

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	LA01/2023/1101/F
Name	Andrew Heasley – Turley
Contact Details	Tel: [REDACTED] Email: [REDACTED]
Support or Objection – please tick relevant box	Support: X Objection

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).

This is an application to amend a boundary treatment associated with the delivery of a locally significant social housing development on the land of the former Pinetrees Country Club, Somerset Road, Coleraine.

Provided overleaf are photographs of the boundary treatment as developed on site. The applicant had initially sought permission for the amended boundary treatments through a Non Material Change application but Council determined that a Full planning application for the changes was required. Due to the pressing need for social homes in this part of the Council area, with homes already allocated to those currently on the social housing waiting list and experiencing housing stress, the applicant was required to proceed with the development on-site, to ensure hand-over of homes at the earliest opportunity.

In order to comply with the provisions of ‘Secure by Design (SBD),’ an essential requirement for social housing developments and to avoid the requirement for sheet piled foundations due to prevailing ground conditions, a simpler boundary treatment but of similar quality of bow top railings between brick pillars rather than that previously granted permission of a low wall and railings between pillars was developed. In addition and also to comply with SBD requirements, for reasons of both security and privacy, a 1.8 metre high close boarded timber situated to the inside of this boundary treatment was required.

The hedge visible in the photographs was planted in 2023. As we head into the spring, we expect the hedge to grow by 0.5 – 1 metres per year. As such, the timber fence to the south of the entrance will be completely screened within circa 2 years. This social housing development will be owned and maintained by Choice Housing Ireland Ltd. A specialist management company will be responsible for the maintenance of all public and communal spaces including maintaining planting and tidying boundary treatments. As such, litter should not

collect at the bottom of the fence as suggested in the Committee Report.

We would welcome the opportunity to present our case to the Planning Committee in support of this much needed social housing development.



View of boundary treatment to south of site access. The hedge will completely screen the timber fence within 2 years



View of boundary treatment to north of site access. Existing vegetation that is to be retained screens the timber fence behind it.



View of boundary treatment to north of development site. Existing vegetation that is to be retained screens the timber fence behind it. The metal fence to the front of the boundary treatment will be removed once the ongoing construction work is complete.