

Item

81 Dowland Road (former aircraft hangar), Aghanloo, Limavady

LA01/2015/0627/F

Full Application

25th November 2015

<u>No:</u>	LA01/2015/0627/F	<u>Ward:</u>	Magilligan
<u>App Type:</u>	Full Application		
<u>Address:</u>	81 Dowland Road, Aghanloo, Limavady		
<u>Proposal:</u>	Vary Condition 4 of the existing planning permission under B/2004/0019/F, adding Household Waste Electrical and Electronic Equipment to the current list of permitted materials on condition.		
<u>Officer:</u>	Ruairi McGrath ext: 7178		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	8 th September 2015
<u>Listed Building Grade:</u>			
Agent:			
<u>Applicant:</u>	Causeway Coast and Glens Borough Council		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Drawings and additional information is available to view on the Planning Portal- www.planningni.gov.uk

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 & 8 and resolves to **GRANT** full planning permission.

2 SITE LOCATION & DESCRIPTION & CHARACTER OF AREA

- 2.1 The site comprises a large hangar building within industrial land off Dowland Road, Limavady. The building is currently used for the storage and sorting of waste materials. The site is located within Aghanloo Industrial Estate which is zoned for economic development as defined by map no. 4/17 of the Northern Area Plan 2016.
- 2.2 The boundaries of the site are not formally defined and there are no immediate neighbouring units within the estate. There is one residential unit which is located 75 metres southwest of the

building. There is no direct relationship between the two buildings and they have not been neighbour notified.

3 RELEVANT HISTORY

B/2002/0631/F - Aghanloo Industrial Estate, off Dowland Road, Gortnamoney, Limavady - Change of use from disused hangar to temporary storage facility for mixed dry recyclable waste – Approved 16.07.2003

B/2004/0019/F - 81 Dowland Road (former aircraft hangar), Aghanloo, Limavady - Change of use from aircraft hangar to temporary storage facility for mixed dry recycable waste and transfer facility for controlled waste – Approved 07.10.2005

4 THE APPLICATION

- 4.1 Planning permission was previously approved for the change of use from aircraft hangar to temporary storage facility for mixed dry recyclable waste and transfer facility for controlled waste under B/2004/0019/F.
- 4.2 Condition 4 of the approval under B/2004/0019/F states: *The permission hereby granted relates to the temporary storage of dry recyclable materials defined by the category codes 20 01 01 (paper and cardboard), 20 01 02 (glass), 20 01 10 (clothes), 20 01 11 (textiles), 20 01 38 (wood), 20 01 39 (plastics) and 20 01 40 (metals) and Controlled waste as defined by category codes 20 03 01, 20 03 03 and 20 03 07 of the European Waste Catalogue Coding.*
- 4.3 The current proposal is for the variation of condition 4 of the previous approval B/2004/0019/F to add Household Waste Electrical and Electronic Equipment to the current list of permitted materials.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours:** No objections

Internal:

5.2 NIEA Water – Land, Soil and Air - No objections

6 MATERIAL CONSIDERATIONS

6.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”

6.2 The development plan is:

- Northern Area Plan 2016

6.3 The Regional Development Strategy (RDS) is a material consideration.

6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as both a new local plan strategy and local policies plan are adopted, and found to be sound, councils will apply specified retained operational policies.

6.5 Due weight should be given to the relevant policies in the development plan.

6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

PPS 3 - Access, Movement and Parking

PPS 11 – Planning and Waste Management

PPS21 – Sustainable Development in the Countryside

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this full application for the variation of condition 4 of the previous

planning permission are: the terms of the previous approval; location and; potential impact of the proposal.

