

Title of Report:	Planning Committee Report – LA01/2023/0954/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th May 2025
For Decision or For Information	For Decision – Referred Item
To be discussed In Committee YES/NO	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/a
Capital/Revenue	N/a
Code	N/a
Staffing Costs	N/a

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.
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Section 75 Screening	Screening Completed:	N/a	Date:
	EQIA Required and Completed:	N/a	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/a	Date:
	RNA Required and Completed:	N/a	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/a	Date:
	DPIA Required and Completed:	N/a	Date:

No: LA01/2023/0954/F **Ward:** Mount Sandel

App Type: Full Planning

Address: Land South of & Opposite 2-14 Circular Road & North of The Mall car park, Coleraine.

Proposal: 26no. apartments (including 2no. wheelchair accessible), scooter store, cycle store & bin store. Communal open space & 6no. car parking spaces.

Con Area: n/a **Valid Date:** 15.09.2023

Listed Building Grade: n/a **Target Date:**

Agent: Gravis Planning. 1 Pavillions Office Park, Kinnegar Drive, Holywood.

Applicant: Radius Housing. 3 Redburn Square, Holywood, BT18 9HZ.

Objections: 1 **Petitions of Objection:** 0

Support: 0 **Petitions of Support:** 0

Executive Summary

- This is an application for full permission for 26no. apartments.
- The site is located within the town centre in an area of archaeological potential. The site is located within an area designated CET 02, Mall Car Park, a committed development opportunity site as set out in the Plan. The site is not subject to any other specific designations or zonings as set out in the Plan.
- Supporting documents include Preliminary Risk Assessment, Drainage Assessment, Design and Access Statement, Site Investigation Report, Archaeological Impact Assessment/ Programme of Works, Transport Assessment Form, Planning Supporting Statement and Storm Drainage Design Report.
- Consultees have raised no objections subject to proposed conditions.
- 1 objection has been received to the proposal. The objection relates to increased traffic flow as a result of the development, increased demand for on street parking, potential impact to amenity and damage to neighbouring properties during construction, the timing of construction and potential antisocial behaviour from the residents of the new development.
- The proposed development is considered unacceptable in this location having regard to the SPPS, PPS 7, PPS 3, PPS 8, NAP 2016 and other material considerations.
- Refusal is Recommended.

Drawings and additional information are available to view on the Planning Portal-<https://planningregister.planningsystemni.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 sections 7 and 8 and resolves to **REFUSE** planning permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is largely rectangular and comprises a parcel of land which formerly accommodated a garage. The site is located just north of the Mall Car Park. Mall Street, which provides access to the Mall Car Park and Queen Street, abuts the entirety of the southern and eastern boundaries. The junction of Queen Street/ Circular Road abuts the western boundary. Circular road abuts the northern boundary of the site with 2-16 Circular Road, and the southern boundary of JKC car sales, located immediately opposite the site on Circular Road. A Short distance to the west of the site is a listed library.
- 2.2 The closest residential units to the site are the two storey terraced dwellings at 2-16 Circular Road, located approximately 12m from a portion of the northern boundary.
- 2.3 The site sits lower than Mall Street with a retaining walled topped with security fencing defining the southern boundary of the site with Mall Street. Security fencing defines the remainder of the boundaries.
- 2.4 The site is currently vacant and laid in gravel.
- 2.5 The site is prominent within the town, with high visibility from Abbey Street, Mall Street, Circular Road and Millburn Road.

- 2.6 The site is located within the town centre in an area of archaeological potential. The site is located within an area designated CET 02, Mall Car Park, a committed development opportunity site as set out in the Plan. The site is not subject to any other specific designations or zonings as set out in the Plan.

3 RELEVANT HISTORY

LA01/2018/0864/F. Lands at 11-15 (including adjoining units) Circular Road, 23-25 Queen Street and part of existing car park at The Mall, Coleraine. Construction of a new town centre retail development to include two new retail units, coffee/retail, offices, car parking, service yard, new access route to parking area to back of Queen Street, landscaping, two new pedestrian crossing points and general site works including demolition of two existing buildings. **Permission granted.**

C/2007/1154/F. Lands bounded by Queen Street, The Diamond, Park Street, North Rampart Street, Millburn Road and Circular Road, Coleraine. Partial demolition of existing buildings and construction of a mixed use development to include retail, office and residential use (115 apartments) with associated car parking and general site works. **Permission granted.**

4 THE APPLICATION

- 4.1 The application is a full application described as “26no. apartments (including 2no. wheelchair accessible), scooter store, cycle store & bin store. Communal open space & 6no. car parking spaces”.

