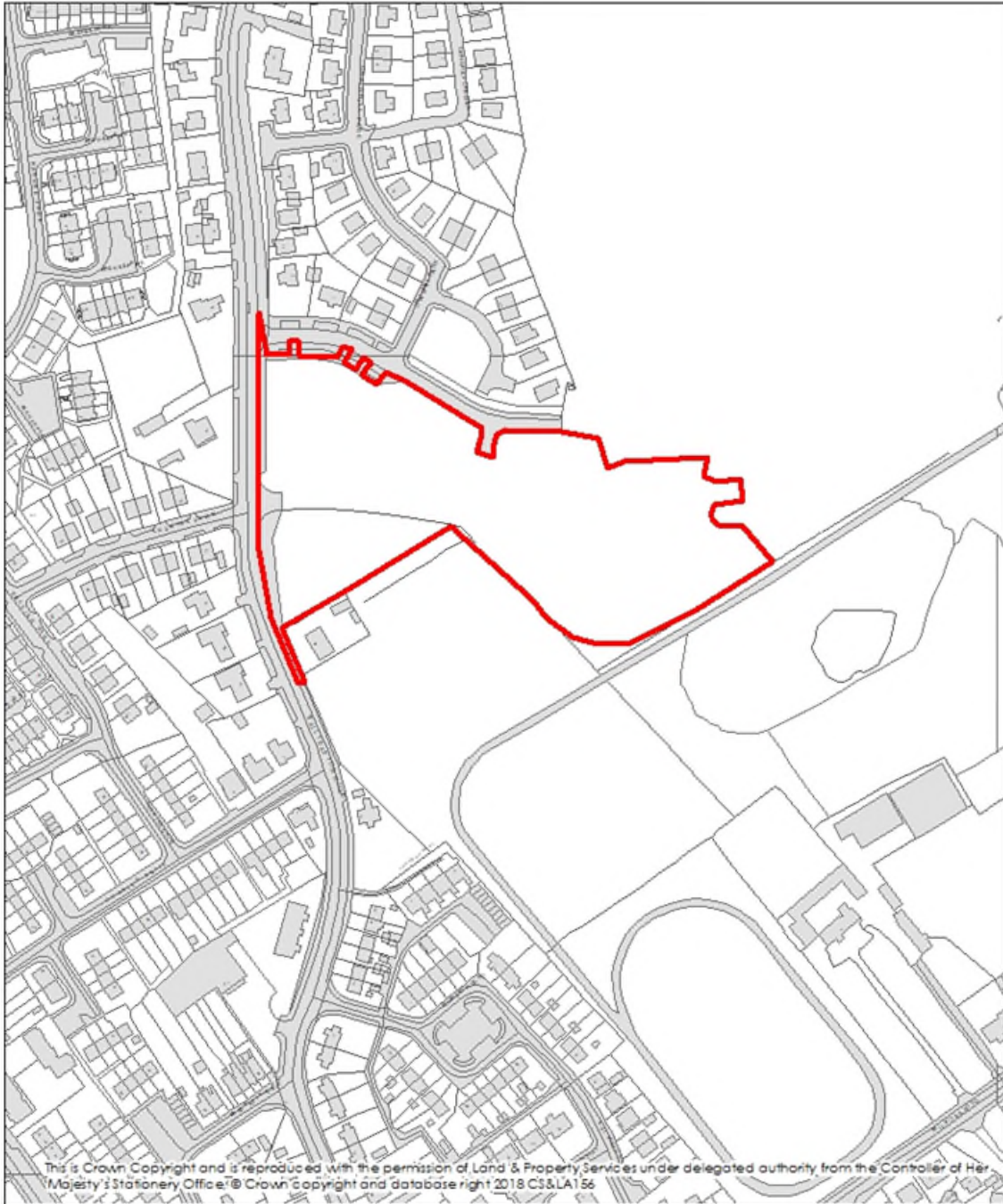


COMMITTEE ITEM	4.2
APPLICATION NO	LA03/2022/0813/F
DEA	BALLYCLARE
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	39no. dwellings, parking, open space, and landscaping
SITE/LOCATION	Lands within the southwest portion of the former Craighill Quarry, east of Ballyeaston Road and south of Craighill Park, Ballyclare
APPLICANT	Craighill Developments Ltd.
AGENT	Gravis Planning
LAST SITE VISIT	31 July 2023
CASE OFFICER	Tierna McVeigh 028 9034 0401 Tierna.mcveigh@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 and the Councils website, under additional information</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members, since the publication of the Planning Committee Report, a Solution Engineers Report (Document 13, date stamped 5th December 2023) has been received.</p> <p>Refusal Reason 4 of the Planning Committee Report stated:</p> <p><i>The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would, if permitted, cause harm to an interest of acknowledged importance, namely sewage disposal, as it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.</i></p> <p>The Solution Engineers Report sets out options for storm water offsetting which will remove storm flow from the system allowing additional capacity for the foul sewerage flow from the development. If a feasible location for storm offsetting outside of the site can be identified, it could be a potential solution to allow the proposed development to connect to the NI Water network.</p> <p>Given the receipt of the Solutions Engineer Report a negative condition could be imposed to address NI Water concerns, should planning permission be granted. It is therefore considered that refusal reason 4 can be removed.</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 the development is considered acceptable; • It has not been demonstrated how the comprehensive planning of the entire zoned area is to be undertaken and the proposal would result in unsatisfactory piecemeal development; • It is considered that the density proposed can be accommodated on this site; • The proposal fails to respect its setting in the context of the local area and does not respond adequately to the characteristics and topography of the site; 	

<ul style="list-style-type: none"> • The proposal fails to provide adequate provision for public and private amenity space; • The proposal will result in an unacceptable impact on proposed and approved neighbour amenity; • There are no significant concerns relating to access and road safety matters; • The proposal does not provide adequate parking; • There are no significant concerns relating to natural heritage, archaeology or built heritage matters; • There is no significant flood risk associated with the site; • There are no significant contamination concerns; • There is no health and safety concerns with the proposal; and • Foul sewerage capacity issues can be addressed through a condition. 	
RECOMMENDATION	REFUSE FULL PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL:	
