

Addendum 3

LA01/2022/0233/O

1.0 Update

- 1.1 Annex 1 of PPS21 entitled “Consequential amendment to Policy AMP3 of PPS3 Access, Movement and Parking” provides the policy for access onto Protected Routes. The policy states that permission will be granted for a development proposal involving access onto a Protected Route in certain cases. Assessment of the proposal falls to be considered under category (d) entitled other categories of development. Under criteria (d) permission may be justified for developments that would meet the criteria of development in the countryside and access cannot reasonably be obtained from an adjacent minor road. In these circumstances, proposals will be required to make use of an existing access on to the Protected Route.

2.0 Consideration

- 2.1 As the principle of development is not acceptable under the SPPS, policy CTY1 of PPS21 and policies PED2, 3, 6 and 9 of PPS4, the proposal does not meet the criteria for development in the countryside. The proposal is therefore contrary to Annex 1 of PPS21. The following refusal reason is added to those already stated in paragraph 10 of the Committee report.
- 2.2 The proposal is contrary to paragraph 6.297 of the Strategic Planning Policy Statement and Annex 1 of PPS21 – consequential amendment to Policy AMP3 of Planning Policy Statement 3, Access, Movement and Parking, in that it would, if permitted, result in the intensification of an existing vehicular access onto Ballykelly Road a Protected Route, thereby prejudicing the free flow of traffic and conditions of general safety.

3.0 Recommendation

- 3.1 That the committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with paragraph 1.1 of the planning Committee Report.