Design & Access Statement

- 4.2 The design and access statement received as part of the application provides details of the design consideration undertaken by the applicants, parking and access arrangements, public transport links, natural heritage and listed buildings, design concept, and assessment of the proposals against relevant planning policy and guidance.

- 4.3 The report demonstrates that the applicant has undertaken detailed consideration of the proposal in terms of the design principles and concepts.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 One objection was received in response to the proposal. The key concerns raised in the objection include:
- When will the works commence/ be completed.
 - What mitigations are in place to address increased traffic flow on a narrow town centre street where residents include young children and the elderly.
 - What measures are proposed to address increased demands for on-street parking.
 - Will the proposal require extensive groundworks (piledriving of foundations). If so, what measures are in place to protect the amenity of residents during construction.
 - If building works cause damage to existing homes, who will be responsible.
 - Who will be responsible for any potential antisocial behaviour from the residents of the new development.

Internal

- 5.2 **NIEA Natural Environment Division** : No objection.

DFI Roads: Parking provision for the development does not meet the Department's Parking Standards. As parking is an amenity issue Council should decide if the proposed parking is acceptable. No objection subject to conditions.

NI Water (Multi – Units) – Approved with standard conditions.

Environmental Health – No objection

DFI Rivers Agency- No objection

NIHE – Support

NIEA Water Management Unit: Content subject to conditions

Habitat Regulations Assessment

- 5.3 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local development plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 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 a new local plan strategy is adopted, 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

[Regional Development Strategy \(RDS\)](#)

[Northern Area Plan 2016](#)

[Strategic Planning Policy Statement \(SPPS\) 2015](#)

[Planning Policy Statement 3 \(PPS3\): Access Movement and Parking](#)

[PPS7 – Quality Residential Environments](#)
[Policy QD1 – Quality in New Residential Development.](#)

[PPS8 – Open Space, Sport and Outdoor Recreation](#)
[Policy OS2 – Public Open Space in New Residential Development](#)

[PPS12 – Housing in Settlements](#)

[Revised Planning Policy Statement 15 \(PPS 15\): Planning and Flood Risk](#)

[DCAN 8 – Housing In Existing Urban Areas](#)

[A Planning Strategy for Rural Northern Ireland.](#)

[SP18 – Design In Towns And Villages– To promote high standards of siting and design within towns and villages.](#)

[DES2- Townscape - To require development proposals in towns and villages to be sensitive to the character of the area.](#)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to planning policy, principle of the development, development detail, drainage and Access/parking.

Planning Policy

- 8.2 The RDS 2035 seeks to promote more sustainable housing development within existing urban areas through encouraging compact urban forms as well as promoting more housing within

existing urban areas by recycling land and buildings and by making use of other suitable sites. The RDS emphasises the need for the creation of high-quality accessible housing within existing urban areas without causing unacceptable damage to the local character and environmental quality or residential amenity of these areas.

- 8.3 The Strategic Planning Policy Statement for NI (SPPS) was published in September 2015 and states that a transitional period will operate until such times as a Plan Strategy for the whole of the council area has been adopted. During the transitional period planning authorities will apply existing policy contained within identified policy documents together with the SPPS. The relevant existing policy is outlined below.
- 8.4 As DCAN 8 is guidance, it is PPS7, that is the main policy context for considering the current proposal.

Principle of development

- 8.5 The principle of development must be considered having regard to the Northern Area Plan, the SPPS and PPS policy and guidance documents above. Paragraph 3.8 of the SPPS asserts a presumption in favour of development which accords with an up-to-date development plan unless the proposed development will cause demonstrable harm to interest of acknowledged importance.
- 8.6 The proposed site is located within Coleraine Settlement Development limits, within the town centre and comprises an area of land extending over 0.15 ha. The site is located within an area designated CET 02, Mall Car Park, a committed development opportunity site as set out in the Plan. The site is not subject to any other specific designations or zonings as set out in the Plan. The site is located within an area characterised with retail, community and residential development. Some of the site was the subject of previous approvals, C/2007/1154/F and LA01/2018/0864/F, for a mixed use development (retail/ office/ residential) and a large retail development, respectively.
- 8.7 The current application relates to full planning permission for a large building comprising 26no. apartments.

