

Title of Report:	Planning Committee Report – LA01/2023/0534/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th October 2026
For Decision or For Information	For Decision – Objection Item
To be discussed In Committee YES/NO	No

Linkage to Council Plan (2026-31)	
Strategic Theme	Governance, Quality & Continuous Improvement
Outcome	Governance arrangements that ensure compliance, transparency and effective decision-making
Lead Officer	Development Management 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.		
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:

<u>App No:</u>	LA01/2023/0534/F	<u>Ward:</u> Mount Sandel
<u>App Type:</u>	Full Planning	
<u>Address:</u>	20m South of 23 Mountsandel Road, Coleraine	
<u>Proposal:</u>	Erection of 7no. detached dwellings with associated site works, parking and landscaping	
<u>Con Area:</u>	N/A	<u>Valid Date:</u> 25.05.23
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u> 07.09.23
<u>Agent:</u>	The Boyd Partnership LLP, 15 Ravenhill Road, Belfast, BT6 8DN	
<u>Applicant:</u>	Fermac Properties, 5 Limavady Road, Derry, BT47 6JU	
<u>Objections:</u> 159	<u>Petitions of Objection:</u>	1 (8 signatures)
<u>Support:</u> 0	<u>Petitions of Support:</u>	0

Executive Summary

- This full planning application seeks the development of 7no. dwellings on lands to the south of No. 23 Mountsandel Road, Coleraine.
- The site is located Coleraine Settlement Development Limit, Housing Zoning CEH 60 – South of 23 Mountsandel Road and Local Landscape Policy Area CEL 16 – River Bann and Banks LLPA. The site adjoins a Site of Local Nature Conservation Area (SLNCI). The site adjoins Sandelford Bridge, a protected route and designated as part of an existing cycle network. The wooded area along the eastern boundary of the site with Mountsandel Road has a Tree Preservation Order in place. The site is located in close proximity to two listed buildings.
- Consultees are content with the exception of DAERA: Marine and Fisheries Division who has raised concerns regarding pollution.
- A total of 159 objections and 1 petition (8 signatures) have been received for this application. These objections were received on the original proposal which related to a development provide 47no. social housing units in the form of apartment buildings and dwellinghouses. No objections have been received on the amended proposal for 7no. private dwellings.
- Although the site is zoned for housing, the site is constrained by its topography, its location on the River Bann and its associated floodplain and by natural heritage and built heritage features. Due to the unique site challenges a relaxation of the housing zoning requirements is considered permissible to allow a quality residential environment on the site.
- With relaxation of the housing zoning requirements the proposal is considered to be compliant with planning policy.
- Approval is recommended.

Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningsystemni.gov.uk/>

1 RECOMMENDATION

- 1.0 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 **GRANT** planning permission for the reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located on lands to the south of No. 23 Mountsandel Road, Coleraine. The site comprises an existing field within the settlement. The site level falls vary across the site with the eastern boundary with Mountsandel Road defined by dense woodland. The site is accessed from Mountsandel Road via an existing vehicular access located in the northeast corner of the site which is the highest point. Mountsandel Road roads along the eastern boundary of the site. The site has an access track which falls south along the western edge of the aforementioned wooded area. The lowest part of the site is grassed and was being used for grazing upon site visit. The site falls then to the west towards the River Bann which forms the western site extent. To the south is Sandelford Bridge which forms the southern extent of the site.
- 2.2 The site is located within the Coleraine Settlement Development Limit, Housing Zoning CEH 60 – South of 23 Mountsandel Road and Local Landscape Policy Area CEL 16 – River Bann and Banks LLPA. The site adjoins Site of Local Nature Conservation Area (SLNCI) Designation CNC 14 Sandelford Bridge to the north. The Sandelford Bridge adjoining the site to the south is a protected route and designated as part of an existing cycle network. The wooded area along the eastern boundary of the site with Mountsandel Road is designated as a Tree Preservation Order. The site is located to the south of No. 23 Mountsandel Road (Mount Pleasant) a listed dwellinghouse. To the east of the site is a housing development (Earls Gate) which is based around the former Coleraine Union Workhouse which is also listed and currently derelict.

3.0 RELEVANT HISTORY

- 3.1 LA01/2025/0224/PAD - Lands 20m South of 23 Mountsandel Road, Coleraine - 8 No detached dwellings (3 storey split level) – PAD Concluded – 7th July 2025

4.0 THE APPLICATION

- 4.1 The application seeks the erection of 7no. detached dwellings with associated site works, parking and landscaping

5.0 PUBLICITY & CONSULTATIONS

- 5.1 **External:** All neighbours identified for notification within the terms of the legislation were notified on 8th June 2023, 16th October 2024, 26th November 2025, 27th August 2026, 15th September 2026 and 6th October 2026. The application was advertised on 7th June 2023 and 10th December 2025.

159 objections and 1 petition (8 signatures) have been received for this application. It is highlighted that the last objection received on this scheme was on 8th November 2024. No objections have been received since the scheme was amended to be a housing development for 7no. private dwellings. The original scheme was a social housing development for 49 units comprising dwellings and apartments. A summary of concerns raised are as follows:

Layout, Design and Visual Impacts

- Development out of character/keeping with area.
- Need for low density and high quality development in riverside setting.
- Development lowers the quality of the area.
- Size and siting of the development
- Too much variety in house/apartment types.
- Overdevelopment of the site.
- Query as to whether Tree Preservation Order has been adhered to fully.

