

Addendum & Erratum

LA01/2023/0454/F

1.0 Update

1.1 In section 10 of the Planning Committee Report, condition No. 7 reads:

7. At least 8 weeks prior to the commencement of development the appointed contractor must submit a Final Construction Environmental Management Plan (CEMP) for approval by Causeway Coast and Glens Borough Council Planning. This plan must contain all the appropriate environmental mitigation as contained within the site specific Outline CEMP by Taggart Consulting May 2023 and as advised by NIEA WMU and NIEA NED in their responses to the consultation dated 03/05/2023.

Reason: To ensure that the appointed contractor is aware of and implements the appropriate environmental mitigation during construction phase that will negate effects on the hydrologically connected features of River Roe and Tributaries SAC.

1.2 This should be amended to:

7. At least 8 weeks prior to the commencement of development the appointed contractor must submit a Final Construction Environmental Management Plan (CEMP) for approval by Causeway Coast and Glens Borough Council Planning in consultation with DAERA and Loughs Agency. This plan must contain all the appropriate environmental mitigation as contained within the site specific Outline CEMP by Taggart Consulting May 2023 and as advised by NIEA WMU and NIEA NED in their responses to the consultation dated 03/05/2023. The CEMP shall include a detailed earthworks management plan which includes methods of control of run-off from working areas, and mitigating measures to prevent pollution of watercourses.

Reason: To ensure that the appointed contractor is aware of and implements the appropriate environmental mitigation during construction phase that will negate effects on the hydrologically connected features of River Roe and Tributaries SAC.

1.3 Additional planning conditions are required for this proposed development which are detailed below:

- (i) The proposed air source heat pump shall be located and maintained as to achieve a noise level not exceeding 42 dB LAeq(5 min) at 1 metre from the window of a habitable room in the facade of any neighbouring property.

Reason: In the interests of residential amenity.

- (ii) Development shall not be occupied until the surface water drainage works on-site and off-site have been submitted, approved and constructed by developer and the relevant authority.

REASON: To safeguard the site and adjacent land against flooding and standing water.

- (iii) Any proposed lighting along the western boundary shall not exceed 1Lux of light spill onto the existing vegetation.

REASON: To ensure the development does not have a detrimental impact on bats that use the vegetation along the western boundary.

2.0 Recommendation

2.1 That the Committee note the contents of this Addendum and Erratum and agree with the recommendation to approve the application in accordance with Paragraph 1.1 of the Planning Committee report.