- 8.8 NIHE has been consulted in relation to Policy HOU 2 of the Northern Area Plan 2016 which requires proposals for schemes of more than 25 residential units, or on a site of 1 hectare or more, to contribute to meeting the needs of the wider community, where there is an established need for social or specialist housing, as established by the Housing Needs Assessment. The response from NIHE states, *the mix shown on the amended plans and description is acceptable to NIHE and contributes to meeting unmet need in Coleraine. We have supported this scheme to a Registered Housing Association.*
- 8.9 The principle of residential development on this site is acceptable given the history of the site, local need for social housing and the immediate mixed use context of the site.

Development Detail

- 8.10 Full permission is sought for 26no. apartments, scooter store, cycle store & bin store. Communal open space & 6no. car parking spaces.
- 8.11 The site runs parallel to Circular Road in a strip from west to east. In the western most part of the site, to the side of the proposed apartment building, will be a communal amenity area with fixed seating measuring approximately 54sqm. In the eastern most part of the site, to the eastern side of the apartment building will be another amenity area, approximately 44sqm, with fixed seating and 6no. parking spaces. A mobility scooter/ bicycle storage and waste storage area will be provided.
- 8.12 The proposed building is comprised of a large central 4 storey block flanked by much smaller 3 storey blocks. The proposed building features flat roofs. External finishes will include PVC windows with concrete and aluminium sills, dark and light cladding, brick and aluminium curtain walling to walls.
- 8.13 The ground floor will accommodate 6 apartments comprising 3no. one bed and 3no. two bed (a double bedroom and single bedroom). Apartments 1- 5 average 65m² internal floorspace. Apartments 6 & 7 average 53m².

- 8.14 The first floor will accommodate 8 apartments comprising 5no. two bed and 3no. 1 bed. Apartments 9- 13 average 66m² internal floorspace. Apartment 8, 14 and 15 average 54m².
- 8.15 The second floor will accommodate 8 apartments comprising 5no. two bed and 3no. 1 bed. Apartments 17-21 average 66m² internal floorspace. Apartments 16, 22 & 23 average 54m².
- 8.16 The third floor will accommodate 3 apartments comprising 2no. 2 bed and 1no. 1 bed. Apartments 25 & 26 have an internal floorspace of 66m². Apartment 24 has an internal floorspace of 55m².

Planning Policy Statement 7- Quality Residential Environments- Creating Places

- 8.17 Policy QD 1 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. All proposals for residential development are expected to conform to all of the criteria outlined below:
- 8.18 Part (a): *'the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas'*.
- 8.19 The proposed building will dominate views on the approach to the site from Church Lane, Circular Road, The Mall and Queen Street. The site is located at a convergence of several heavily trafficked routes within the town centre. The site is within close proximity of the recently refurbished Grade B1 listed building housing Coleraine library, sitting approx. 30m to the south west of the application site. The proposed building will compete with, and ultimately dominate focus, when seen in context with the townscape due to its scale, massing and design. The proposed building will significantly exceed the heights of all surrounding buildings. Much of the building is four storeys in height, highlighting the inappropriate scale and massing of the proposal in this location. Due to the scale, massing and design of the proposed building it will appear stark and incongruous within the streetscape. The proposal does not meet criterion (a).

- 8.20 Part (b): *‘features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development’.*
- 8.21 The site is located approx. 30m to the north east of the Grade B1 listed building housing Coleraine library. Attention is drawn to the proposal building through its three and four storey height which is emphasised by the palette of materials proposed for the external finishes. Consultation was carried out with HED – Historic Buildings who advised they are content with the proposal as presented.
- 8.22 Part (c): *‘adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area’.*
- 8.23 Adequate provision of public and private open space as an integral part of the development is a requirement for all proposals. Public open space is a requirement for new residential development of 25 units or more, or on sites of one hectare or more. Policy OS2 of PPS8 (Open Space, Sport and Outdoor Recreation) outlines a number of criteria relating to the provision of open space, of which the following are relevant to the current proposal.
- 8.24 Policy OS2 of PPS8 states that the Council will only permit proposals for new residential development of 25 or more units, or on sites of one hectare or more, where public open space is provided as an integral part of the development. In smaller residential schemes the need to provide public open space will be considered on its individual merits. An exception to the requirement of providing public open space will be permitted in the case of apartment developments or specialised housing where a reasonable level of private communal open space is being provided. An exception will also be considered in cases where residential development is designed to integrate with and make use of adjoining public open space.