- Non-compliance with Zoning CEH 60 - Dwellings greater than 3 storeys
- High density development in contrast with a low density area.
- Area characterised by well-spaced properties with front and rear gardens and the development is inconsistent with established character disrupting visual harmony. Design and appearance out of keeping with the other properties.
- Site is in a prominent area overlooked by traffic via Sandelford Bridge.
- Loss of open aspect of the neighbourhood.
- Proposal needs to take account of local character, environmental quality and amenity and respect of form and scale of adjacent housing.
- Issues with bin collection on a steep narrow road which would not allow access to bin lorries. Issues with residents bringing bins to the top of the hill and large number of bins (sometimes 94 bins from 47 units) at the top of the hill obstructing Mountsandel Road and pavement for parents with buggies and placed on the public footpath is not feasible, looks unsightly and if unemptied leads to safety and health concerns and pests.
- Proposed eastern boundary woodland planting is within 40 metres of residential dwellings and would be considered a native woodland under 'definition of trees and woodlands 2024' guidance. This distance is unacceptable in line with best practice guidelines across the UK and Ireland, even with the proposed tree and shrub pits.
- Landscape Management Plan does not show maximum/maintenance heights of proposed boundary mix, if approved these heights should be conditioned to allow for visual screening.
- Lack of consideration of existing landscape character area.
- Objection to 100% social housing as opposed to 80% private and 20% social housing.
- Submission lacks comprehensive, necessary reports and photomontages to be properly assessed
- Four storey apartment blocks should not be permitted within this focal point location.
- Visibility may be screened from public road but proposal is still fully visible from public and private lands to north, south and west.

- Development on steep slope presents significant challenges for drainage and construction which could compromise site safety.
- PPS 7 cautions against high density developments in areas where physical constraints could exacerbate infrastructure problems.
- No Landscape Visual Impact Assessment carried out and is noted to not be a requirement of the LPAs Validation Checklist.
- Request for Waste Management scheme to be submitted in line with LPAs Validation Checklist.
- Query as to whether space for a future public pathway along the riverbank has been considered.
- Request to consider the linking up of a riverside pathway from the old bridge up to Mountsandel Forest, much like the route to Somerset Park and The Cutts on the west side of the river.

Planning Policy and History

- Proposal similar to C/2007/0172/F at Mount Pleasant which was refused for failing to create a quality residential area and results in resulting in unacceptable town cramming. No change in circumstances since this decision.
- Contrary to Planning Policy (Policy QD 1, Creating Places, PCP 1 of PPS 12 and DCAN 8).
- PPS 1 requires that population increase aligns with capacity of existing services to ensure quality and accessibility for all residents.

Access and Movement

- Access on a blind bend contrary to PPS 3 and unsuitable for number of properties proposed indicated as potentially 94 vehicles or more based on 12 units and 35 apartments.
- Road Safety and potential collisions to drivers, cyclists and pedestrians.
- Inadequate car parking which will lead to overflow onto surrounding streets.
- Lack of provision for pedestrian crossings and other safety features.
- Traffic and already a busy road with cumulative impact with Earls Gate development

- Transport Assessment Form significantly underestimates anticipated traffic increase and does not take into account congestion issues from existing and upcoming developments.
- No information on what thresholds Transport Assessment Form is adhering to.
- A proposal for 47no. dwellings with 80no. provided parking spaces is not well under the guidelines of 100no. trips within peak hours.
- Transport Management Plan should be submitted showing construction route for HGVs and adequate swept path of site entrance and construction phase mitigation measures such as banksmen and signage.
- Impact on children to navigate the area and near a designated school zone and nurseries.
- Query as to whether a traffic impact assessment has been carried out and if so it should be uploaded.
- No room for a filter lane which will block traffic and inconvenience existing residents/emergency vehicles.
- Impact on integrity of Sandelford Bridge

Built Heritage

- Need for safeguarding local heritage and potential degradation of the area's historical identity. Site proximity to 23 Mountsandel Road and Old Workhouse listed buildings and prehistoric settlement of Mountsandel Road. Need for a geophysical report and if necessary archaeological test trenches. Site is greenfield and should be examined before permitted unnecessary infill residential development.
- Desktop assessment is not adequate and need for Archaeological Impact Assessment.
- Impact on Mountsandel Fort which is of historical and cultural importance and lies close to the site. Nearby development should preserve this site with reference to PPS 6 requirements to avoid impacts that could compromise their preservation.
- Proposed recontouring of land to address flood risk is unacceptable due to impacts on archaeology. The lands should be properly assessed before any topographical restructuring can be performed.

Residential Amenity

- Close proximity to Sandelford Bridge which is very noisy and unlikely to be suitable for comfortable habitation.
- Harm to residents health from pollution and noise from vehicles using bridge.
- Increased noise from proposal
- Density impacts on quality of life of residents
- Location next to bridge does not provide a quality residential area for residents as required by PPS 7.
- Light pollution from the development to existing residents
Impacts of vehicle fumes on residents.
- Removal of tree line along Mountsandel Road which acts as a wind and noise buffer and increased risks to quality of life of residents and danger to road users.

Sewerage

- Excessive number of properties leads to sewage and environmental issues and unlikely Article 161 permission would be provided to public sewer.
- NI Water problems unaddressed
- Lack of sewerage poses detrimental effect to environment and existing residents and in the interest of public health and safety should not be considered any further.
- Photographs of existing sewage/pollution within the River Bann to highlight public health and safety and environmental issues.

Natural Heritage

- Adjacent land at Mount Pleasant has various wildlife including badgers, birds, bats, squirrels and other species. Riverbank has nesting animals whose environment will be severely affected. Wildlife in Tree Preservation Order are impacted.
- Ecological reports does not meet requirements of LPAs Validation Checklist.
- Query as to whether an Ecological Impact Assessment, Mammal Report and Bat Survey has been carried out as not visible.
- Badger Addendum Report has not been made publicly accessible through public consultation period and can be considered a breach of Section 242 or 247 of The

Planning (Northern Ireland) Act 2011 and PPS 2 and request for it to be made public.

