: Planning and Economic Development

Planning Policy Statement 6: Planning, Archaeology and The Built Heritage

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

A Planning Strategy for Rural Northern Ireland – Policy DES 2

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of development, loss of open space, impact on LLPA, Townscape and general criteria for economic development.

Principle of Development

8.2 The proposal relates to the erection of a new storage shed sited adjacent to the existing storage shed and office accommodation within Portrush Depot Estates facility. The main policy consideration is contained within the Northern Area Plan 2016, the Strategic Planning Policy Statement (SPPS) and the relevant Planning Policy Statements (PPSs) In particular paragraphs 4.11, 4.12, 4.27 and 6.205 of the SPPS, Policy ENV 1 of the NAP, Polices PED 1 and PED 9 of PPS 4 and Policy OS 1 of PPS 8.

8.3 The proposed shed will be situated adjacent to the western side of the existing shed on site with a separation distance of approximately 2.2m between the two buildings. Overall, the new shed scales 14m in length and 12m in depth and features a shallow lean to roof design with a maximum ridge height of approximately 7.8m. The layout provides a storage area at ground floor level, with a mezzanine area at first floor level accessed by an external staircase positioned on the eastern elevation. Proposed fenestration consists of two high level roller shutter doors and a pedestrian access door to the principal elevation, with a further pedestrian access door at first floor level on the eastern elevation. External finishes include a composite grey cladding system installed to the roof and walls with galvanised steel roller shutter doors and black uPVC rainwater goods. The proposed finishes will be sympathetic to the existing shed on site and to the character of this area.

8.4 The existing shed on site scales approximately 28m by 12m and as a result, the proposal will be subordinate in scale and massing in addition to grouping satisfactorily with the existing built form. The site sits at a lower ground level to Dunluce Avenue, with views into the depot available when travelling south from the Town Centre, however the existing established vegetation retained around the site provides a positive backdrop and on balance, the new shed can successfully integrate into its surroundings. Public views along Causeway Street are extremely limited, with the site being well screened by intervening

Boundaries and buildings.

- 8.5 Given the proposal seeks permission for economic development in Portrush, Policy PED 1 “Economic Development in Settlements” of PPS 4 - Planning and Economic Development applies. The application relates to storage and therefore falls to be considered under Class B4 of the Use Classes Order. PED 1 states that a development proposal for a Class B4 storage or distribution use will be permitted in an area specifically allocated for such purposes in a development plan. However, as this site is not zoned for such a use, the policy goes on to say that “Elsewhere in cities and towns such proposals will be determined on their individual merits.”
- 8.6 The proposed shed is located adjacent to similar uses, such as the existing industrial shed within the curtilage of the overall depot site, and the recycling and disposal centre to the immediate east, both of which are operated by the Council. The new shed will be used as additional storage for existing economic development on site and is compatible with surrounding uses.
- 8.7 The proposed storage shed is utilised to future resource and facilitate various activities and events in the locality and may potentially provide for further employment opportunities. Having regard to the merits of this proposal and its location, it is considered, on balance, that the proposed scheme satisfies the requirements Policy PED 1.

Loss of Open Space

- 8.8 The site is situated on land zoned as a Major Area of Existing Open Space. The Area Plan notes policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation. All existing open space, whether identified in development plans or not, is protected under Policy OS 1 of PPS 8.
- 8.9 Policy OS 1 of PPS 8, “Protection of Open Space” goes on to state that development will not be permitted that would result in the loss of existing open space or land zoned for the provision of open space. The presumption against the loss of existing open space will apply irrespective of its physical condition and appearance.

- 8.10 However, the policy does state that an exception will be permitted where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space.
- 8.11 The Council manage a range of public events such as, firework displays, car shows and festive lighting. In addition, they also fund and support events such as the International North West 200 motorcycle road races, SuperCupNI youth football tournament, together with various other sporting events, music, beer and food festivals.
- 8.12 To enable these activities to take place safely and to ensure proper safe management of traffic and pedestrians, Council need to retain a significant inventory. Which includes pedestrian barriers, bollards, staging units, generators, bowsers and other plant and equipment. As the variety of events increases so does the expected level of support. The existing facility does not have the required space or layout to accommodate these additional resources. The provision of an additional storage building, and yard space will allow council to enhance the current level of support to its own tourist and community events and provide a local base for groups and organisations who utilise Council equipment and materials to run their own events.
- 8.13 The proposed shed will facilitate the hosting and running of a number of tourist and community events within the Portrush area and therefore bring substantial community and other benefits. On balance, having regard to the benefits being provided by the proposed development, the small area of open space that would be lost, as a result of the development is considered acceptable in this case and an exemption can be granted which enables the proposal to meet the policy requirements of OS 1 of PPS 8.

