

COMMITTEE ITEM	4.08 – ADDENDUM
APPLICATION NO	LA03/2022/0744/F
DEA	ANTRIM
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	GRANT PLANNING PERMISSION
PROPOSAL	Retention of upgraded extraction system to support the manufacturing of construction materials (retrospective)
SITE/LOCATION	Unit 3B, Norfill Business Park, Antrim, BT41 4LD
APPLICANT	Errigal Commercial Developments Ltd
AGENT	TSA Planning
LAST SITE VISIT	26/06/2023
CASE OFFICER	Morgan Poots Tel: 028 903 40419 Email: morgan.poots@antrimandnewtownabbey.gov.uk
<p>Full details of this application, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Since the publication of the Committee Report, one (1) additional letter of objection was received from one (1) of the fourteen (14) neighbour notified property, increasing the level of objection to ten (10) letters of representation.</p> <p>The letters of representation are available to view at the Northern Ireland Planning Portal https://planningregister.planningsystemni.gov.uk</p> <p>The objector raised concerns relating to noise pollution. As outlined in the Committee Report, the Noise Impact Assessment, Document 03, date stamped 5th June 2023, states that the extraction unit is only used at certain times during the opening hours of the business at 08:00-17:00 from Monday to Friday. Given the context of development as an extraction unit, some noise and disturbance is to be expected, however this is considered to be at a low level associated with the daily requirements and functioning of the industrial unit and is not expected to arise during unsociable hours.</p> <p>The Council's Environmental Health Section (EHS) was consulted on the proposal and responded with no objections to the proposed development subject to the inclusion of mitigation measures to ensure the amenity of nearby residential properties is not compromised. EHS is of the opinion that amenity at nearby sensitive receptors can be protected, subject to the attachment of noise control conditions.</p> <p>The objector raised concerns over the external appearance of the factory unit. Whilst the extraction unit may alter the view to the rear of the unit which fronts on to Castlewater Gardens and Castlewater Woods, the neighbours view is not restricted by the proposed development, instead it is a change of view from that which exists at present and it is not considered that the change of view is detrimental to the outlook of the existing dwellings. In any case the potential impact of a proposed development on private views is not generally viewed as a material planning consideration.</p>	
CONCLUSION	
<p>The following is a summary of the main reasons for the recommendation:</p> <ul style="list-style-type: none"> • The principle of development is considered acceptable; • The layout, scale and design of the proposal is considered appropriate; 	

- The proposal will not unduly affect the amenity of neighbouring residents; and
- The proposal will not have a detrimental impact on the access, movement and parking within the site.

RECOMMENDATION

GRANT PLANNING PERMISSION

PROPOSED CONDITIONS

1. This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application.

2. The upgraded extraction system shall not operate outside the following times:
Monday- Friday: 08:00–17:00 hours.

Reason: In order to protect amenity at nearby sensitive receptors.

3. An acoustic silencer/duct attenuator, capable of achieving at least 15dB attenuation, shall be fitted to the extraction system and shall be retained thereafter.