- Appropriate Assessment and Ecological Assessment should have been prepared and submitted at least due to site proximity to River Bann and Mountsandel Forest along with recorded badger setts.
- Applicant overlooked the NI Biodiversity Checklist which states an ecological statement must be prepared by a qualified professional if affecting or within 50m of rivers, streams or canals.
- Development threatens local wildlife habitats and green spaces, compromises biodiversity and ecological balance.
- Preliminary Ecological Appraisal report is normally produced before design stage of an application and does not qualify as necessary comprehensive ecology assessment.
- Need for an Appropriate Assessment, Ecological Impact Assessment, Standalone Mammal Report and a Bat Survey report that takes into account not only badgers but other protected species e.g. bats and otters known within the area.
- Severe loss of trees and green space in the area which has a negative environmental impact.
- Lack of compensatory planting for tree coverage and biodiversity protection contrary to PPS 2.
- Concern for damage to marine life caused by the building works.
- Boundary fencing has not been shown in the landscape management plan and does not allow for movement of existing fauna. Common practice to have 25x25cm animal homes if known annexed protected species within confines of the redline boundary, in this case badgers.
- Applicants have failed to submit a relevant CEMP which is unacceptable due to position adjacent to the River Bann and Validation Checklist requirement.

Drainage and Flood Risk

- Maintenance strip of 5 metres is inadequate the River Bann and a buffer area of at least 15 metres in line with best practice guidelines should be used due to the size of the river and also existing flora/fauna that co-exist in and around the local ecosystem.

- Concerns about riverside erosion and further development could accelerate this process jeopardising future residents and land stability.
- Superseded Flood Risk and Drainage Plan showed an indicative drainage layout and proposed block plan in line with Q100 and Q200 which were omitted from the amended document which lessens the reports feasibility.
- Flood Risk and Drainage Assessment does not meet requirements of LPAs Validation Checklist.
- Proposed mitigation of fluvial flooding is less than satisfactory.
- Drainage strategy should form part of the proposed development and should not be viable via a condition.
- Proposal requires land raising above the floodplain which was refused at Mount Pleasant which was limited to building no further than the flood plain.
Coastal erosion of River Bann with signs of accelerating
- Requirement for considerable engineering to stabilise the riverbank and public safety concerns from very fast flowing water
- Creation of flooding impacts downstream and in areas of flood risk to residents.
- Development is not stilted like other developments in similar areas.
- Need to consider long term implications of proposed development and its potential to exacerbate flooding in the area (e.g. Hanover Place) and potential impact on downstream floodplains.
- Photographs of existing flooding from the River Bann to highlight public health and safety and environmental issues.
- Query as to whether comprehensive flood risk assessment has been carried out as cannot view it. Need for Flood Risk Assessment and Drainage Assessment.
- Lack of flood defences next to an eroding riverbank contravenes PPS 15 requirements.
- Proposed buildings appear to be within approximately 20m of the river and query as to whether the flood-risk assessment taken account of the fact that the nearby field on the south side of Sandelford Bridge floods approximately 40–50 m inland from the riverbank during spring tides?

- Ground levels at the application site differ, and may have been raised by the placement of spoil during construction of the new bridge in the 1970s. The proposal appears to permit building on land that was part of the river's floodplain until the 1970s, and I would like to understand how this has been taken into account.

Other matters

- Unwanted development in the area.
- Development will change fibre of the community and neighbourhood, highly sought after for retirees.
- Anti-social behaviour under the bridge and need for this area to be made inaccessible from both sides by strong metal security fencing at least 2 metres high to replace ineffective 3 foot high post and wire fence under the bridge at expense of developers.
- Late delivery of neighbour notification letter and insufficient time to respond.
- Did not receive notification of the proposal despite living in close proximity and should have.
- Influx of social housing places a strain on local resources and services that may not be adequately prepared to accommodate increased population and reduced access to resources for both existing and new residents.
- 100% social housing will devalue the area.
- Query as NIHE comment on who is demanding social housing development in the area as not from local residents.
- Negative impact of high density social housing on property values, exclusivity and desirability within a residential area.

5.2 Internal:

DFI Roads: No objections subject to conditions

Environmental Health: No objections subject to conditions

DAERA Natural Environment Division: Content

DAERA Water Management Unit: Content

DAERA: Marine and Fisheries Division: General advice and some concerns regarding pollution

Shared Environmental Services: Content subject to conditions

NI Water: Content subject to conditions

DFI Rivers: Content subject to conditions

Historic Environment Division Historic Monuments: Content subject to conditions.

Historic Environment Division Historic Buildings: Content

Northern Ireland Housing Executive: Content

6.0 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local 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 Edition 2 for Northern Ireland (SPPS Ed 2) 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.

7.0 RELEVANT POLICIES & GUIDANCE

[The Northern Area Plan 2016](#)

[Strategic Planning Policy Statement Edition 2 \(SPPS Ed 2\)](#)

[Planning Policy Statement 2: Natural Heritage](#)

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

[Planning Policy Statement 6: Planning, Archaeology and Built Heritage](#)

[Planning Policy Statement 7: Quality Residential Environments](#)

[Planning Policy Statement 7 \(Addendum\): Safeguarding the Character of Established Residential Areas](#)

[Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation](#)

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

[Creating Places](#)

[Departmental Parking Standards](#)

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this full application is the principle of development, visual amenity and design, open space, flood risk, natural heritage, access, movement and parking, residential amenity, archaeology and built heritage, local landscape policy area, sewerage and water supply and other matters. The main policy consideration is contained in the Strategic Planning Policy Statement and Planning Policy Statements 2, 3, 6, 7, 7 (Addendum), 8, and 15.

