

Erratum

LA01/2024/0666/S54

1.0 Update

1.1 The refusal reasons outlined in Part 10 of the Committee report read:

1. The proposal is contrary to Paragraph 6.200 and 6.205 of Strategic Planning Policy Statement for Northern Ireland and Policy OS 1 Planning Policy Statement 8 – Open Space and Outdoor Recreation in that the development would, if permitted, have an adverse effect the environmental quality of the area by reason of the loss of open space and the proposal is not considered an exception to this policy.
2. The proposal is contrary to paragraph 4.26 of the SPPS and criteria (a) and (c) of Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, Part (b) of Policy LC1 of Addendum to Planning Policy Statement 7, the Design Guide Creating Places and Development Control Advice Note 8, Housing in Existing Urban Areas in that the development as proposed fails to take account of the local character, environmental quality and amenity and does not provide a quality residential environment.

1.2 However, these should be amended to read as follows:

1. The proposal is contrary to Paragraph 6.200 and 6.205 of Strategic Planning Policy Statement for Northern Ireland and Policy OS 1 Planning Policy Statement 8 – Open Space and Outdoor Recreation in that the removal of open space would, if permitted, have an adverse effect on the environmental quality and amenity of the area by reason of loss of open space and no exceptions to this policy have been demonstrated.

2. The proposal is contrary to paragraph 4.26 of the SPPS and criteria (a) and (c) of Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, Part (b) of Policy LC1 of Addendum to Planning Policy Statement 7, the Design Guide Creating Places and Development Control Advice Note 8, Housing in Existing Urban Areas in that the removal of open space as proposed fails to take account of the local character, environmental quality and amenity and does not provide a quality residential environment.

2.0 Recommendation

- 2.1 That the Committee agrees with the recommendation to refuse as outlined in paragraph 1.1 of the Planning Committee Report.