

Addendum 2

LA01/2020/0347/O

1.0 Update

- 1.1 Planning Application LA01/2020/0347/O was presented to Planning Committee Meeting on 25th August 2021 with a recommendation to refuse on the basis of five refusal reasons outlined.
- 1.2 Refusal reason 5 stated:

The proposal is contrary to Paragraphs 6.172 and 6.192 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy NH5 of Planning Policy Statement 2 Natural Heritage in that insufficient information has been provided to demonstrate that the proposed development will not have an adverse impact on natural heritage habitat or protected species.
- 1.3 The application was deferred pending submission of a Biodiversity Checklist for assessment and return to Planning Committee for determination.
- 1.4 A Biodiversity Checklist was received on 02nd September 2021 with additional letter from Flanagan Ecology advising that a Preliminary Ecological Appraisal had been undertaken and no evidence of protected species was found on site or further surveys recommended. The completed Preliminary Ecological Appraisal (PEA) was received on 19th September 2021. Consultation has been carried out with DAERA (Natural Environment Division) and no additional concerns have been raised subject to outlined recommendations.
- 1.5 The consultation response from NED welcomes the implementation of mitigation measures recommended on page 14 and 15 of the PEA in regards to site enhancement. These include restrictions on vegetation removal during the bird breeding season, limitations on lighting and proposed planting measures. NED recommends a condition that no external lighting shall be directed

towards boundary vegetation with mature trees in order to minimise the impact of the proposal on bats.

2.0 Assessment

The submitted information assesses the potential impact from the proposal in terms of natural heritage including habitat and protected species. Pages 14 and 15 of the submitted PEA recommends mitigation measures as outlined above. DAERA (NED) concurs with these measures and recommends restrictions on lighting which can be dealt with through the use of a condition as appropriate. Refusal reason 5 is no longer necessary and is subsequently withdrawn. Refusal reasons 1-4 as previously presented remain.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to withdraw refusal reason 5 and refuse the application in accordance with Paragraph 1.1 of the Planning Committee report.