

**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](mailto:planning@causewaycoastandglens.gov.uk).

<b>Planning Reference</b>	LA01/2024/1096/F
<b>Name</b>	<p><b>To attend in person:</b>  Gemma Jobling (JPE Planning/ Agent)  Denise Quinn (Radius Housing Association)  Richard Moore (Moore Design)</p> <p><b>To join remotely:</b>  Peter O'Connor (Foyle Consulting Engineers)  Simon Warke (SW Consultancy)  Catherine O'Reilly (Eolas Ecology)</p>
<b>Contact Details</b>	<p><b>Email addresses for those attending remotely:</b></p>
<b>Support or Objection – please tick relevant box</b>	<p>Support <input checked="" type="checkbox"/></p> <p>Objection <input type="checkbox"/></p>
<b>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).</b>	

## **1. Planning Context & Housing Need:**

The principle of housing as a suitable land use is well-established. The site is zoned for housing under CEH55 Northern Area Plan and has been earmarked for residential development for over a decade, with this designation formally adopted in the 2015 Plan.

## **2. Housing Needs- Waiting List**

This site falls within an area of high housing need and this proposal will provide 77 housings for social rented tenure and 3 affordable units for private sale through the co-ownership scheme. This development will directly address this pressing housing need in Coleraine, providing high-quality homes for families, including those with complex needs who have been on the Housing Executive waiting list for years.

## **2. Design and Layout:**

The zoned permits a density of up to 25 units per hectares, which equates to a maximum yield of 92 units. Whereas this proposal seeks permission for only 80 units-to ensure a quality layout with high levels of open space, gardens to family homes and to ensure the retention of mature trees on the site.

The proposal includes a mix of unit types; 6 one-bed apartments, 14 two-bed apartments, 9 two-storey townhouses, 40 two-storey semi-detached dwellings, 7 two-storey detached dwellings. The design ensures:

- Spacious and high-quality family homes with good plot sizes.
- Sensitive integration with the surrounding area & retention of mature trees.
- Appropriate density to meet social housing funding guidelines.
- Substantial open space with a new woodland area and parkland for the benefit of the wider community, promoting a balanced community environment.
- Good separation between existing housing.

## **3. Infrastructure and Access:**

The proposed access arrangements have already been approved under LA01/2021/1173/F, confirming that:

- The access from Strand Road was debated and approved by this Committee previously to accommodate the full site capacity of up to 92 units.
- DFI Roads have confirmed that this access could support up to 300 units, demonstrating its robustness.
- There are no traffic or road safety concerns arising from this proposal, ensuring a well-integrated development.

## **4. Environmental and Heritage Considerations:**

As the site is within an Area of Archaeological Potential and a Local Landscape Policy Area, adjacent to a listed building and a Tree Preservation Order, this heavily informed the design process and the application followed extensive assessment and site investigation. The application was front loaded with the following environmental/technical assessments;

- Natural Heritage- Ecological Assessment, Tree Survey /Arboricultural Assessment
- Water: Drainage & Flood Risk Assessment and a Wastewater Impact Assessment
- Amenity: Noise Assessment & Air Quality Assessment
- Built Heritage: Archaeological and heritage Impact Assessment
- Ground: Contamination Assessment & Site Investigation

These conclude the proposal does not create unacceptable impacts on the built or natural environment or residential amenity.

## 5. Community Consultation and Engagement:

The applicant has followed best practice in preparing this application and has gone above and beyond the standard requirements for public consultation, engaging with the local community extensively. Instead of the required single public event, an extensive consultation was held over a year and included:

- Three public events; (i) a design workshop to inform the initial design process, (ii) then a public exhibition of draft plans to receive comments and (iii) a round table event to present amendments prior to submission.
- Online consultation which remained live for over 6 months.
- Direct community engagement through door-to-door leafleting and invitations to concerned residents in addition to the Press Notices.

The applicant also undertook detailed Pre-Application Discussions with the Planning Department ensured that key issues were identified and addressed in the design and assessment process. This demonstrates a proactive approach to addressing community concerns and ensuring a well-informed, responsive proposal.

## 6. Response to Objections:

While 57 objection letters and three petitions (149 signatures) have been received, it is important to note that:

- The objections mainly oppose housing on this site and the access- both factors are already accepted through the Northern Area Plan zoning and access approval.
- The application aligns with Policy QD 1 of PPS 7 and Policy LC 1 of APPS 7 in terms of layout and design.
- There are no statutory consultee objections, reinforcing compliance with policy.
- The proposal is designed in accordance with Creating Places and does not have an unacceptable adverse effect on neighbouring properties.
- There are no identified unacceptable impacts on heritage, the local landscape, or environmental considerations.

## 7. Conclusion – A Development That Delivers for Coleraine:

This application aligns with the Area Plan and contributes to addressing the social housing shortage in Coleraine.

- This proposal **meets planning policy requirements** and has received no statutory consultee objections.
- It delivers **high-quality homes for those in greatest need**, making a meaningful impact on families in the community.
- It **enhances the local environment**, promotes sustainable living, and respects heritage considerations.
- It has been **sensitively designed and rigorously assessed**, ensuring a positive and lasting contribution to Coleraine.
- It **contributes positively to the local economy** by supporting construction jobs and local businesses, attracting investment in infrastructure and public services.

Given the strong planning policy support and the Planning Officers' recommendation, we respectfully request the Committee to endorse the recommendation and approve this application.