- 8.25 Creating Places states that; in the case of apartment or flat developments, or 1 and 2 bedroomed houses on small urban infill sites, private communal open space will be acceptable in the form of landscaped areas, courtyards or roof gardens. These should range from a minimum of 10 sq m per unit to around 30 sq m per unit. Considering that the site is located within the town centre a minimum of 260m² of quality communal open space is required. Totalling approximately 98m² the proposed communal amenity is significantly below the minimum requirement. It is noted that the residents of the proposed development could make use of Anderson Park, an adjoining public open space, which is located immediately east of the subject site. However, while the availability of the adjoining public open space means a reduced level of proposed amenity may be acceptable, it does not compensate for the significant shortfall in proposed amenity in this case
- 8.26 The proposed open space to the west of the site, due to the openness of the area to the public road, a particularly busy thoroughfare through Coleraine Town Centre, does not provide an acceptable form of open space. The area would not offer an appropriate location for passive recreation by reason, principally, of the area being in full public view and noise. The proposal is not designed to integrate with and make use of adjoining public open space to engage the Policy OS 2 exception. The proposal fails to satisfy criterion (c).
- 8.27 Part (d): *'adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development'*.
- 8.28 Considering the location of the development the provision of neighbourhood facilities is not required. The site is located within the town centre and the prospective residents will have access to local neighbourhood facilities within the settlement. The application meets criteria (d).
- 8.29 Part (e): *'a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures'*.

- 8.30 The site is located within the town centre of Coleraine and will have access to local public transport links within the settlement. The provision of bike/ mobility scooter storage is considered acceptable. Criterion (e) is satisfied.
- 8.31 Part (f): *'adequate and appropriate provision is made for parking'*.
- 8.32 There is a shortfall in parking provision as per Parking Standards (approx. 30spaces). The number of spaces provided (6) is significantly less than the parking standard. DfI Roads were consulted on the proposal and state that parking provision is an amenity issue for the Council to consider. As this is a social housing scheme and considering the town centre location, a lesser car parking requirement per apartment would be acceptable. However, as the provision is 20 spaces short of 1 per apartment, criterion (f) is not satisfied.
- 8.33 Part (g): *'the design of the development draws upon the best local traditions of form, materials and detailing'*.
- 8.34 Due to the scale, massing and palette of external materials, such as dark cladding and aluminium curtain walling, the proposed building will dominate views on approach to the site and appear incongruous in the immediate streetscape. Inadequate space is provided for amenity and parking. The proposal will compete for and ultimately dominate the neighbouring properties. Criterion (g) is not satisfied.
- 8.35 Part (h): *'the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance'*.
- 8.36 There are existing residential properties on Circular Road, positioned to the north east of the site. Given this relationship it is considered that the proposal is unlikely to create a conflict in terms of overlooking or overshadowing to these existing properties. The site is within a heavily trafficked area within the town centre, so it is unlikely to adversely affect nearby residential development in terms of noise.

8.37 In respect of the design and layout of the proposed development, there is no defensible space afforded to the ground floor living room windows of apartments 6 & 7, and the living room and bedroom of apartment 1. This has the potential to adversely affect proposed residents in terms of noise, impact to privacy and personal safety. Due to the location of the main entrance, most of the footfall is directed past the living and bedroom windows of apartment 1, with no standoff areas proposed. Those using the other entrance to the building, located closest to apartments 6 & 7, will have to pass before windows of those apartments with no standoff area provided. Similarly, the proposed communal amenity areas are also located close to apartments 1, 6 & 7 which will exacerbate nuisance in the form of noise and impact to privacy. Criterion (h) is not satisfied.

8.38 Part (i): *'the development is designed to deter crime and promote personal safety'*.

8.39 Proposed communal amenity areas will be overlooked by surrounding residential units. However, as mentioned above, there is no defensible space to windows of apartments 1, 6 & 7, and due to the location of the entrance and proposed amenity areas, which may lead to antisocial issues and potentially impact the personal safety of the residents in the apartments affected. The proposal offends criteria (i) of this policy.

