

SITE VISIT REPORT: MONDAY 22nd March 2021

Committee Members: Alderman Boyle, Duddy, Finlay, S McKillop (Vice Chair), McKeown; Councillors Anderson, Baird, Dallat O'Driscoll (Chair), Hunter, McGurk, MA McKillop, McLaughlin, McMullan, P McShane, Nicholl, Scott

Time 11am

LA01/2019/0850/F

App Type: Full application

Proposal: Residential development of 32No. units - 1 no. bungalow, 3 No. detached and 28 No. semi-detached dwellings. The proposal includes access off Willowfield Drive, landscaping, car parking, garages and all associated siteworks.

Present: Councillors Boyle, McLaughlin, Duddy, Baird, McGurk, MA McKillop, Hunter and Nicholl.

Officials D Dickson, J Lundy

Comments: The Officer showed the submitted plans and identified the site and boundaries. Officials outlined the proposal and layout and advised of the objections and points raised. The Officer advised of the water courses that bounded 2 sides of the site and the 5m maintenance strip to be provided. The two areas of surface water flooding were also indicated. The culvert to enable the access was also described in line with policy. Members asked if the boundary vegetation was to be retained. The Officer advised that it was with the exception of the access. Members also queried if another access could be achieved. The officer advised that an agricultural access exists which crosses the railway line and that such an access would be unsuitable for a housing development. Officer advised that the proposal met with the PPS 8 in the provision of open space. Private amenity space was also provided in accordance with Creating Places guidance. Members queried the density of the proposal. Officers advised that it was of a similar density to the surrounding area around 21-22 dph. Officer also advised that the proposal triggered the Social Housing Policy of the Plan, though following consultation with NIHE no need was identified at this site. Members also queried the storm drainage and if it was being discharged to the foul sewer network. The officer advised that this

would not be the case and was considered in the Drainage Plan and found to be acceptable in consultation with DFI Rivers. The Officer also advised that a pumping station was located on the site for the foul sewer and that Environmental Health was content with the location. The Officer also advised that Environmental Health has provided conditions to mitigate any noise and vibration from the railway track, adjacent to the site boundary to the dwellings. Members noted these points accordingly.

J Lundy 22/03/2021