- 8.2 The main policy consideration is contained within the Northern Area Plan 2016, the Strategic Planning Policy Statement and the relevant Planning Policy Statements. Although the site is zoned land for economic development it is not within a designated settlement limit. As such PPS 21 would provide an appropriate policy context.
- 8.3 Policy CTY1 of PPS21 states that there are a range of other types of non residential development that may be acceptable in principle in the countryside. Proposal for such development will continue to be considered in accordance with existing published planning policies.
- 8.4 PPS11 sets out planning policies for the development of waste management facilities. It seeks to promote the highest environmental standards in development proposals for waste management facilities and includes guidance on issues likely to be considered in the determination of planning applications.
- 8.5 Policy WM2 Waste Collection and Treatment facilities supports the development of a waste collection or treatment facilitated where the specified criteria are met.
- 8.6 Causeway Coast and Glens Borough Council are part of the North West Waste Management group and have a WMP which formulates local policy for waste management for the area.
- 8.7 Planning permission was granted under B/2004/0019/F for the change of use from aircraft hangar to temporary storage facility for mixed dry recyclable waste and transfer facility for controlled waste. The conditions of the planning approval limited the temporary storage of dry recyclable material to include paper, cardboard, glass, clothes, textiles, wood, plastics and metal and limited transfer of controlled waste to include codes 20 03 01, 20 02 03 and 20 03 07.
- 8.8 The current proposal is for the variation of condition 4 which is the condition which restricted the dry recyclable waste to be stored and controlled waste to be transferred (detailed above) to include household waste electrical and electronic equipment to the current permitted list.

- 8.9 The proposal is in line with the Waste Management Strategy and Waste Management Plan for the local area. The proposal aims to move electrical items up the waste management hierarchy from the current status of recycling to preparation for re use making it the best environmental option.
- 8.10 The site is located within a former aircraft hangar which has previously been approved for the storage and transfer of waste items. The site is located within an area zoned for existing economic development within the NAP 2016 and is considered to be in character appropriate to the surrounding area.
- 8.11 The storage of items are located solely within the existing building which has previously been approved for this type of use and as such there is no impact on the character or appearance of the local area and no physical expansion of the building. The nature of the waste would not result in any amenity impact through odour or noise. The Planning Authority consulted NIEA – Land, Soil and Air and no objection was raised and have advised that if approved a modification application to the current waste management licence will be required.

9 CONCLUSION

- 9.1 On balance, the proposal is to vary the condition of a previous approval in line with the WMS and WMP of the Council, the proposal uses an existing facility and no impact on the building or area is anticipated. The proposal is acceptable under current policy and approval of the full applications is recommended.

10 CONDITIONS/ INFORMATIVES

10.1 Regulatory Conditions:

1. This approval is valid from the date of the decision.

Reason: Time limit.

2. No waste shall be deposited outside the building at any time.

Reason: In the interests of amenity of the surrounding area.

3. The site shall be used only for the storage and onward transfer of waste. No processing of wastes shall take place within the building.

Reason: In the interest of amenity.

4. The permission hereby granted relates to the temporary storage of Dry Recyclate material defined by the category codes 20 01 01 (paper and cardboard), 20 01 02 (glass), 20 01 10 (clothes), 20 01 11 (textiles), 20 01 38 (wood), 20 01 39 (plastics) and 20 01 40 (metals) and 20 01 35 (discarded electrical and electronic equipment other than those mentioned in 20 01 21 and 20 01 23 containing hazardous components) and Controlled waste as defined by category codes 20 03 01, 20 03 03 and 20 03 07 of the European Waste Catalogue Coding.

Reason: In the interest of amenity of the surrounding area.

Informatives

1. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.
2. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
3. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
4. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may

be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.

5. Waste Management and Contaminated Land would advise that it is necessary for the applicant to apply for a waste management licence under the terms of the Waste Management Licensing Regulations (Northern Ireland) 2003.
6. Public water supply available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the Department's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.
7. Foul water sewer not available. The use of a septic tank, (on the basis of one for each dwelling) is subject to the necessary written consent being obtained from the Environment and Heritage Service and the approval of the local District Council Environmental Health section.
8. Where approval to the use of a septic tank disposal system is granted and the applicant wishes the Water service to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction requirements contained therein. Contact Water Service's Customer Services Unit to obtain a 'Form of Agreement' form, or telephone Waterline on 0845 7440088.
9. Surface water sewer not available.
10. Water Management Unit advise that consent to discharge under the terms of the Water (Northern Ireland) Order 1999 will be required for the discharge of the site drainage.
11. Water Management Unit advise that a consent under the Water (Northern Ireland) Order 1999 will also be required for any sewage discharge from the site, if not connected to the foul sewer.