Drainage

PPS15- Planning and Flood Risk

8.40 Policy FLD 3 - Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains notes a Drainage Assessment will be required for all development proposals that exceed any of the following thresholds:

- A residential development comprising of 10 or more dwelling units
- A development site in excess of 1 hectare
- A change of use involving new buildings and / or hard surfacing exceeding 1000 square metres in area.

In this case more than 10 units are proposed, and the footprint of hard surfacing/ new buildings will exceed 1000 sqm.

- 8.41 In reference to Policy FLD 3 DFI Rivers state, notes that the drainage assessment indicates there will be adequate drainage, subject to condition. In reference to policies FLD 1, FLD 2, FLD 4 and FLD 5, they are not applicable to the site.

Access and Parking

PPS 3- Access, Movement and Parking

- 8.42 Policy AMP 2- Access to Public Roads notes that planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where, such access will not prejudice road safety or significantly inconvenience the flow of traffic and the proposal does not conflict with Policy AMP 3 Access to Protected Routes.
- 8.43 DFI Roads have responded positively to the access arrangements. Policy AMP 2 is satisfied.

Policy AMP 7- Car Parking and Servicing Arrangements

- 8.44 Development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to the Department's published standards or any reduction provided for in an area of parking restraint designated in a development plan. Proposals should not prejudice road safety or significantly inconvenience the flow of traffic.

Beyond areas of parking restraint identified in a development plan, a reduced level of car parking provision may be acceptable in the following circumstances:

- where, through a Transport Assessment, it forms part of a package of measures to promote alternative transport modes;
- or

- where the development is in a highly accessible location well served by public transport; or
- where the development would benefit from spare capacity available in nearby public car parks or adjacent on street car parking; or
- where shared car parking is a viable option; or
- where the exercise of flexibility would assist in the conservation of the built or natural heritage, would aid rural regeneration, facilitate a better quality of development or the beneficial re-use of an existing building.

In assessing car parking provision, the Department will require that a proportion of the spaces to be provided are reserved for people with disabilities in accordance with best practice. Where a reduced level of car parking provision is applied or accepted, this will not normally apply to the number of reserved spaces to be provided.

- 8.45 In terms of parking, DFI Roads note the shortfall but state that as it is an amenity issue it is the responsibility of the Planning Authority to consider. The application is supported by a parking survey which concludes 66 and 69 spaces are available on-street with at least 200 spaces available in the Mall carpark. While the Council may consider, in light of the parking survey, a reduced parking requirement, the extent of the shortfall is not acceptable. The proposal fails to satisfy Policy AMP 7.

Representations

- 8.46 1 representation has been received in relation to the current application. The key concerns raised include:
- 8.47
- When will the works commence/ be completed.
 - What mitigations are in place to address increased traffic flow on a narrow town centre street where residents include young children and the elderly.
 - What measures are proposed to address increased demands for on-street parking.
 - Will the proposal require extensive groundworks (piledriving of foundations). If so, what measures are in place to protect the amenity of residents during construction.
 - If building works cause damage to existing homes, who will be responsible.

- Who will be responsible for any potential antisocial behaviour from the residents of the new development.

8.48 Should permission be granted the developer will have 5 years to make a material start. It is for the developer to choose when to commence development, within the 5-year period, and for how long the construction period will last.

8.49 In terms of increased traffic, DfI Roads have been consulted on the proposal and have no concerns in this regard. DfI Roads state that as it is an amenity issue, parking provision falls upon the council to assess. It is considered that the proposed parking is inadequate and may lead to an exacerbation of issues with parking and access.

8.50 Regarding the method of construction, in this case it is not known to the Planning Department if the proposal will require piled foundations as this is outside the remit of the Planning Department. It is likely Building Control will have details of the same.

9 CONCLUSION

9.1 The proposed development is acceptable in principle; however the particulars of the development do not accord with relevant planning policy. The proposed scale, massing and design of the development is not acceptable. The proposed building will be unduly prominent due to its location and out of character relative to the neighbouring properties. Inadequate provision is made for private and communal open space. Inadequate provision is made for parking. There will be an unacceptable impact to the privacy of proposed residents due to the lack of defensible space to some ground floor windows. Refusal is recommended.

