



Planning Committee Report LA01/2019/0326/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>	LA01/2019/0326/F	<u>Ward:</u>	Drumsurn
<u>App Type:</u>	Full Application		
<u>Address:</u>	Drumsurn Community, Centre Beech Road, Drumsurn		
<u>Proposal:</u>	Demolish existing modular single storey community centre. Installation of new single storey modular unit and associated site works.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	26/03/2019
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	29/07/2019
<u>Applicant:</u>	Drumsurn Community Association, Beech Road, Drumsurn		
<u>Agent:</u>	Capital Works Department Causeway Coast and Glens Borough Council		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Executive Summary

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The site consists of a small parcel of land located along the western boundary of existing open space football pitch. The site accommodates an existing mobile unit serving as a community centre.
- The proposal is for the existing modular single storey community centre to be demolished and replaced with a new single storey modular unit and associated site works.
- There have been no objections received regarding the proposed development. All concerns raised by the statutory consultees have been addressed.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS2, PPS3, PPS8, PPS15 and the Planning Strategy for Rural Northern Ireland.
- The proposal is acceptable in terms of design, access and relationship with adjacent properties.
- Approval is recommended.

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

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the recommendation set out in 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 is located at Drumsurn Community Centre, Beech Road and is set within the Settlement Development Limit of Drumsurn. The area is identified as a major area of existing open space within the Northern Area Plan 2016.
- 2.2 The site consists of a small parcel of land located along the western boundary of the existing open space football pitch. The site contains an existing mobile unit. It is a traditional elongated mobile unit with a low pitched roof surrounded by an area of rough hardstone to accommodate vehicular movements to and from the site. The football pitch is bounded by a wire fence and concrete beams. There is a small river running along the western boundary of the site.
- 2.3 There are surrounding residential properties in close proximity within Rushie Park and the area is characterised as residential.

3 RELEVANT HISTORY

B/2003/0468/F - Off Beech Road, Drumsurn, Limavady.
Erection of community hall and football pitch with associated parking. Approved 16.11.2003

4 THE APPLICATION

- 4.1 Demolish existing modular single storey community centre. Installation of new single storey modular unit and associated site works. The site currently has an existing mobile unit orientated towards the football pitch. The proposed new community centre

will be sited in a similar position measuring a footprint of 120.25m²

- 4.2 The proposed community centre will have frontage of 7.2 metres orientated north towards the access point to the football pitch. The community centre will be built to a ridge height of 4.5 metres and will have a footprint of 120.25m². The existing stone area will not be extended. However, it will incorporate a new tarmac area to facilities vehicles entering the site. The building will have a new 1metre wide tarmac path around the building.
- 4.3 The existing steel storage unit will remain sited at the rear of the community building. The building will be finished in a smooth rendered finish and will have a front entrance porch on the north elevation.

5 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Coleraine Chronicle 01.04.2019

Neighbours: There are no objections to the proposal,

5.2 Internal

Historic Environment Division: No objections

Northern Ireland Water: Advice provided

Environmental Health: Advice provided

DfI Roads: No objections

Water Management Unit: No objections

Shared Environmental Services: Conditions provided

DfI Rivers: Advice provided

Natural Environment Division: Conditions & Informatives provided.

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 (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

Strategic Planning Policy Statement (SPPS)

The Regional Development Strategy

Planning Strategy for Rural Northern Ireland

PPS2 Natural Heritage

PPS3 Access, Movement and Parking

PPS 8 Open Space, Sport and Outdoor Recreation

8 CONSIDERATIONS & ASSESSMENT

- 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: Open Space, Siting and Design, Relationship with Neighbouring Properties, Access and Parking.

Open Space

- 8.2** The Plan identifies major areas of existing open space for information purposes. Policies relating to open space are contained within PPS 8: Open Space, Sport and Outdoor Recreation.
- 8.3** This area is identified as a major area of existing open space. All existing open space, whether identified in development plans or not, is protected under Policy OS 1 of PPS 8. The policy provides exceptions for development resulting in the loss of open space.
- 8.4** Such exceptions to the loss of open space in this application are not engaged due to the replacement building being in the same footprint of the existing unit. Therefore there is no net loss of existing open space provision.

Siting and Design

- 8.5** The principle of land use is accepted in this location given the existing building.
- 8.6** The design of the proposed modular unit is a more permanent structure with uPVC windows and rainwater goods. The roof is to be a profiled metal, coloured blue/black. The steeper pitched roof and improved fenestration presents a better design solution relative to the existing building. The proposal meets the Policy DES 2 test of being sensitive to the character of the area

surrounding the site in terms of design, scale and use of materials.

Relationship with Neighbouring Properties

8.7 The proposal is close to Nos 14 & 15 Beech Road. The proposed building will be located 3m at its closest point to the rear garden of No14. This is a similar distance as the existing unit. A mature hedge exists along this boundary and will be retained during and after works take place. Given this, the proposal does not present an unacceptable relationship with No14. No 15 will not be affected by the location of the new unit. The proposed modular unit measures 4.6m in height x 16.8m long. It is single storey in height and will not cause over shadowing or overlooking. Environmental Health are content with the proposal subject to informatives regarding demolition and construction activity.