Principle of Development

- 8.2 The application site is located within the Coleraine Settlement Development and within Housing Zoning CEH 60 and Local Landscape Policy Area CEL 16.
- 8.3 Housing Zoning CEH 60 has eight key site requirements:
1. Development shall be within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained.
 2. A minimum of 15 dwellings shall be provided for social housing.
 3. Development shall not be greater than three storeys in height to ensure the character of the area is respected.
 4. The development shall provide for retention of views of the Listed Building at 23 Mountsandel Road, both from along Mountsandel Road and from across the river Bann.
 5. The access to the site shall be from Mountsandel Road.
 6. Existing trees and shrubs within and on the boundary of the site shall generally be retained.
 7. The development of the site shall include the provision of a pedestrian/cycle link along the entire frontage with the River Bann.
 8. No development will be acceptable within the low-lying part of this site, adjoining the watercourse, which is subject to periodic marginal flooding.
- 8.4 This application was originally submitted in May 2023 as a residential development to provide 47 units to include 18 apartments and associated engineering and landscaping.
- 8.5 The scheme was amended to a proposed residential (social housing) development comprising of 12 no. dwellings and 35 no. apartments (in 2 no. blocks) with associated parking and landscaping in June 2024.
- 8.6 The scheme sought access from Mountsandel Road as per Key Site Requirement 5 of Housing Zoning CEH 60. However, DFI Roads advised in their consultation response of 30th January 2025 that given the complexities and constraints of the site including the proposed vast and complex structures, access and stability / right way clauses within the development that it was agreed that DFI would not adopt this site.

- 8.7 The Agent advised that Radius had initially secured support for this scheme from NIHE now advised that they would not support the scheme on the basis that the access road serving the site will not be adopted. The agent advised they have made other enquiries and understand that this would be the case with any other Housing Association, who would not be prepared to take on this additional liability. As such, the support for the scheme from NIHE and the funding for a social scheme would not be available and thereby be impossible to deliver. Consequently, a scheme of private housing for eight units was submitted for consideration.
- 8.8 The Key Site Requirements for Housing Zoning CEH 60 requires a density within the range of 40 to 60 dwellings per hectare, to ensure the character of the area is maintained and a minimum of 15 dwellings shall be provided for social housing.
- 8.9 Consultation was sought with Northern Ireland Housing Executive (NIHE) regarding the loss of social housing units at the site. NIHE has advised that as DFI Roads have indicated that they will not adopt a road under LA01/2023/0534/F that compliance with DfC HAG standards will be difficult to achieve and accept that social housing may not be feasible at this time. They advise that the housing association Radius have deregistered interest as a result of this.
- 8.10 The principle of development for a residential use was considered acceptable on this site and that development on site is constrained by its topography. The Planning Department considered that a reduced housing density would be acceptable to allow addressing of the other housing zoning and policy requirements.
- 8.11 As an adoptable road was unlikely to be achieved on site it was considered that the social housing requirement of the housing zoning could be removed. The Planning Department also accepted that the provision of a pedestrian/cycle link would not be appropriate on a site served by a private access road. Given the access issue, provision of lower density as presented, was deemed acceptable in this case.
- 8.12 The proposed layout indicates the private gardens to be separated from the River Bann by an area of open space. The

provision of a pedestrian link is outlined under Key Site Requirement 7 and Policy ENV 4 of the Northern Area Plan 2016. The development is to be accessed off a private road and consequently there is no public access to the site. The site adjoins the existing bridge which is fenced off and adjoins a woodland designated as a Site of Local Nature Conservation which is protected on natural heritage grounds. Considering the presence of these features in addition to the change in topography on the site there is limited scope for a pedestrian link to be provided.

8.13 For the provision of a quality and sustainable form of development on site, Key Site Requirements 1, 2 and 7 are considered to be relaxed. The other Zoning requirements and other planning and environmental requirements are required to be satisfied.

8.14 Policy QD 1 of Planning Policy Statement 7 outlines 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. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area.

In established residential areas proposals for housing development will not be permitted where they would result in unacceptable damage to the local character, environmental quality or residential amenity of these areas.

All proposals for residential development will be expected to conform to nine criteria which are considered under each the sections of this report.

Any proposal for residential development which fails to produce an appropriate quality of design will not be permitted, even on land identified for residential use in a development plan.

8.15 Policy LC 1 of Planning Policy Statement 7 (Addendum) sets out additional criteria to be met when assessing housing in established residential areas. These further policy matters are considered under the Visual Amenity and Design section of this

report.

- 8.16 Other planning and environmental considerations are considered below in the flood risk, natural heritage, access, movement and parking, residential amenity, archaeology and built heritage, local landscape policy area, sewerage and water supply and other matters sections.

Visual Amenity and Design

- 8.18 Housing Zoning CEH 60 outlines five key site requirements which relate to the layout and design of the scheme.
- 8.19 Key Site Requirements 1, 2 and 7 of Housing Zoning CEH 60 relating to the density range of 40 – 60 dwellings per hectare, minimum provision of 15 social housing units and provision of a pedestrian/cycle link are not considered to be required given site constraints, namely the topography of the site and the ability to deliver a safe access.
- 8.20 Key Site Requirement 3 of Housing Zoning CEH 60 outlines that development shall not be greater than three storeys in height to ensure the character of the area is respected.
- 8.21 Key Site Requirement 6 of Housing Zoning CEH 60 requires that existing trees and shrubs within and on the boundary of the site are generally retained.
- 8.22 Policy QD 1 of PPS 7 outlines two criteria relating to design. Criterion (a) requires the development to respect the surrounding context and be 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. Criterion (g) requires the design of the development to draw upon the best local traditions of form, materials and detailing.
- 8.23 Policy LC 1 of APPS 7 relates to established residential areas and outlines three criteria for consideration. Criterion (a) requires the proposed density is not significantly higher than that found in the established residential area. Criterion (b) requires the pattern of development is in keeping with the overall character and environmental quality of the established

residential area. Criterion (c) requires that all dwelling units and apartments are not built to a size not less than those set out in Annex A of the planning policy statement.