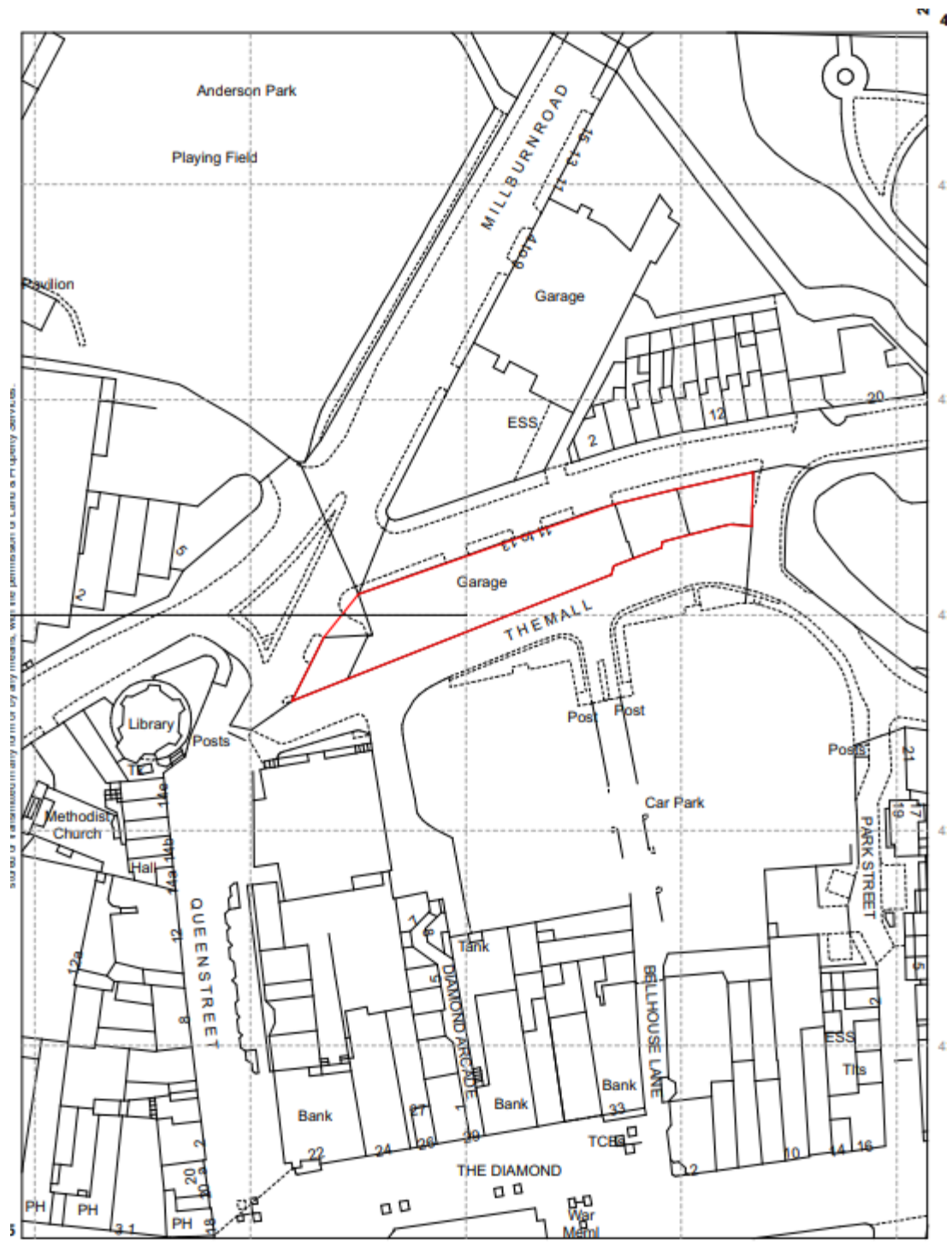
10 REFUSAL REASONS

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),
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	(f),(g),(h) 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.
2	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.

APPENDIX 1

Site location Plan



[illegible]

Referral Reasons

Laura Crawford

From: Aaron Callan
Sent: 16 January 2025 14:41
To: Planning
Subject: Planning Committee Referral
Attachments: Call-in Circular Road.docx

Good Afternoon

Please find attached a referral for the Planning Committee for the attention the Chairman and Head of Planning.

