



Planning Committee Report LA01/2019/0741/F	23rd September 2020
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>App No:</u> LA01/2019/0741/F	<u>Ward:</u> Greystone
<u>App Type:</u> Full Planning	
<u>Address:</u> 2 Rossair Road, Limavady	
<u>Proposal:</u> Single storey modular standalone build adjacent to existing GP practice including associated site works. New accommodation includes 4no. treatment rooms, 1no. accessible WC & 1no. office	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 28.06.2019
<u>Listed Building Grade:</u> N/A	
Applicant: Alison Breydin, 2 Rossair Road, Limavady BT49 0TE,	
Agent: Mark Livingstone (McAvoy Group), 76 Ballynakilly Road, Dungannon, BT71 6HD	
Objections: 8	Petitions of Objection: 0
Support: 1	Petitions of Support: 0

EXECUTIVE SUMMARY

- Full planning permission is sought for a single storey standalone modular building adjacent to existing GP Practice.
- The site is located within the urban area within the settlement limit of Limavady.
- The proposed building is of an appropriate scale and design within the urban context in which it is located.
- The car parking required for the proposed extension has been submitted via a separate planning application (LA01/2020/0718/F). The car parking provided is considered to be acceptable following consultation with DFI Roads. The provision of this car parking is recommended as a condition of this planning permission.

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1.0 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** full planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at Bovlley Medical Centre, Rossair Rd, Limavady, at the junction of Rossair Rd and Edenmore Rd. The application site contains the existing medical centre building and associated car parking, with large areas of grass around the periphery of the site. The site boundaries along the Rossair Rd and Edenmore Rd are undefined with the north eastern boundary defined by timber close boarded fencing and hedgerow approximately 1.5m -2m in height to the rear of the residential properties within Minstrel Close and McQuillan Park, with the north western boundary defined by paladin fencing and mature hedgerow.
- 2.2 The application site is located within the settlement limit of Limavady Town as defined in the Northern Area Plan 2016. The application site is not within any environmental designations or within any Area Plan designations. The medical centre is located adjacent to a number of residential properties to the east, south and west of the site, with a Local Centre existing which provides a range of retail and other services to the immediate area. This local centre is designated under zonings LYLC01 and LYLC02 in the Northern Area Plan 2016.

3.0 RELEVANT HISTORY

- 3.1 LA01/2020/0718/F- Proposed 16 additional car parking spaces & 3 no. additional disabled spaces (linked to LA01/2019/0741/F) - Bovally Medical Centre, 2 Rossair Road Limavady – Current Application

4.0 THE APPLICATION

4.1 Full Planning Permission is sought for a single storey modular standalone build adjacent to existing GP practice including associated site works. The new accommodation includes a treatment room, physio rooms, 2no. Mental health workers rooms, 1no. Accessible WC & 1no. Office. The building is rectangular in shape, with a shallow mono-pitch roof with an overall height of 3.47m above floor level. The building is finished in a grey metal cladding.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

Neighbours: Eight letters of objection were received in relation to the proposal. The objections relates to concerns regarding the current level of parking provision present at the site, which results in occurrences of parking on the public road and at adjacent residential properties. The objections letters highlight the concern that there is the potential for the proposed development to further increase parking congestion increasing the risk of accidents.

One letter of support was submitted from the Health and Social Care Board. The proposed facilities are required to accommodate additional multi-discipline care teams which are to be established to assist GP Practices as part of a new initiative to improve health care services to the public. The initiative will see staff such as physiotherapists, mental health workers and social workers assists GPs, reducing pressure on GPs and improving patient care.

5.2 Internal:

DFI Roads: Concerns regarding level of parking provision.

Environmental Health: 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 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3: Access, Movement and Parking

A Planning Strategy for Rural Northern Ireland

DCAN 15 - Vehicular Access Standards

Parking Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The proposed development must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: principle of development, scale and design, access and parking provision and utility connections.

Principle of Development

- 8.2 The application site is located within the settlement limits of Limavady Town, where there is a general presumption in favour of development where it is appropriate to the local character of the area. The application site is located adjacent to two designated Local Centre sites (LYLC01 and LYLC02) within the Northern Area Plan 2016. This area contains a range of commercial enterprises which serve the local community.
- 8.3 There is no specific planning policies relating to the proposed type of development. Policy DES2 of a Planning Strategy for Rural Northern Ireland is relevant to planning applications within towns and villages and requires proposal to make a positive contribution to townscape and be sensitive to the area surrounding the site in terms of design, scale and use of materials. Policy DES2 contains a number of criteria relating to proposals which include land use, amenity and design.
- 8.4 The proposal seeks to provide additional services at the existing medical practice, which is an established facility at this location. The medical practice building is a large one and a half storey building finished in red facing brick. The principle land use on the site is established over the period in which the medical centre has occupied the site. Additionally, there is a varied land use immediately adjacent the site, which includes other health care outlets such as chiropractic clinic, dentists and retail units. Given the existing land use and adjacent land uses the Planning Department consider an extension to the facility to be acceptable

in principle subject to appropriate scale, design, no adverse impact on residential amenity and adequate parking provision.