- 8.24 The proposal relates to the development of 7 dwellings on a 1.48ha site. The proposed density is 5 dwellings per hectare which results in a low density development. This density is not significantly higher than that found in the area given the number of units proposed and that large areas of the development site encompass the access road, retaining walls and open space/landscaped areas. The proposal is compliant with criterion (a) of Policy LC 1.
- 8.25 The proposed layout includes four house types (A, A1, A2 and B). There are four House Type A and one House Type A1, A2 and B.
- 8.26 The four house types are very similar in design. The design comprises a detached hipped roof property with accommodation in the roof giving a 2.5 storey appearance. The houses are in a traditional style with sashed windows to the front and side and larger double sashed windows at the rear. The properties each have three individual roof dormers to the front and a larger single box dormer to the rear. The roof is defined by two chimneys and a feature roof lantern on the flat ridge of the dormer. The house types each have a single storey flat roof sun room at the rear. The sun room windows are larger in a suburban style. House Types A, A1 and A2 have a shed/garage adjoining the sun room which is absent on House Type B which has it's own detached garage. The detached garage is a single storey, pitched roof building in a cuboidal form. The garage has capacity for one car. House Type A1 is a handed version of House Type A. House Type A2 is the same as House Type A with an additional side roof dormer and roof light.
- 8.27 The proposed dwellings are all four bedroom properties with an internal floorspace ranging between 310 – 320sqm. These properties exceed the maximum floorspace outlined in Annex A of APPS 7 at 115/120sqm for four bedroom/seven person properties. The proposal is compliant with criterion (c) of Policy LC 1.

- 8.28 The dwellings are considered to be well designed and attractive properties which result in a positive addition to the area. The proposed garage is an acceptable design and subordinate to House Type B to which it is associated. The dwellings and garage satisfy the requirements of Key Site Requirement 3 as the scale of the dwellings is less than 3 storeys. The proposed scale, massing and proportions of the dwellings and garage are acceptable on their own merits and with regard to the site characteristics.
- 8.29 The proposed materials and finishes are smooth light coloured render walls, natural slate pitched roofs in dark grey/black and metal standing seam flat roof dormers, precast concrete cills, black uPVC rainwater goods/hoppers, black hardwood composite doors and dark grey PVC finished windows.
- 8.30 The house designs have some similarities to those located at the Earls Gate residential development to the east for which there is a limited visual linkage. Properties along the eastern banks of the River Bann are a mixture of rendered and brick properties and are predominately dark slated/tiled roofs. The proposed materials and finishes are of a high quality and are found within development in the area. Overall, the design of the development is considered to draw upon the best local traditions of form, materials and detailing. The proposal is compliant with criterion (g) of Policy QD 1.
- 8.31 The site layout is based around the creation of a new access road which provides access from the highest point of site to the north. This new access road replaces an existing informal track in the area and involves the widening of the road. The vehicular access is from Mountsandel Road to the east (19.20) and turns south and falls from spot level 18.80 to spot level 9.15 where the road bends round to the north at spot level 6.15. The road then falls to the north to a turning head ending at spot level 5.30. Between the access road and the eastern boundary of the site is an area of woodland which is designated as Tree Preservation Order. The land within this woodland falls from Mountsandel Road to its east towards the falling access road which runs alongside it. Between the two sections of the access road the land is to be altered with retaining walls. The height of these falls are viewable on the cross-sections and increases from south to north as the topography becomes higher. The

seven dwellings houses are based around the lower part of the access road. Sites 1 – 5 sit lower than the lower access road with finished floor levels falling from 4.70 to 4.40. The driveways of these properties fall from the access road towards the fronts of the dwellings. The dwellings have garden areas to the front and rear. Sites 6 and 7 are accessed off the turning head. Site 6 has a finished floor level higher than Site 5 at 4.70 but is still lower than the access road. Site 7 has a finished floor level of 5.3 which is higher again but at the same level as the access road. The land falls away from the rear of Sites 1 – 6 into an area of open space which then falls towards the River Bann. This area of open space is susceptible to flooding and is retained with no change in levels. A further access road is accessed off the dogleg and provides access to DFI Roads via a right of way to the Sandelford Bridge to the south of the site. This road again falls away from the turning head from spot level 8.15 before turning west and falling to spot level 3.15 and turning south lower again to spot level 2.15.

- 8.32 Due to the significant level changes, cross-sectional drawings have been submitted. The cross-sections indicate that retaining walls are to be constructed with a Terramesh Reinforced Slope system as per specialist design and in accordance with DFI Roads requirements. The Landscaping Plan indicates that these retaining structures are to be vegetated with planting. Cross-sections E-E to I-I indicate that the retaining structures are screened by the built form of the dwellinghouses proposed. Cross-section D-D is through the rear returns of the dwellings at Site 6 and 7 which sit lower than the retaining structures. Site 7 has a finished floor level of 5.3 and a ridge height of 9.2 metres which sits at level 14.50. Cross-sections A-A – C-C indicate the retaining walls to not be screened by any built development. The retaining walls and road are visible above the dwellings at this area.
- 8.33 The proposal is heavily road dominant due to the considerable change in levels on the site from the east of the site to the west. This change in levels necessitates the carrying out of extensive earthworks on the site to provide for a wider road and necessitates the construction of retaining structures and earthen banks to facilitate this. For access to be made to the site given the extensive change in topography the provision of a road in this manner with the associated retaining structures and

other works is required for access from Mountsandel Road. Access from Mountsandel Road is a key site requirement of the housing zoning.