Local Landscape Policy Area (LLPA)

- 8.14 The site is located within the settlement development limit of Portrush and lies within the Metropole LLPA, Designation PHL 03.
- 8.15 The features that contribute to the environmental quality, integrity or character of this area are listed below:

- This large area of open space within the heart of the town is entirely within public ownership and provides a range of valued recreational activities, including the Dunluce Centre.
- Over the past 30 years, considerable coastal tree and shrub planting has been established in what had been a rather desolate area.

8.16 This area should continue to be retained generally as an open area. Incidental buildings particularly related to tourism and recreation will be acceptable.

8.17 Policy ENV 1 of NAP 2016 applies to this development and 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.

8.18 The site lies within the area of open space which is within public ownership. That said, it is a significantly small portion of this overall designation, and the loss of open space is fully considered in Paragraphs 7.8 to 7.13. Furthermore, the wording in the Plan allows for incidental buildings related to tourism and recreation and paragraph 7.11 of the Report outlines the types of operations and events this building will help deliver. It is considered that this proposal will not be liable to affect adversely those features, or combination of features, that contribute to the environmental quality, integrity or character of a designated LLPA. The proposal is in accordance with Designation PHL 3 and satisfies Policy ENV 1 of the Northern Area Plan.

Townscape

8.19 Policy DES 2 of a Planning Strategy for Rural Northern Ireland requires development proposals in towns and villages to be sensitive to the character of the area surrounding the site in terms of use, design, scale and use of space.”

8.20 As previously covered in this Report, the proposed shed will be situated directly adjacent to an existing large industrial shed within the Council Depot. The new building broadly follows the design and function of the existing shed and is similar in height, however, remains subordinate in terms of length and footprint. The proposal is considered sensitive to the character of the immediate area and can successfully integrate into the overall site. The proposed use is also compatible with the facility and therefore the development complies with Policy DES 2. Furthermore, the proposed design respects Paragraph 4.27 of the SPPS which underlines this policy approach, stating that poor designs, particularly proposals that are inappropriate to their context and incompatible with their surroundings will be rejected.

General Criteria for Economic Development

8.21 In addition to the other policy provisions of set out in this report, Planning Policy Statement 4 - Planning and Economic Development, Policy PED 9, related to General Criteria for Economic Development notes that proposals for economic development use. The proposal has been assessed against each of the criterion below:

8.22(a) It is compatible with surrounding land uses;

The proposed shed is compatible with surrounding uses and will be sited within an existing industrial business which features a large industrial shed on site. The overall site adjoins a Council recycling and disposal centre which is located immediately to the east. An industrial storage shed at this site is therefore acceptable considering surrounding nature of development.

8.23(b) It does not harm the amenities of nearby residents;

There are no residential dwellings immediately abutting the site with the nearest residential properties being terraced dwellings fronting onto Causeway Street approximately 70m to the northeast. The proposed shed will be sited beside an existing industrial shed and will be used for storage. The proposed development will not result in any unacceptable detrimental impacts to the residential amenity of surrounding residents.

8.24(c) It does not adversely affect features of the natural or built heritage;

The proposal will not adversely affect features of natural or built heritage as set out in Paragraphs 7.14 to 7.18.

8.25(d) It is not located in an area at flood risk and will not cause or exacerbate flooding;

The site is not within a flood zoned and will have no unacceptable impact on flooding.

8.26(e) It does not create a noise nuisance;

The proposed shed will be used for storage at an existing industrial business. Environmental Health was consulted as the competent authority on such matters and raises no objection. The proposal will not result in any detrimental noise nuisance.

8.27(f) It is capable of dealing satisfactorily with any emission or effluent;

The proposed shed will be used for storage and there will be no emission or effluent.

8.28(g) The existing road network can safely handle any extra vehicular traffic the proposal will generate, or suitable developer led improvements are proposed to overcome any road problems identified;

(h) Adequate access arrangements, parking and manoeuvring areas are provided;

(i) A movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport;

The proposed shed will operate from the existing concrete yard with access currently established by an existing avenue leading from Causeway Street. No alterations are proposed to the existing access, and it is anticipated that there will be no significant increase in vehicles attending the site on a daily basis as a result of the proposal. The existing access arrangements, parking and manoeuvring areas and movement patterns will be unaffected by the proposal and the site is in proximity to both the train and bus stations. DfI Roads was consulted on the proposal with no concerns being raised.

8.29(j) The site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity;

The proposed shed is to be located to the immediate west of the existing industrial shed on site. The proposed shed will therefore group with the existing shed on site. The proposed scale and massing of shed will be subordinate in scale and massing to the existing shed on site and will be finished in composite grey cladding with galvanised steel roller shutter doors and black PVD rainwater goods. The proposed finishes will be sympathetic to the existing shed on site and to the character of this area. There will be limited views of the shed from Causeway Street, while the majority of the existing dense vegetation/bushes to the south and west of the site will be retained by condition to aid integration and ensure that the shed does not appear unduly prominent when travelling along Dunluce Avenue.

