

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	LA01/2024/0666/S54
Name	John Simpson
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input checked="checked" type="checkbox"/> yes 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> <p>I wish to request 5 minutes speaking rights for the above application.</p> <p>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.</p> <p>The proposal complies with PPS 8, the provision of open space for developments of 25 or more units or on a site of 1 hectare or more in size. This site is less than 1ha and has less than 25 dwellings. A similar development has been approved LA01/2016/1152/F which is the same as this development. It has 6 dwellings on the site and has less open space approved than we have proposed. There is a large area of existing open space opposite this development.</p> <p>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</p>	

environment.

The proposed application seeks approval for a single dwelling within this plot located to cluster this residential area along the Moneybrannon Road. There is approx. 0.58ha of open space in close proximity to this site and within the hamlet.