- 8.34 Submissions showing soft and hard landscaping arrangements include an Arboricultural/Tree Survey, Tree Constraints Plan, supporting statement, site layout plan, cross sections and Landscape Masterplan/Landscape Management Plan.
- 8.35 The existing frontage to Mountsandel Road comprises a low level concrete wall, kerbing and fencing. Existing boundary trees hedges are to be retained along the length of Mountsandel Road with any gap sections infilled with new shrub planting. The boundary is to have a post and wire fence to facilitate new infill planting and reinforce existing planting to be retained. The site is open at the site access where a bin collection point is proposed. The ground conditions are indicated to be a lawn at this area. Pollinator friendly hedging is proposed around the bin collection area and connects into the existing boundary hedging along the road.
- 8.36 The woodland adjoining the eastern boundary of the site is designated as Tree Preservation Order LA01/2023/0003/TPO. The protected trees are principally located within the eastern part of the site, associated with the existing planted embankment adjacent to Mountsandel Road and private access lane. Tree planting in this woodland is to be augmented in gaps which will compensate for poor quality and diseased trees which are to be removed. A total of 300 trees/shrubs are to be planted.
- 8.37 Three additional woodland areas are proposed. Woodland area 2 is associated with the retaining walls with a total of 700 trees/shrubs to be planted over an area of 1990sqm. Woodland areas 3 and 4 are associated with the road providing access to the bridge with 230 trees/shrubs planted over a total area of 520sqm.
- 8.38 The garden areas for the dwellings comprise lawns to the front and rear with tree planting. Tree planting is also indicated within the open space area to the river.

- 8.39 Due to the site topography, siting of the dwellings and their design, there is a limited visual link with residential properties along the eastern side of Mountsandel Road. With the removal of vegetation in the woodland area to the east of the site there will be more views. However, with the proposed compensatory planting these views will be screened out. The proposed dwellings are visible in context of the properties along the western edge of Mountsandel Road, particularly those sited on the banks falling towards the River Bann including No. 23 Mountsandel Road.
- 8.40 Critical views of the site are from Mountsandel Road to the east in both directions, Sandelford Bridge to the south in both directions and from lands to the west of the River Bann, particularly Christie Park and Strand Road at the closest points.
- 8.41 Due to the changes in topography of the site and extensive tree planting associated with the Tree Preservation Order as well as woodland associated with the SLNCI adjoining the site to the northwest, views from Mountsandel Road will be more limited considering the land falling away to the west and the scale of the dwellings and access sitting lower than Mountsandel Road. Some views will be possible heading north along Mountsandel Road and crossing the bridge over the Ring Road where views open up. These views are more from pedestrians given the bridge structure obstructing views from vehicles.
- 8.42 The closest views are from Sandelford Bridge. The associated road on the bridge is a high speed road. However, it is also available for pedestrian usage. The most extensive views from traffic are on the approach from the west travelling east where the site is located slightly to the northeast. On the approach from the east, the traffic is moving west and away from the site with more limited views. Pedestrian views are more intensive given stationary views possible.
- 8.43 Longer distance views are possible from Christie Park and Strand Road. Views from Strand Road are partially obscured from mature vegetation within Christie Park. Views towards the southern section of Strand Road onto Strand Road roundabout are more obscured as vegetation becomes denser though some views are still possible. Views from Christie Park show the site sitting more within its context with development to the north,

Sandelford Bridge to the south and the vegetated backdrop to the east.

- 8.44 The proposal seeks to provide 7 no. dwellings of which six are riverside properties. The dwellings are considered to be well designed and attractive properties which would contribute positively to the area. The dwellings are located on the lower sections of the site and above the floodplain. Dwellings are provided along the lower banks along the eastern side of the River Bann and the proposal is consistent with this. The layout has been dictated by the topography of the site and the layout indicates respects the topography by minimising earthworks with the dwellings located on the lower parts of the site and the access at the highest points. The dwellings are in a staggered arrangement with a minor gradual drop in heights from south to north. The pattern of development provides visual interest which would be in keeping with the character and environmental quality of the area. Views of the dwellings from the Sandelford Bridge or to the western side of the river are considered to be acceptable in context of development along the river and built form in the wider Mountsandel Road area.
- 8.45 Due to the topography of the site and requirements to provide access to the site from Mountsandel Road, the proposal utilises retaining walls. These retaining walls are large structures and have a resulting visual impact. This site is located in a visually prominent location given the open location adjoining a large bridge and on the banks of the River Bann. Most of these retaining walls are screened when viewed from the west and when heading east along Sandelford Bridge towards the site by the built form of the dwellings. The retaining walls at the highest points of the site where the internal road accesses onto Mountsandel Road will be visible above the dwellinghouses. A substantial landscaping scheme is proposed which will reduce the visual impact of all retaining walls. Visual impact will be greatest in the short term while the planting becomes established with the retaining walls. Once the landscaping arrangements become fully established the site will be fully integrated and is not considered to be visually intrusive.
- 8.46 Directly passing the site in both directions along Sandelford Bridge by vehicle or as a pedestrian, views are more sustained into the area between the front of the dwellings and retaining

walls. Similar views are possible from the bridge on Mountsandel Road. These views are over a short distance. These views will have a greater visual impact until the landscaping has become fully development. However, in the long term over the lifetime of the development these views are not unacceptable and the proposal will read appropriately with the topography of the site and character of the wider area. Views from Mountsandel Road will be partially screened by the TPO trees. Trees in poor condition and which are diseased are to be replaced. Again, in the short term views will be possible from Mountsandel Road into the site while vegetation becomes re-established. Due to the changes in topography these views will not be unacceptable. The boundary treatments along the Mountsandel Road are indicated to be retained as existing. Additional post and wire fencing is provided associated with the planting in the eastern woodland area. There are no visual impacts concerns in relation to this fencing. The bin store is located at the site entrance and is not considered to be visually intrusive having regard to its setback and screening vegetation proposed.