Regards

Alderman Aaron Callan



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	
Contact Details	Tel: Email:
Refusal Reason 1: Proposed development contrary to SPPS and Policy QD1 of PPS 7. Inappropriate scale, massing, design and appearance, inadequate provision for private and communal open space and unacceptable impact on the privacy of proposed residents. The proposed building, which will accommodate 26no. apartments, is 3-storey in height with an inset 4 th floor providing an additional 3 apartments. It has been designed to ensure the building does not dominate the streetscene and it is considered that any new development will be clearly visible on this vacant, prominent corner site. Particular focus is placed on the impacts on the listed library despite the fact that Historic Environment Division as the statutory body has no concerns. The vacant town centre site is located adjacent to a public road, a car sales yard and a raised public car park at the rear. It is questionable how it has been concluded that the proposed building will appear 'stark and incongruous' in this context. There is no consideration of the availability of public open space in close proximity to the application site in addition to the in-curtilage provision of open space. The 3-storey apartments on Circular Road have been highlighted by the agent as having been accepted with a much reduced provision, but have not been considered within the case officer's report. Given that this is a town centre site it is considered that the level of open space provided on this constrained site is sufficient. There is no shortfall in parking. The parking survey clearly demonstrates the availability of car parking in close proximity to the application site. In-curtilage parking is in keeping with the uptake of parking for other similar social housing schemes and will avail of parking in the adjoining public car park, much in the same way as existing apartments on Society Street. In-curtilage parking will ensure disabled residents are adequately provided for. The scheme is compliant with Secure by Design and the proposed boundaries will ensure that public views into apartments 6 and 7 are restricted. Apartment 1 is set back from the public road to minimize any public overlooking. Access to the site is restricted to the residents of this CAT 1 +55 scheme. It is unclear what noise impacts are envisaged by the case officer.	



Refusal Reason 2:

The proposed development is contrary to LC1 to PPS 7 Addendum in that the pattern of development is not in keeping with the character and environmental quality of the established residential area

This vacant brownfield site is located within a town centre location containing a variety of land uses, including a car sales yard, a public car park, a public park, the Coleraine library and various retail uses along with a terrace of dwellings and a 3-storey apartment block. This location is not an established residential area as defined by the Addendum to PPS 7. It has been clearly demonstrated that the development is compatible with the surrounding land uses and is in keeping with the much larger regional college building which acts as a backdrop to Circular Road.

Refusal Reason 3:

The proposed development is contrary to the SPPS, PPS7 and Policy AMP7 of PPS 3 in that the development does not provide adequate provision for car parking.

The submitted parking report clearly demonstrates that there is ample availability of car parking for residents. In-curtilage provision is made for disabled residents with the adjoining car park providing additional spaces along with on-street parking along Circular Road. This is a town centre site in a sustainable location in Coleraine and the majority of journeys will be on foot with access to a range of public transport routes.

Additional Supporting Information:

The Design Team have examined a range of options for the application site with a view to producing a viable alternative however given the site constraints any redesign involved a reduction in numbers impacting upon the overall viability of the proposal. The current proposal is the only viable proposal for the site to meet the identified social housing need. This is a CAT 1 scheme for the active elderly (over-55's). There is a growing need for social housing in the Coleraine area which is supported by the Northern Ireland Housing Executive. This CAT 1 scheme will be built to lifetime homes standards and aims to provide a home in which tenants can remain long term. The proposed development represents an investment of over £6 million, with approximately £3.4million in grant funding. The provision of 26no. CAT 1 apartments will house 67 applicants from the waiting list.

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.

Addendum

LA01/2023/0954/F

1.0 Update

- 1.1 Following approval of the application at the May Planning Committee a further new objection (04.06.2025) has been received.
- 1.2 The objection was received from the resident at No. 6 Circular Road. The issues raised are in relation to the loss of natural light, loss of on-street parking spaces, rise in electricity bills and the house price plummeting.

2.0 Consideration:

- 2.1 The loss of natural light is considered within paragraph 8.36 of the Planning Committee report. An assessment of the proposal in relation to the policy requirements of Policy QD 1 of PPS 7 was carried out and the proposal was found to be acceptable in respect of overlooking and overshadowing to the properties on Circular Road.
- 2.2 The issue in relation to the loss of on-street car parking was addressed through the submitted parking survey which accompanied the application. The parking survey demonstrated the availability of on-street car parking, and parking within the Mall Carpark. The reason for refusal in relation to the car parking was withdrawn at the May Planning Committee. The parking provision is considered acceptable.
- 2.3 Matters in relation to a rise in electricity bills and impact on house prices are not material considerations which would carry significant weight in the assessment of a planning application.

3.0 Recommendation

- 3.1 That the committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with paragraph 1.1 of the Planning Committee Report.