

COMMITTEE ITEM	3.11 Addendum
APPLICATION NO	LA03/2019/0089/F
DEA	MACEDON
COMMITTEE INTEREST	ADDENDUM REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Proposed development of 24 no. apartments within 4 no. blocks (Partial amendment to previous planning approval U/2014/0167/F), landscaping and all associated site and access works
SITE/LOCATION	Lands adjacent and north/north east of 85 and 91 Whitehouse Park and adjacent and west of M5 Motorway Newtownabbey
APPLICANT	Wilden Construction Services Ltd
AGENT	TSA Planning
LAST SITE VISIT	6 th December 2019
CASE OFFICER	Sairead de Brún Tel: 028 9034 0406 Email: sairead.debrun@antrimandnewtownabbey.gov.uk

Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS

Following the completion of the Committee Report, an additional letter of objection has been received from the residents of No. 91 Whitehouse Park. The objection raises concerns regarding the previous recommendation to refuse this application in September 2019 on two grounds; (1) an inappropriate form of parking provision and (2) insufficient separation distance to existing properties resulting in overlooking.

The application was withdrawn from the Planning Committee Schedule for September 2019 prior to the Committee meeting to allow the agent to address the two reasons for refusal noted above and submit amendments.

Consequently, an amended layout (Drawing No. 03/2) was received by Council on 18th November 2019 which demonstrates an acceptable and appropriate form of parking and ensures that the separation distance between existing residential properties is sufficient and there will be no significant concerns as a result of overlooking into the existing residential properties or between the four blocks of apartments.

The objector refers to the removal of trees protected by a Tree Preservation Order and makes reference to the Local Development Plan 2030, and in particular Policy Ref. 6.21; 'maintaining and enhancing the appearance of the countryside and natural environment'.

Concerns regarding the removal of trees were addressed in the initial Committee Report. It must also be noted that this application site is within the development limits

of Metropolitan Newtownabbey, has a planning history of approved residential development and is not within the countryside. Furthermore, the policy referred to by the objector is taken from the Preferred Options Paper (POP) which has since been superseded by the Local Development Plan - Draft Plan Strategy, which does not carry determining weight considering it is still at a consultation stage.

The objector has suggested that members of the Planning Committee carry out a site visit before reaching a final decision on this application. It is noted that this application site was visited by some Members of the Planning Committee on 6th December 2019.

Since the Committee Report was completed, Dfl Roads requested some minor amendments to the proposed road layout. These amendments were received on 10th December 2019 (Drawing No. 08/1) and have been cleared by Dfl Roads. The attached conditions below supersede conditions 9-12 as included in the initial Committee Report.

CONCLUSION

The following is a summary of the main reasons for the recommendation:

- The principle of the development has been established.
- The design and layout are acceptable and will not cause demonstrable harm to the character and appearance of the surrounding area.
- The proposal will not unduly affect residential amenity.
- The proposed development will not cause an unacceptable impact on road safety and convenience.

RECOMMENDATION : **GRANT PLANNING PERMISSION**

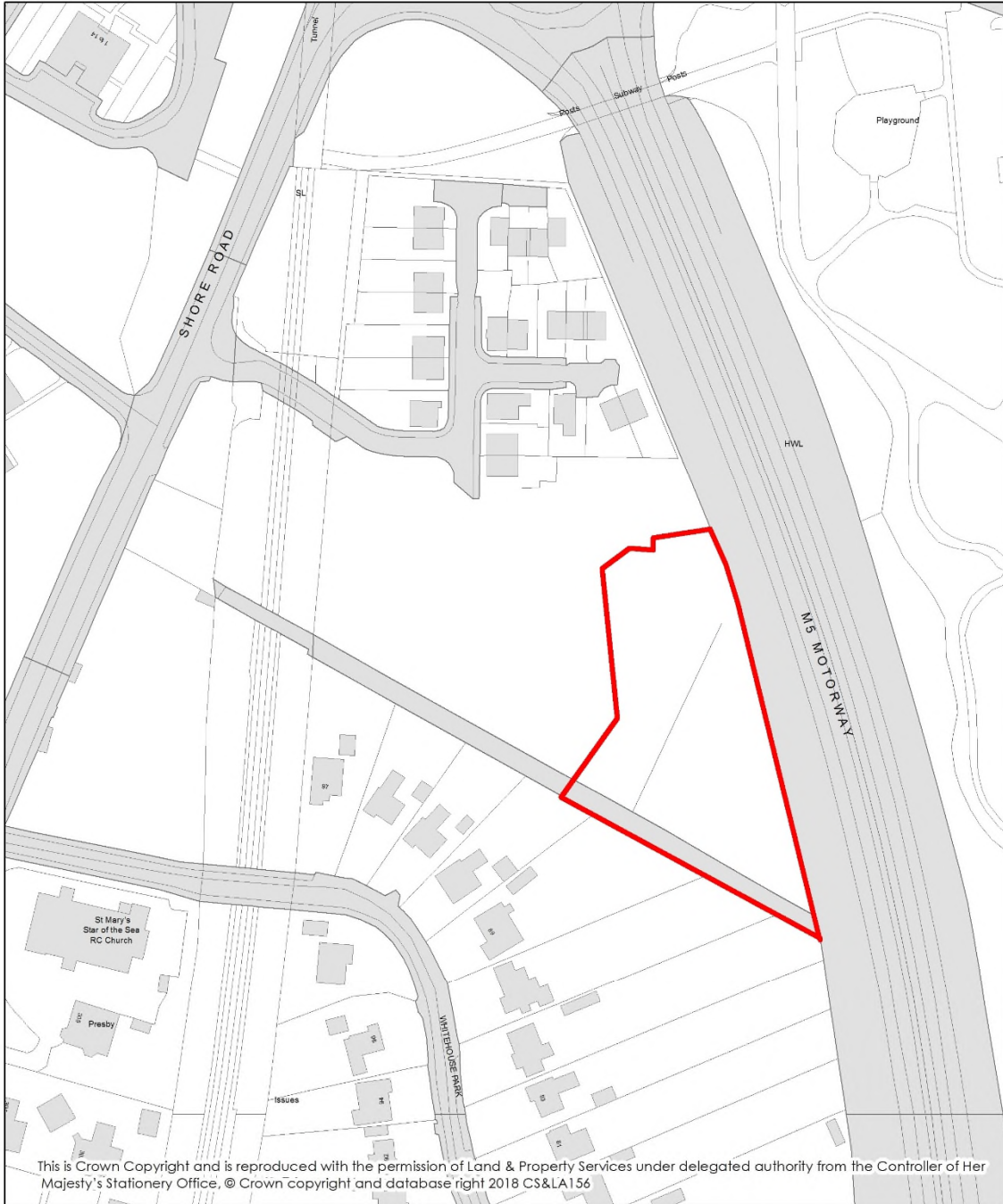
PROPOSED CONDITIONS

1. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 08/1 bearing the date stamp 10/12/2019 prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

2. The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.



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Location Map

Application Reference: LA03/2019/0089/F

Lands adjacent and north/north east of 85 and 91 Whitehouse Park and adjacent and west of M5 Motorway, Newtownabbey

Proposed development of 24 no. apartments within 4 no. blocks

 Site Boundary

For Information Only