<ol style="list-style-type: none"> 1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD2 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments and Key Site Requirement (a) of draft Belfast Metropolitan Area Plan in that it has not been demonstrated how the comprehensive planning of the entire zoned area (BE 04/03) is to be undertaken and the proposal would result in unsatisfactory piecemeal development. 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy QD 1 of Planning Policy Statement 7 'Quality Residential Environments' and associated guidance Creating Places in that it has not been demonstrated that a quality residential development will be achieved as: <ol style="list-style-type: none"> a) the proposed development does not respect the surrounding context and is inappropriate to the character and topography of the site; b) the layout of the proposed development does not provide adequate provision for public and private open space; c) the design and layout will have an unacceptable adverse impact on the residential amenity of proposed and approved dwellings on plots 48-52 of planning permission Ref:LA03/2017/0644/F by reason of overlooking, loss of privacy and dominance. 3. The proposal is contrary to the policy provisions contained in the Strategic Planning Policy Statement, Planning Policy Statement 7 part (f) of Policy QD 1 and Planning Policy Statement 3, Policy AMP 7 and ancillary document, Parking Standards, in that if approved, an unsatisfactory level of parking would be provided to serve the proposed housing development. 	



Site Location Plan

Application Reference: LA03/2022/0813/F

Proposal: Residential development consisting of 39 no dwelling, parking, open space, landscaping and associated and ancillary site works

Location: Lands within the southwest portion of the former Craighill Quarry east of Ballyeaston Road and south of Craighill Park Ballyclare



 Site boundary



COMMITTEE ITEM	4.3
APPLICATION NO	LA03/2023/0407/O
DEA	DUNSILLY
COMMITTEE INTEREST	ADDENDUM TO COMMITTEE REPORT
RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSAL	Erection of proposed housing development consisting of 16 no. dwellings and associated road accesses, siteworks and landscaping in place of 2 no. existing dwellings and associated sheds and outbuildings
SITE/LOCATION	Lands at 1 Parkgate Road and 2 Main Street, Parkgate, Ballyclare, BT39 0DG
APPLICANT	John Minford
AGENT	Robin Magee
LAST SITE VISIT	1st February 2023
CASE OFFICER	Leah Hingston Tel: 028 903 40403 Email: leah.hingston@antrimandnewtownabbey.gov.uk
<p>The 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 and the Council's website, under additional information.</p>	
ASSESSMENT OF PLANNING ISSUES/MATERIAL CONSIDERATIONS	
<p>Members, since the publication of the Planning Committee Report, 2no. further letters of support have been received and additional information has been submitted (Document 07 date stamped 7th December 2023) from the agent in response to DfI Rivers comments.</p> <p>Twenty-one (21) neighbouring properties have been notified of the application. Six (6) representations have been received in total, three (3) representations are in support of the proposal and three (3) are in objection. The full representation made regarding the proposal are available to view on the Planning Portal (https://planningregister.planningsystemni.gov.uk/simple-search). The issues raised in the representation have been considered as part of the assessment of this application.</p> <p>The 2 No. additional letters of support refer to the:</p> <ul style="list-style-type: none"> • Benefit for the local community; • Regeneration and use of a derelict site; • Bring vibrancy to the village whilst keeping the quaint character of Parkgate; • Providing much needed good quality housing accommodation in the area without affecting green field sites; and • Time should be taken to liaise with the developer to find solutions to the perceived issues with the application. 	

