

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	LA01/2022/1587/F
Name	Maurice Bradley
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Objection
Planning Objection – Residents' Concerns	
<ul style="list-style-type: none"> • Loss of Privacy: <ul style="list-style-type: none"> • The elevated positioning of the new dwellings will result in direct overlooking of neighboring homes, particularly affecting residents at No. 13 Millford Avenue and Nos. 82 & 84 Lever Park. • This will lead to a significant loss of privacy, especially in private gardens and back bedrooms, which contravenes PPS7's principles on quality residential environments. • Overlooking from the upper floors of the proposed dwellings infringes on residents' right to privacy and the sanctity of their homes. • Loss of Light and Increased Noise: <ul style="list-style-type: none"> • The proposed development will likely lead to a loss of light for neighboring properties, as well as an increase in noise levels. • These impacts, along with potential devaluation of property, have been acknowledged but not adequately considered by the Planning Department. • These consequences violate the addendum to PPS7, which aims to protect the character of established residential areas. • Traffic Congestion and Safety Risks: <ul style="list-style-type: none"> • The development will lead to an increase in vehicular traffic, which could result in blocked access points, more accidents, and a heightened safety risk for children in the area. 	

- Inadequate parking arrangements, particularly the lack of sufficient visitor parking, will exacerbate road congestion and obstruct access routes.
- The local road network is already struggling with traffic and cannot support the additional demand the development will create.
- **Impact on Vulnerable Residents:**
- The proposed development will negatively affect the quality of life for local residents, especially the elderly and vulnerable, due to increased noise, traffic, and privacy invasions.
- The planning process has failed to adequately protect these groups, who are some of the most impacted by the proposed development.
- **Environmental Concerns and Loss of Biodiversity:**
- The site serves as a habitat for protected species such as bats, hedgehogs, and kestrels, and any disturbance would contravene legal protections under the Wildlife (Northern Ireland) Order 1985.
- The destruction of these habitats would significantly reduce biodiversity, contrary to PPS2 on Natural Heritage and the sustainability goals of the Regional Development Strategy.
- The development fails to balance economic growth with environmental sustainability, as emphasized in the Strategic Policy Statement of Northern Ireland.
- **Inadequate Infrastructure:**
- The current infrastructure cannot support the increased demand the development would place on local services and utilities.
- This could result in environmental pollution and further harm to the local ecosystem, contradicting PPS7's commitment to preserving the integrity of established residential areas.
- **Cumulative Impact of Issues:**
- Several issues raised in the planning report, while individually not deemed sufficient to prevent approval, collectively present a material concern.
- A holistic approach must be taken, considering the combined impact of these issues on the local community.
- **Housing Affordability and Displacement of Local Residents:**
- The proposed dwellings are likely to be beyond the financial reach of first-time buyers, contributing to the trend of properties being converted into second homes or short-term rentals.
- This development will contribute to the displacement of local residents, prioritizing economic interests over the needs of the community.
- The proposal undermines the creation of sustainable, inclusive communities, as outlined in the Strategic Planning Policy Statement, and increases the area's carbon footprint.

We urge the planning committee to consider these significant concerns and reject the proposed development.

