

Erratum

LA01/2023/0954/F

1.0 Update

1.1 Paragraph 1.1 of the Committee report reads:

“That the Committee has taken into consideration and agrees with the reasons for recommendation set out in Section 9 and the policies and guidance in sections 7 and 8 and resolves to **REFUSE** planning permission subject to the conditions set out in section 10.

This should state the following:

“That the Committee has taken into consideration and agrees with the reasons for recommendation set out in Section 9 and the policies and guidance in sections 7 and 8 and resolves to **REFUSE** planning permission subject to the reasons set out in section 10.

1.2 There were two referral requests received for this application. One was included at the back of the Committee report and the second is attached below:

Laura Crawford

From: Niamh Archibald
Sent: 19 January 2025 18:10
To: Planning
Subject: Referral of a Contentious Delegated Decision to Planning Committee: Circular Road (LA01/2023/0954/F)
Attachments: Planning Referral Document 1 (1).docx

A chara,

Please find attached Referral of a Contentious Delegated Decision Document for (LA01/2023/0954/F) Circular Road to the Planning Committee.

Le Meas,

Cllr Niamh Archibald - Sinn Féin

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Annex 1

Template for Requesting Referral of a Contentious Delegated Decision to Issue' List Planning Application to Planning Committee for Determination

The Protocol for the Operation of the Planning Committee provides for an Elected Member to request a planning application listed on the weekly list of 'contentious delegated decisions ready' to be referred to Planning Committee for determination. This request must be received by the Planning Department no later than 10am on the Monday following the issuing of the contentious list and submitted via email to planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2023/0954/F
Elected Member Name	Niamh Archibald
Contact Details	
<p>Refusal Reason 1: The proposed development is contrary to the Strategic Planning Policy Statement for Northern Ireland relating to Housing in Settlements and Policy QD1 criteria (a), (c), (g), (i) of Planning Policy Statement 7 Quality Residential Environment in that the proposed building is inappropriate scale, massing, design and appearance, that inadequate provision has been made for private and communal open space, and there is an unacceptable impact to the privacy of proposed residents.</p> <p>The proposal has an amenity space provision in the design and is in close proximity to Anderson Park, this has been accepted on other schemes in the locality.</p> <p>The building will be set back from the street to the rear of a main three storey block of apartments to the front of Circular Road which sit next to the two storey terraced houses and has a flat roof design.</p> <p>It is also close to Dunnes, Menarys and Coleraine Library all of which are sizable, and the Northern Regional College Causeway Campus building is also clearly visible from the site.</p> <p>Refusal Reason 2: The proposed development is contrary to Policy LC 1 criteria (b) of the Addendum to PPS 7 – Safeguarding the Character of Established Residential Areas in the pattern of development is not in keeping with the overall character and environmental quality of the established residential area.</p> <p>The current proposal is the only viable proposal for the vacant brownfield site to meet the identified social housing need in Coleraine.</p> <p>As stated above building will be set back from the street to the rear of a main three storey block of apartments to the front of Circular Road which sit next to the two storey terraced houses and has a flat roof design.</p> <p>It is also close to Dunnes, Menarys and Coleraine Library all of which are sizable, and the Northern Regional College Causeway Campus building is also clearly visible from the site.</p> <p>And the Historic Environment Division raised no objections in the context of the listed Coleraine Library</p>	



Refusal Reason 3: The proposed development is contrary to the Strategic Planning Policy Statement for Northern Ireland, criterion (f) of Policy QD1 Planning Policy Statement 7 Quality Residential Environment and Policy AMP 7 of PPS 3 Access, Movement and Parking in that the development does not provide adequate provision for car parking.

The proposal will provide six parking spaces and there is a mix of on-street parking and the Mall Car Park near the site.

The site is well served by public transport which will promote alternative transport modes and close proximity to the town centre.

It is worth noting that allowance was made in a previous application in the area for the shortfall of parking provision due to the availability of both on-street parking and spaces within existing public car parks after hours.

2.0 Recommendation

- 2.1 That the Committee agrees with the recommendation to refuse as outlined in paragraph 1.0 of the Planning Committee Report.