Access and Parking

8.8 The access to the Community Hall remains the same as existing and is off the turning head of a cul-de-sac. However, the access and parking area to be upgraded with a new tarmac area to facilitate vehicles. DfI Roads has been consulted and are content with the application.

Natural Heritage

8.9 DAERA NIEA has reviewed the Bat Survey Report and are in agreement with the findings and have made recommendations and provided conditions. They have also provided informatives.

Rivers Agency

8.10 As the north-western boundary of this site is adjacent to a watercourse, Rivers Agency were consulted. They have responded to confirm that the site is outside the floodplain. They provided informatives and a recommendation the proposed

development is set a minimum of 600mm above the current ground level.

Habitats Regulation Assessment

- 8.11 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 site is hydrologically linked to the River Roe and its Tributaries SAC. Shared Environmental Services were consulted and are content subject to conditions. 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 at this location having regard to the Northern Area Plan and other material considerations including the SPPS, PPS 2, PPS3, PPS8, PPS 15 and the Planning Strategy for Rural Northern Ireland. The design is appropriate for the location and the proposal will have an acceptable relationship with neighbouring development. Approval is recommended.

10 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. A suitable buffer of at least 5m from the watercourse must be protected from impediments (including tree planting, hedges, permanent fencing and sheds), land raising or future unapproved development.

Reason: For the protection of flood defence and drainage infrastructure.

3. A suitable and clearly defined buffer of at least 10m must be maintained between the location of refuelling, storage of oil/fuels,, concrete mixing and washing areas, storage of machinery/materials/ spoil etc. and the watercourse adjacent to the western boundary of the site.

Reason: To prevent any adverse effect to River Roe and Tributaries SAC downstream of proposal.

4. Prior to discharge to the watercourse, any surface water generated during the construction phase must first pass through appropriate treatment, such as silt fencing.

Reason: To prevent any adverse effect to River Roe and Tributaries SAC downstream of proposal.

5. A Finalised Construction Environmental Management Plan (CEMP) shall be submitted to the planning authority 8 weeks prior to the commencement of works.

Reason: To ensure the protection of local environmental features.

6. No demolition of the onsite modular structure shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a detailed check for active birds nests immediately before 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.

7. The onsite hedgerows shall be retained as per drawing number 03 date stamped on 26th August 2020 by Causeway Coast and Glens Borough Council.

Reason: To protect onsite hedgerows.

Informatives

1. The applicant is requested to ensure that all plant and equipment including vehicles used in connection with the development is so situated, operated and maintained as to prevent the transmission of noise and vibration to nearby residential properties.
2. BS 5228- 1: 2009 + A1:2014 in relation to construction activities states, “Noise and vibration can be the cause of serious disturbance and inconvenience to anyone exposed to it and in certain circumstances noise and vibration can be a hazard to health.” In relation to any preparatory/construction works on site (demolition, ground works, excavation and construction), it is advised that the applicant should minimise disturbance to noise sensitive receptors, by restricting noise emissions at source, employing quiet plant and equipment, restricting hours of working and ensuring noise emissions are within the noise thresholds detailed within Table E 1 of BS 5228 – 1: 2009 + A1:2014.

Table E.1 Example threshold of $L_{Aeq,T}$ potential significant effect at dwellings

Assessment category and threshold value period	Threshold value, in decibels (dB) $L_{Aeq,T}$		
	Category A ^{A)}	Category B ^{B)}	Category C ^{C)}
Night-time (23.00–07.00)	45	50	55
Evenings and weekends ^{D)}	55	60	65
Daytime (07.00–19.00) and Saturdays (07.00–13.00)	65	70	75

NOTE 1 A potential significant effect is indicated if the $L_{Aeq,T}$ noise level arising from the site exceeds the threshold level for the category appropriate to the ambient noise level.

NOTE 2 If the ambient noise level exceeds the Category C threshold values given in the table (i.e. the ambient noise level is higher than the above values), then a potential significant effect is indicated if the total $L_{Aeq,T}$ noise level for the period increases by more than 3 dB due to site noise.

NOTE 3 Applied to residential receptors only.

^{A)} Category A: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are less than these values.

^{B)} Category B: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are the same as category A values.

^{C)} Category C: threshold values to use when ambient noise levels (when rounded to the nearest 5 dB) are higher than category A values.

^{D)} 19.00–23.00 weekdays, 13.00–23.00 Saturdays and 07.00–23.00 Sundays.

3. No detail is provided on the erection or installation of outdoor lighting on the proposed development. The installation or erection of any outdoor lighting during construction or to the final development should consider any adverse impacts to neighbouring properties. All lighting provisions should meet lighting guidance CIE – International commission on Illumination – Guide on the limitation of the effects of obtrusive light from outdoor lighting installations or ILP – Institute of Lighting Professionals – Guidance notes for the reduction of Obtrusive light.

4. 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 PLAN & SITE PLAN

