

Addendum

C/2013/0097/F

Full Planning Permission

UPDATE

Further letters of objection were submitted on 14 and 25 September 2017 after the Planning Committee report had been circulated to members. The matters raised in these objections can be summarised as follows:

- Road safety
- Environmental Impact and raising of ground levels
- Privacy and removal of fir trees
- Impact on residential amenity
- Anti-social behaviour
- Procedural issue with regard to extent of red line showing multiple areas as application site.
- Notification and consultation in terms of each component of the application site.

Road Safety

There has been extensive consultation with DfI Roads who is the competent authority on road safety matters. This consideration is set out in paragraphs 8.42 – 8.55 of the Planning Committee Report. DfI Roads raises no objection on the grounds of road safety.

Environmental Impact and raising of ground levels

The environmental impact of the proposal has been considered having regard to factors including the previous use and fall-back position. The proposal was subject to an Environmental Impact Assessment determination and Habitats Regulation Assessment. The main consideration on environmental impacts, having regard to PPS 2 Natural

Heritage, is set out in paragraphs 8.67 – 8.73 of the Planning Committee Report.

It is the raising of ground levels that is the critical matter when assessing the application, rather than if this achieves a sea view. Having regard to the scale and nature of the raising of ground levels, this is considered acceptable.

Privacy and removal of fir trees

The impact of amenity, including privacy, is considered under paragraphs 8.56 & 8.57 of the Planning Committee Report, and in particular the sentence *“Given the separation distance and the existing and further planting proposed on the perimeter of the site, this mitigating effect would result in limited impact on amenity.”* The removal of trees is assessed under paragraph 8.30.

Impact on residential amenity.

The impact of residential amenity is considered under 8.56 & 8.57. Environmental Health has been consulted and raises no objection on residential amenity grounds.

Anti-Social Behaviour

Anti-social behaviour is a matter for other statutory bodies, including the PSNI, and is a matter that is given limited weight in a planning context.

Extent of Application Site

The application site comprises the main application site and five separate additional areas. These additional areas are for the purpose of road improvements/ widening. Article 3 of The Planning (General Development Procedure) Order (Northern Ireland) 2015 refers to what is required to make a valid application. It states at Article 3 (3) a plan sufficient to identify the land to which it relates and showing the situation of the land in relation to the locality and in particular in relation to neighbouring land. There is no requirement that it should be a single and continuous red line.

Notification and Service of Notice

Appropriate notification has been carried out to identified occupiers on neighbouring land for each part of the application site in accordance with Article 8 of The Planning (General Development Procedure) Order

(Northern Ireland) 2015. Service of notice has been carried out in accordance with Section 42 of the Planning Act (Northern Ireland) 2011.

RECOMMENDATION

That the Committee notes the content of this addendum and agrees with the recommendation to approve as set out in paragraph 9.1 & 9.2 of the Planning Committee Report.