Scale and Design

- 8.5 The proposed building is a single storey modular building with a linear floorplan. The building measures 15.146m in length and 7.122m in width. The building has a mono-pitch roof with a maximum height of 3.477m above finished floor level. The building is finished in grey composite panelling to the walls and metal sheeting to the roof.
- 8.6 The building is sited to the rear of the existing medical practice, and at an angle to the main building, on a parcel of land which was previously an area of grass. The siting of the modular building ensures that it does not project beyond the building line of the medical practice building. The positioning and scale of the building are such that it is only readily visible for a short distance when passing the medical practice site when travelling along the Edenmore Rd, and from the properties directly opposite the site at Anderson Park. The existing buildings at the medical practice and the adjacent veterinary clinic building, screen long range views from Edenmore Rd and Greystone Road. While the form and materials of the building do not reflect the form and appearance on the health centre building, the building or surrounding area is not of any significant character, and given the limited views of the building the Planning Department are content that there will be no adverse impact on the character or streetscape of the local area in line with Policy DES 2.

Amenity

- 8.7 Given the nature of the application it is not envisaged that there would be any significant impacts on the amenity of the adjacent properties. By the nature of the proposal noise and odour are not likely to be significant. Environmental Health were consulted on the application and have no objections.

Access and Parking

- 8.8 Access to the additional facilities will be via the existing medical practice access via Rossair Rd. The application initially did not seek to provide any additional car parking, despite the creation of additional treatment rooms and additional staff employment at the site overall.

- 8.9 Policy AMP7 of PPS3 outlines that development proposals will be required to provide adequate provision for car parking and servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regards to the published standards (Parking Standards Document).
- 8.10 The proposed extension will contain a treatment room, a physio room and two mental health worker rooms, as well as an office and WC. In addition it is envisaged that there will be up to 6 full time staff working within the proposed extension, as outlined within a supporting submission from the Health and Social Board.
- 8.11 The Parking Standards document outlines that for Health Centres/ Doctors Surgeries the parking requirements are four spaces per treatment/consulting room, 1 space per doctor and 1 space per 2 other staff.
- 8.12 As the additional staff proposed are not doctors the requirement for staff is 3 spaces. The four treatment/consulting rooms require 16 spaces. Therefore the total requirement is calculated as being 19 spaces.
- 8.13 Initial discussions focused on the level of car parking required, however, given there are currently only 32 car parking spaces present, the existing car parking provision is inadequate for the existing medical practice, based on the Parking Standards document, and therefore cannot account for any of the required additional spaces. As the red line of the application site was restricted to the footprint of the subject building there was no scope to provide the required additional parking within this application. A separate planning application was required, which would run in tandem within this application.
- 8.14 Planning application LA01/2020/0718/F was submitted 20th July 2020, which sought to provide 19 car parking spaces, three of which are disabled parking spaces. DFI Roads have been consulted on this application and have offered no objection. The car parking provision and layout meet with the requirements of Policies AMP7 and AMP9 of PPS3. The Planning Department is in a position to issue application LA01/2020/0718/F as a delegated approval in the event that the Planning Committee approve this application.

8.15 While planning application LA01/2020/0718/F will provide adequate levels of parking for the proposed extension, it is noted that while it may help alleviate some congestion and parking issues which are evident through the objections received, these are historical issues related to the existing medical practice. The Council cannot seek to force a resolution on this particular issue.

NI Water

8.16 NI Water were initially consulted on the application and responded that while the Limavady WWTW catchment is operating significantly above capacity, as there was no increase on hydraulic loading, i.e. no additional staff or visitors visiting the site, the application could be approved. Subsequent correspondence with the applicant advised that there may be up to an additional six staff working at the site within the modular building. NI Water were contacted via email to ascertain if this increase in numbers would result in objection to the proposal. NI Water responded to outline that given the potential for the proposed staff to originate from the Limavady area and the nature of the proposal, providing health care facilities, NI Water offer no objection.

9.0 CONCLUSION

9.1 The proposal represents an extension to an existing medical practice, to provide additional health care facilities. The proposed extension is of a scale and design which is considered to be acceptable and is sited that it will not be visually obtrusive in the streetscape. The proposal requires additional car parking to be provided which has been submitted and considered to be acceptable under planning application LA01/2020/0718/F. The application complies with the relevant planning policies within the SPPS, A Planning Strategy for Rural Northern Ireland, and PPS3. Approval is recommended.

10.0 Conditions and Informatives

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

2. The modular building hereby approved shall not become operational until the required additional 19 car parking spaces have been completed in accordance with Planning Application LA01/2020/0718/F.

Reason: To ensure the orderly development of the site and the works necessary to provide satisfactory parking provision to the development.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent sites 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 <http://epicpublic.planningni.gov.uk/publicaccess/>.

Site Location Map



