

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2022/0635/F
Name	Carol Mooney
Contact Details	Tel: [REDACTED] Email: [REDACTED]
Support or Objection – please tick relevant box	Support <input type="checkbox"/> Objection <input checked="" type="checkbox"/>
Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).	

Residents' main concern for this proposed development is the loss of the last community green space in the area. This includes at least 5 mature trees and a small green space, which has remained unchanged since Mayo Drive and McAuley Park were built over 50 years ago.

The loss of this much-loved and well-used green space would be a terrible blow to the children from Mayo Drive, McAuley Park, Fogarty Crescent, Ramoan Close and the surrounding areas. It will also prevent the current use of this area as an intergenerational gathering space for events and bringing the community together. This is the very last usable safe green space in this area of town for play and recreation. Children, both current, and future will lose their only safe and secure green area. The next available green space is quay road park, a 2 mile walk across 7 busy roads.

Planning Policy Statement 8 Denotes open space, sport and outdoor recreation are important components of life. They provide many cultural, social, economic and environmental benefits and contribute positively to physical and mental health and a better quality of life. The Government considers everyone, particularly children, the elderly and those with disabilities, should have easy access to open space and the opportunity to participate in sport and outdoor recreational pursuits.

We encourage you to think of the protection and enhancement of open spaces and playing facilities for the long-term benefit of the whole community.

We ask that you prevent town cramming and the loss of a quality residential environment for both existing and proposed new tenants.

There are two green spaces in Mayo Drive which are separated by a pedestrian footway. The larger space has been designated by the NIHE as a wet meadow, unsuitable to build or play on. This smaller green space, where Triangle Housing is proposing to build, is the only usable green space for play and exercise, recreation, community activities, all which benefit mental and physical health.

In 2005, the Small Green Play Space was zoned for housing by NIHE. Had residents been consulted, they would have fought this designation. Residents are fighting this now in the strongest possible terms in order to save this vital green community space. There have been over 170 objections to this application.

Loss of privacy, overshadowing and loss of light is another concern for residents. Bungalows 17, 18 and 19 McAuley Park, situated across the road from the proposed development, will be overlooked and overshadowed by the proposed semi-detached dwellings. The prospect of these houses being build is causing real and valid upset, stress, and anxiety for these residents. Most of them are elderly and have lived in these Bungalows for decades. This loss of light, privacy, green space and the impact of major disturbance will be unbearable for these longstanding residents.

Narrow access roads and dangerous junctions with poor sight lines are another factor in our strong objection. The narrow access road in front of Mayo Drive was originally built back in the 1960s, when there was significantly less cars and traffic, adequate parking space was not provided. Most residents now have 2 cars, one parked on the roadside and one adjacent to their gate on the footpath. This blocks the footpath as well as the road on the front of Mayo Drive making visibility for incoming drivers difficult. It also removes the safety of play on the footpath for children and the removal of the green space will leave no safe space forcing them onto the road to play.

When Boyd Court was built, there was a significant increase in traffic and congestion, not only for the residents and visitors of Mayo Drive and Boyd Court, but, also for vital services like, Carers, the Bin Lorry, Road Cleaning Services, Deliveries, Dr-On-Call, Ambulances.

The proposed plans for the new dwellings also include the removal of an essential turning point in Mayo Drive, meaning drivers will have to drive through to the end of Boyd Court to turn. This will lead to increased traffic congestion within Boyd Court and disturbance for elderly and vulnerable residents.

McAuley Park has similar issues, there is no on or off-road parking for residents, which causes difficulties for both residents and other drivers trying to access the estate including essential services.

Accessing the Ramoan Road from McAuley park is already treacherous due to inadequate sightlines, vehicles must drive beyond the road-end markings before they get a clear view. This is due to cars parked on the Ramoan Road to the left of the McAuley Park exit. Cars accessing the Ramoan Road also have to drive up the wrong side of McAuley Park Road to get out onto Ramoan Road due to the cars parked on the roadside, additional vehicles will further exacerbate this problem and increase danger for pedestrians and drivers alike.

Flooding is also a worry in the area, over the years there have been numerous occasions of flooding of both green spaces, the pedestrian footway, and the adjacent Mayo Drive Road. Northern Ireland Flood Risk Mapping shows a river present with 50 meters of the proposed Development Site. This river was built over during the construction of Boyd Court. Residents of Boyd Court are experiencing historic damp problems. Further to this, I would like to note that there have been several instances where raw sewage has flooded back gardens along the front row of Mayo Drive over the years. More building could add to this problem.

Planning Policy Statement 7 states "In established residential areas, the overriding objective will be to avoid any significant erosion of the local character and the environment quality, amenity, and privacy enjoyed by existing residents." Please do not take away this quality environment and create another environment which lacks quality in the process.

Can the NIHE and the Housing Association seek another area which will bring more than seven new homes to the area? Have they sought another viable option which does not remove the final green space in an area that has endured town cramming and overbuilding for years. We support Social housing, we all grew up in it, we also support the need for accessible green space for children in the area. Please rezone this area as green space for future generations to enjoy.