- 8.47 The overall design and layout is considered to result in an attractive development for both occupiers and for the wider area based on the housing designs proposed, the layout sought and the landscaping arrangements. The development is considered to be respectful of its surrounding context and 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.
- 8.48 The Landscape Management Plan arrangements are considered to be acceptable for the ongoing management of soft and hard landscaping works on the site.
- 8.49 Due to the nature of the development with areas of open space, woodland planting and retaining walls, a management company is required to be in place so these matters do not fall to individual occupiers and overall management of the site is possible. A condition has been recommended in relation to this matter.
- 8.50 Objector comments have been made on design and layout grounds specific to the original proposal comprising the high

density development for 47 units originally sought for social housing which comprised apartment buildings and detached housing. No objections have been received since the proposal was reduced to 7no. private housing units.

- 8.51 Objections raises issues under PPS 7 in relation to high density developments in areas where physical constraints could exacerbate infrastructure problems and development on a steep slope presents significant challenges for drainage and construction which could compromise site safety.
- 8.52 The construction process is beyond the remit of planning to consider. Drainage matters are considered under the Flood Risk section of this report. As previously outlined, the physical constraints of the site limits the ability to provide a road which is suitable for adoption which has resulted in the change in the scheme from a high density social housing scheme to a lower density private housing scheme.
- 8.53 Objectors have raised requirement for consideration of landscape character areas and need for a Landscape Visual Impact Assessment and photomontages.
- 8.54 Assessment of landscape character is more appropriate for rural sites which are located in the natural environment. The site in this instance sits within an urban context of which the built form provides the character of the area. Although helpful, there is no need for a Landscape Visual Impact Assessment or photomontages to assess the development. The site layout and design has been assessed in its context using the site layout, housing plans and cross-sections received as well as on-site observations and photography which are sufficient to allow visual assessment. The proposal is deemed to be acceptable on visual grounds.
- 8.55 The Aerial 3D imagery is outlined to not be a factual representation of what views will look like.
- 8.56 The 3d imagery received provides an indication of the development visually. However, assessment has been made against the scaled plans which are more detailed.

- 8.57 An objector queries as to whether the Tree Preservation Order on site has been fully adhered to.
- 8.58 Consultation was sought with the Planning Department's Tree Officer on the impact on the TPO trees.
- 8.59 The Tree Officer advises that the site has challenging levels and topography with the revised layout now not proposing any development within the eastern embankment of the site, in which, the principal TPO-protected trees are located.
- 8.60 Consequently, there are no proposed earthworks within this area that would be expected to impact upon the protected trees or their root systems, and the existing laneway embankment is to be retained in situ. This approach is considered appropriate in maintaining the existing relationship between the access and the protected TPO tree belt. The principal area of TPO woodland is therefore retained and integrated into the revised development layout with the developable area for the site being appropriately identified and considered in the revised design.
- 8.61 The Tree Officer advises that updated Tree Survey identifies a number of trees affected by Ash Dieback with changes in tree condition from the original TPO survey (31 trees downgraded in category, predominantly as a result of Ash Dieback), and recommendations since the TPO was originally assessed. A total of 26 trees are identified for removal, 22 of which are not covered by the TPO with *only four trees, (Tree Nos. 232, 241, 242 and 249, all of which are Ash), protected by the TPO (TPO LA01/2023/0003/TPO). All four of these TPO-protected trees are Ash trees adversely affected by Ash Dieback.* The remaining 22 trees proposed for removal are not subject to the confirmed TPO. This reflects the findings of the original TPO assessment and subsequent confirmation of the Order, whereby trees considered unsuitable or not worthy of TPO protection due to their physical condition, limited amenity value, location and/or potential impact on site safety were excluded from the confirmed Order. The proposed tree removals are considered acceptable in arboricultural terms, having regard to the updated condition assessment, the effects of Ash Dieback, the reasons for TPO protection and the distinction between trees protected by the confirmed TPO and those which are

outside the Order.

- 8.62 The Tree Officer advises in relation to new planting that the existing woodland within the TPO area, identified as Woodland Area 1, is to be retained and augmented to fill existing gaps following the proposed tree removal works. The submitted planting schedule proposes trees and shrubs to be planted at approximately 2–3m centres, including (native species Sessile Oak, Downy Birch, Holly, Hazel, Rowan, Guelder Rose and Spindle). The submitted information states that the precise planting locations within this area are to be set out on the ground following the tree removal works, in accordance with the recommendations of the Ecologist's Report. This approach is welcomed as it will assist in maintaining and strengthening the existing woodland structure within the TPO area following the removal of trees identified as being in poor condition or affected by Ash Dieback. The proposed augmentation planting will also assist in ensuring the longer-term continuity of tree cover within this area.
- 8.63 The Tree Officer also notes that in addition to the augmentation of the existing TPO woodland, three further areas of new woodland planting are proposed elsewhere within the site. This includes approximately 1,990m² of new woodland planting within Woodland Area 2, together with additional woodland planting within Woodland Areas 3 and 4. The proposals comprise a predominantly native species mix and will provide further landscape and ecological enhancement across the site. Planting with garden areas and the riverside/riparian corridor are also noted.
- 8.64 The Tree Officer advises that they have no arboricultural objection to this proposal with five conditions provided in relation to protection of TPO trees and implementation of landscaping arrangements.
- 8.65 An objector has raised that there is a severe loss of trees and green space which has a negative impact and that the Landscape Management Plan does not show maximum/maintenance heights of the proposed boundary mix and if approved heights should be conditioned to allow for visual screening.