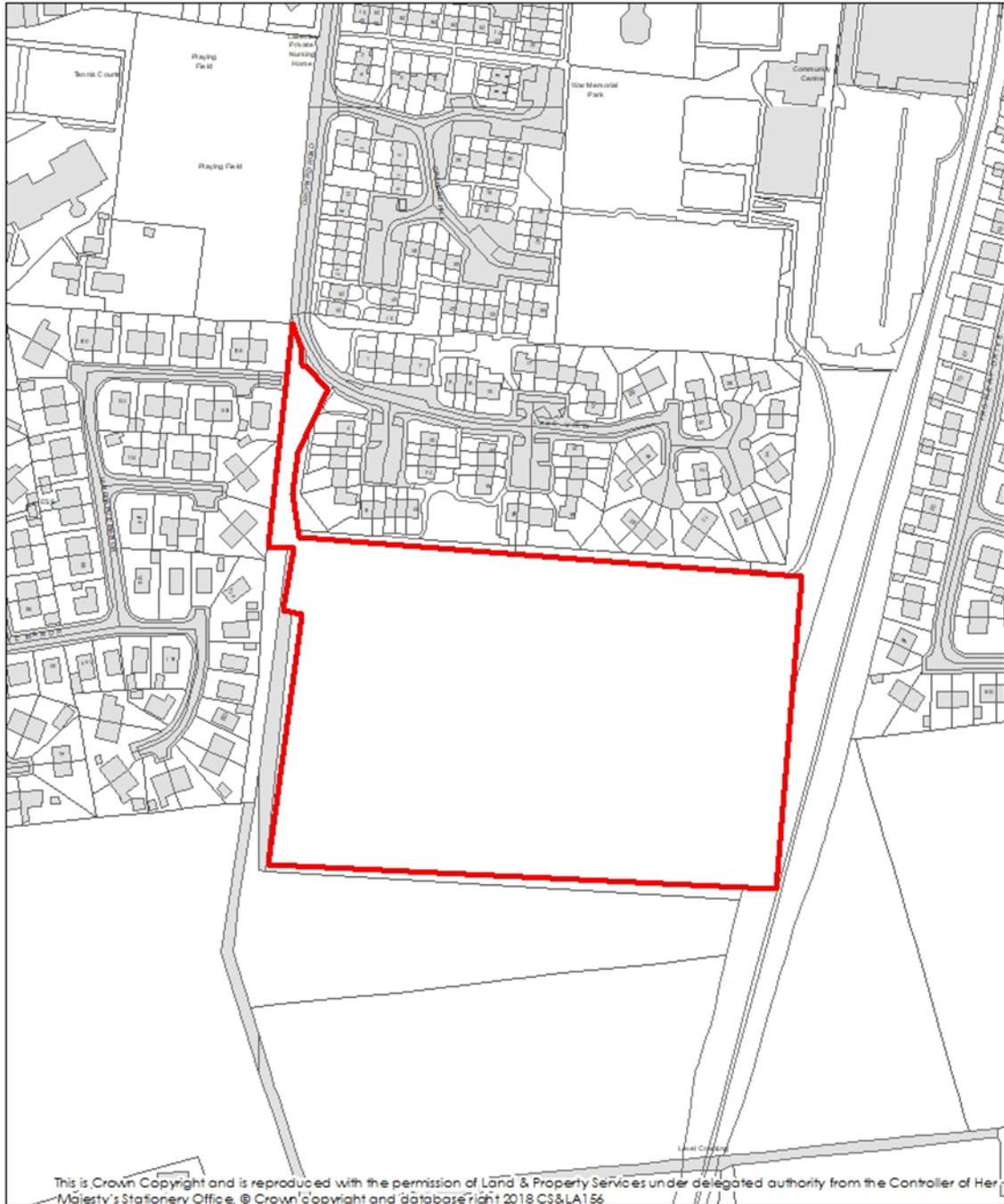
Reason: In order to protect amenity at nearby noise sensitive receptors.

4. A 3.2 metre high acoustic barrier shall be installed along the (southern and western) rear and side elevations of the extraction unit as outlined within Figure 9 of the Noise Impact Assessment, Document Number 03, date stamped 5th June 2023. The barrier shall have a surface weight density of not less than 47.5kg/m², be of solid construction, (i.e., no holes or gaps present for sound to pass through) and if it is a fence, it shall be of the ship-lapped design.

Reason: In order to protect amenity at nearby noise sensitive receptors.


5. The development hereby approved shall operate in line with the Dust Management Plan, Document Number 02, date stamped 5th June 2023.

Reason: In order to protect amenity at nearby sensitive receptors.



Site Location Plan



 Site boundary

Application Reference: LA03/2022/0744/F

Location: Lands 50m south of 12-42 Lakeview, Orchard Road, Crumlin

Proposal: 35no. plot allotment development

