

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.

Planning Reference	LA01/2022/0927/O
Name	Jason Martin
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input type="checkbox"/> Objection <input type="checkbox"/>
<p>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).</p> <ul style="list-style-type: none"> The first refusal reason relates to the loss of tree's on the site. The tree report states there are 25 tree's on site, with 7 to be removed for the development & 3 for safety, which still leaves 60% of the tree's on site. As the proposal is only outline there is scope to reduce the amount of tree removal further. Policy ENV3 states that development will not be permitted unless provision is made for appropriate replacement planting and the creation of new features, it does not state that no tree removal is allowed. I feel that the minimum retention of 60% of the tree's and with additional planting on a full application the proposal will meet the policy. We would be of the opinion that the proposal does meet parts a and b of Policy QD1. The surrounding area, particularly the southern side of the Seacon Road, does not have complete uniformity, but a staggered building line, and the proposal would not be shoehorned into the corner. The dwellings along seacon road wouldn't be read full in conjunction with the development, meaning it would not appear out of character. The dwellings at this section to provide an open feel, which the proposal could keep whilst also providing innovative private amenity space, which would not be incongruous. Part b relates to the tree's again and with the majority of them being retained, especially when approaching from the newbridge road, it would not be out of character and is clearly going to respect the existing landscape features. 	

- We believe the proposal is within the provisions of the SPPS, NAP 2016 and PPS7.