

Addendum

LA01/2017/1580/O

Update

As set out in paragraph 2.2 of the Planning Committee Report, the site is located within a Local Landscape Policy Area (LLPA) as designated in the Northern Area Plan 2016. Further assessment of the impact of development on the LLPA is considered below.

The Local Landscape Policy Area Designation GH1 02 'Twenty Acres LLPA' extends north east from the existing edge of the town. The LLPA identifies three features that contribute to the environmental quality, integrity, character of the area: the heavily wooded river corridor along the Agivey River; the extensive areas of parkland including the 'Orange Field' and the grounds around Ardavon; and, the valuable wildlife corridors for bats offered by the mature trees adjacent to the river.

NAP states that the LLPA is protected from all future development unless there is exceptional, small scale, local development requirement which is fully compatible with maintaining its environmental quality.

The site, located on the western edge of the designation, adds to the setting of the main attributes of the LLPA. In considering the site location within the LLPA, the close proximity of the other existing development to the site and the proposed retention of the mature hedgerows and trees to the boundary of the site the proposal is considered to meet the policy in this instance whilst maintaining the environmental quality of the LLPA.

However the refusal reasons as set out in the Planning Committee report still remain.

Recommendation

That the Committee notes the contents of the Addendum and agrees with the recommendation to refuse, as set out in paragraph 9.1 of the Planning Committee Report.