In response to the representations received, the regeneration of derelict sites is generally encouraged and the principle of development has been deemed acceptable. The Council acknowledge the community benefit that appropriate residential development can bring, including providing essential housing stock to meet local needs and increasing the vibrancy and vitality of areas. However, the current proposal fails to comply with Policy QD1 of Planning Policy Statement 7 (PPS7) 'Quality Residential Environments' and as such it is not considered to benefit the community in a qualitative manner.

Feedback was provided to the agent on the initial scheme for 18 no. dwellings on 17th August 2023 and an opportunity was offered for an amended scheme to be submitted. On the request of the agent, the Council facilitated a meeting with the agent and applicant to discuss the issues with the scheme. The Council offered the applicant An opportunity to submit an amended scheme or put the initial scheme before the Planning Committee. An amended scheme was received on 4th October 2023 which was reconsidered. Ample opportunity has been provided for the concerns to be addressed but unfortunately significant issues remain with the revised scheme and the recommendation to refuse is unchanged.

Dfl Rivers consultation response dated 2nd November 2023 highlighted that the calculations provided within submitted Drainage Assessment, (Document 02 date stamped 26th May 2023), did not include the additional increase in the paved surface area of 10% which should be assumed for all areas to allow for future urban expansion (i.e. property extensions and additional hardstanding) when designing the drainage system. Dfl Rivers also sought an allowance of an additional 10% to the rainfall intensity hyetograph values, provided by the Flood Estimation Handbook, to allow for climate change. Dfl Rivers request a Pre-Development Enquiry (PDE) response from NI Water is provided. The Council did not request this additional information as the proposal does not satisfy Policy QD1 of PPS 7 and a refusal is recommended on that basis. The submission of further information would only result in nugatory work and expense for the developer.

Additional information was submitted by the agent, in the form of a response to Dfl Rivers prepared by Lisbane Consultants (Document 07 date stamped received 7th December 2023) and provides new calculations to account for urban creep and climate change, and advises that a revised Pre-Development Application has been made to NI Water and will be made available when received. Dfl Rivers has been consulted with this belated information and their target response date is 28th December 2023. However, it is worth noting that all the information required to satisfy Dfl Rivers has not yet been provided.