8.30(k) Appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;

The shed is situated within an existing industrial yard. The shed will be located beside an existing industrial shed which screens views of from Causeway Street. The proposed storage shed will provide the opportunity to house current inventory which is currently stored outside within the yard. An existing 2.4m high wire mesh fence encloses the site with vegetation to the south and west being retained.

8.31(l) Is designed to deter crime and promote personal safety;

The site boundaries are currently established by 2.4m high security fence and gates enclosing the depot. This arrangement will be retained adequately promotes safety and deters crime.

8.32 Having had regard to all the criteria set out above, the proposal meets the requirement of Policy PED 9.

Habitats Regulations Assessment

8.33 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 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 loss of open space, the LLPA designation, and the impact on archaeology. The proposed scale, massing and design are sympathetic, will not detract from the appearance and character of the surrounding area, is compatible with surrounding land uses, and will have limited impact on residential amenity. Approval is recommended.

10 CONDITIONS AND INFORMATIVES

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.

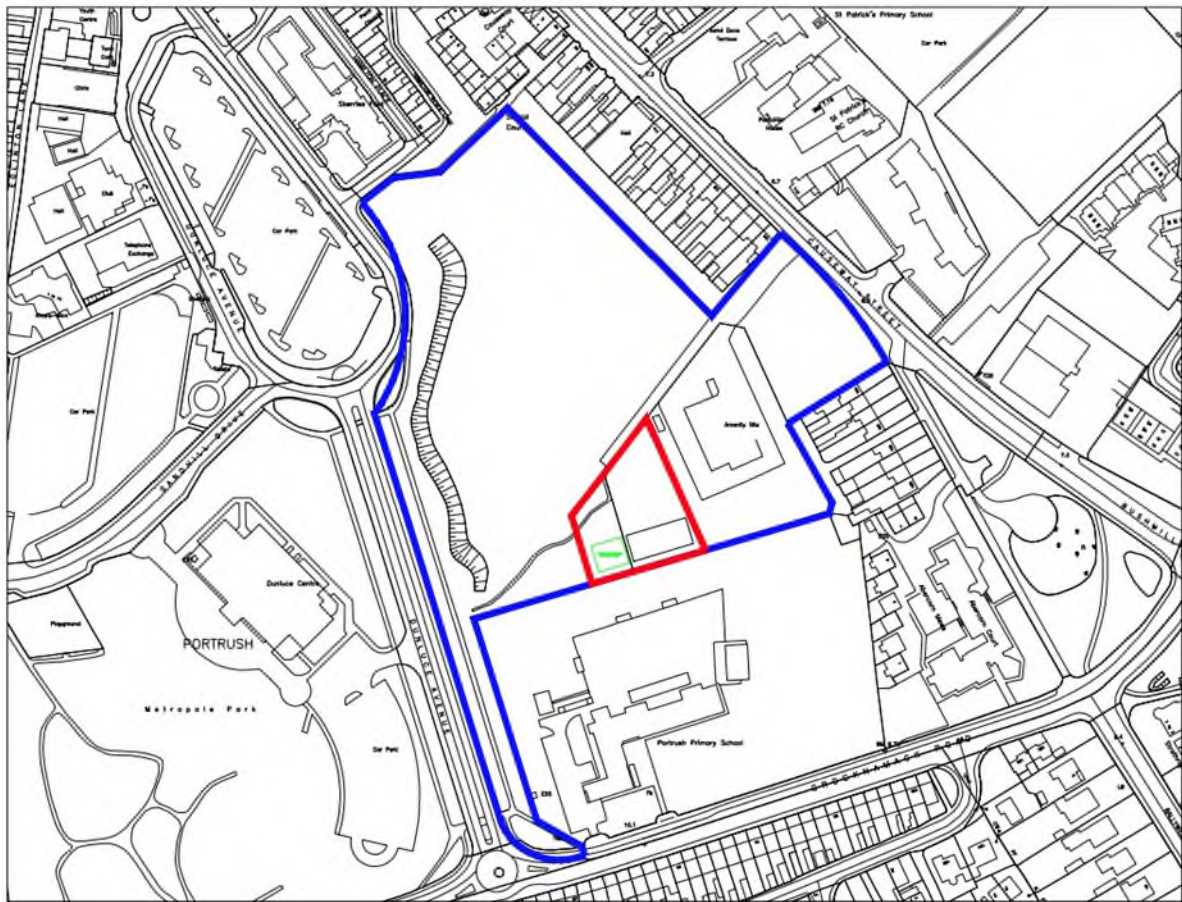
2. The existing vegetation to the southern and western boundary of this site, shall be permanently retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the planning authority in writing, prior to the commencement of any works

Reason: In the interest of visual amenity.

Informatives:

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <https://planningregister.planningsystemni.gov.uk>

Site Location Plan



Site Block Plan