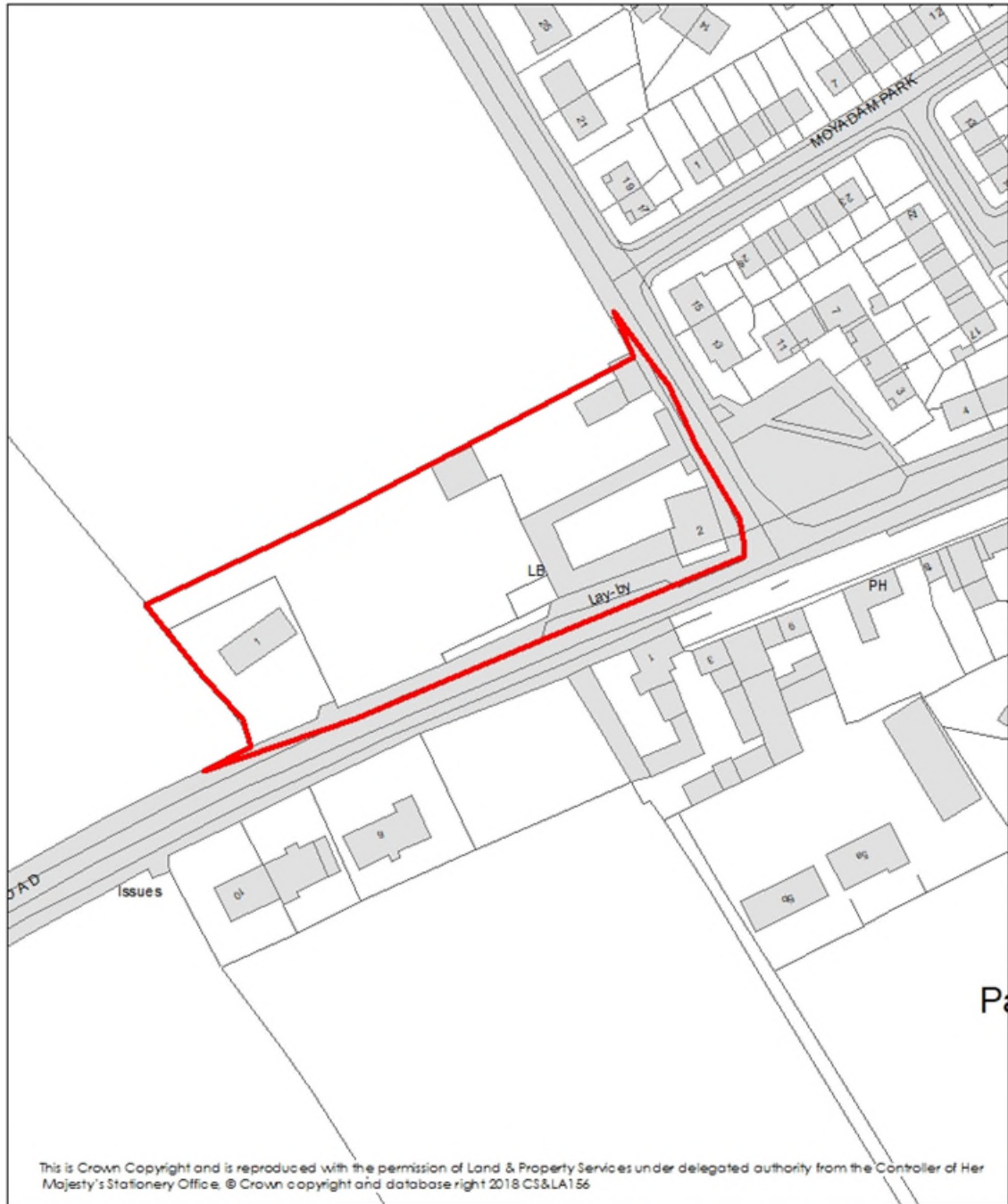
The application is recommended for refusal on the basis of Policy QD1 of PPS 7 and the issues around design and layout are not addressed by the new information. Therefore, the application remains recommended for refusal for the three reasons set out below.

CONCLUSION

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

- The additional representation does not change the recommendation.
- The submission of Document 07 does not include the requested PDE response and there is not considered to be any benefit in consulting Dfl Rivers on the new information received.

RECOMMENDATION	REFUSE PLANNING PERMISSION
PROPOSED REASONS FOR REFUSAL:	
<p>1. The proposal is contrary to the provisions of the Strategic Planning Policy Statement, Policy QD1 of Planning Policy Statement 7 (PPS 7), Quality Residential Environments, and Policy LC1 of the second Addendum to PPS 7, Safeguarding the Character of Established Residential Areas, in that the proposed development represents an overdevelopment of the site as:</p> <ul style="list-style-type: none"> (a) It is considered to be inappropriate to the character of the site in terms of layout and the development would result in a pattern of development that is not in keeping with the overall character and environmental quality of the established residential area; (b) inappropriate and insufficient levels of private amenity space have been proposed as an integral part of this development; (c) the design and layout will have an adverse impact on the amenity of the proposed occupants; and <p>2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and would cause harm to an interest of acknowledged importance in that it has not been demonstrated there is a satisfactory means of dealing with sewage associated with the development.</p> <p>3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 3 of Planning Policy Statement 15, Planning and Flood Risk, in that it has not been demonstrated through the Drainage Assessment that adequate measures will be put in place so as to effectively mitigate the flood risk to the proposed development and from development elsewhere.</p>	



Site Location Plan


Application Reference: LA03/2023/0407/O

Location:
Lands at 1 Parkgate Road and 2 Main Street, Parkgate,
Ballyclare, BT39 0DG

Proposal: Erection of proposed housing development consisting of 16 no. dwellings and associated road accesses, siteworks and landscaping in place of 2 no. existing dwellings and associated sheds and outbuildings

0 30 60 Metres



 Site boundary