- 8.66 Majority of the tree removal is for those trees as recommended in the tree survey report which are diseased or in poor condition. A compensatory planting plan is provided on the landscaping plan. This plan outlines the number of trees, separation distance for planting and their initial heights. Provision of this landscaping is required by condition. Conditioning of maximum/maintenance heights is onerous given the amount of trees proposed and would not be a reasonable condition.
- 8.67 An objector has raised that the eastern boundary woodland is within 40 metres of residential dwellings and would be a native woodland under 2024 guidance which is unacceptable in line with best practice guidelines.
- 8.68 It is unclear what the referred guidelines are as they are not planning guidance. The landscaping arrangements in relation to the eastern woodland are acceptable.
- 8.69 The requested conditions by the Tree Officer are necessary for protection of the visual amenity afforded by the TPO designation and for further improvement of landscaping on the site. These conditions should be applied on approval.
- 8.70 On consideration of the layout and design sought, the proposal is considered to comply with the requirements of criterion (a) of Policy QD 1 and criterion (b) of Policy LC 1.

Open Space

- 8.71 Criterion (c) of Policy QD 1 requires adequate provision for public and private open space and landscaped areas as an integral part of the development.
- 8.72 Paragraph 5.19 of Creating Places outlines that private gardens should be a minimum of 40sqm with an average space standard across the development of around 70sqm per house or greater.
- 8.73 Each of the seven sites has its own dedicated private garden. These gardens comprise rear patio and lawn areas. The patio areas are finished with paving setts. The garden areas of Sites 1 – 6 have steps which provide access down to the open space areas at the rear. These gardens are raised with a 1 metre

- retaining wall rising from the top of the open space area and separated from the garden by a planted landscaped bank. The garden areas are all considerably above the 40sqm minimum outlined within Creating Places. The smallest area of private amenity space is 80 sqm. The average private amenity space across the development is 165 sqm. Adequate provision has been made for private open space as part of the development.
- 8.74 As the site is greater than 1 hectare, the requirements of Policy OS 2 is triggered requiring the provision of public open space. Policy OS 2 outlines that the normal expectation is at least 10% of the site area. The application site has an area of 1.48ha.
- 8.75 The application site relates to the provision of private housing. As referred to in relation to the provision of a pedestrian/cycle link on the site, the proposed access road is to be a private road and consequently there is no public access to the site.
- 8.80 Given the private nature of access to the site there will be no access for public usage for usage of open space. However, the communal areas of open space provide a function to residents of the development as well as visual amenity to the wider public beyond the site.
- 8.81 Policy OS 2 is the relevant policy for open space provision. Public open space within the development is in the form of a large grassed area located between the River Bann and the rear of Sites 1 – 6. This area has an area of 1755sqm (0.175ha) which is more than 10% of the site area (0.14ha of 1.44ha). This area is directly accessed from the backs of Sites 1 – 6 via steps from the rear of the properties. Alternative access is available for all properties via the road providing access to the bridge. The area provides space for recreation onto the banks of the River Bann and softens the development between the river and dwellings. The submitted site sections indicates that the topography of the area is usable for recreation purposes. The site forms a part of LLPA Designation CEL 16 which includes the banks of the River Bann area is indicated to have existing levels unchanged. The proposal is considered to satisfy the requirements of Policy OS 2 of PPS 8.
- 8.82 Objectors have raised issues with bin collection on a steep narrow road with no access to bin lorries, the viability of

residents bringing bins up the hill to the public road.

- 8.83 The bin storage arrangement for the proposal comprises areas for bin storage in the rear patios of each dwelling. The site plan indicates the location of bin storage collection to be at the top of the site adjoining the vehicle access. There is a significant distance between each properties and a challenging topography for moving a bin to the public road for collection. Transfer of bins to and from the bin collection by residents is not feasible and does not provide a quality residential environment. The Site Plan references a Service Management Plan which has not been submitted. However, the Site Plan clarifies that bins will remain in their dedicated positions at all times apart from bin collection days when they will be moved for collection on the footpath by a third party as part of the management company formed for the proposed development. All bins are to be returned to each of the dwellinghouses on refuse collection day.
- 8.84 The bin store is to be set off the road in a dedicated fenced area and screened by hedging which will reduce its visual impact. This arrangement is deemed acceptable.
- 8.85 The proposal is considered to be compliant with criterion (c) of Policy QD 1.

Flood Risk

- 8.86 PPS 15 Policy FLD 1 Development in Fluvial (River) and Coastal Flood Plains is a material consideration and states development will not be permitted within the 1 in 100 year fluvial flood plain (AEP7 of 1%) or the 1 in 200 year coastal flood plain (AEP of 0.5%) unless the applicant can demonstrate that the proposal constitutes an exception to the policy.

Where the principle of development is accepted by the planning authority through meeting the 'Exceptions Test', as set out below under the Exceptions heading, the applicant is required to submit a Flood Risk Assessment for all proposals. Planning permission will only be granted if the Flood Risk Assessment demonstrates that:

- a) All sources of flood risk to and from the proposed development have been identified; and
 - b) There are adequate measures to manage and mitigate any increase in flood risk arising from the development.
- 8.87 Key Site Requirement 8 of Housing Zoning CEH 60 outlines that no development will be acceptable within the low-lying part of this site, adjoining the watercourse, which is subject to periodic marginal flooding.
- 8.88 Objectors have raised concerns about existing flooding within the area and have provided photographs. The need for a flood risk and drainage assessment is outlined to be required. Impacts of flooding on the development, impacts of flooding from the development downstream/on other development, public health and safety, and accelerating erosion of the River Bann and associated land stability have been raised as issues.
- 8.89 The application site is partially within the 1 in 100 year fluvial floodplain. The site plan indicates that the low lying part of the site is within the 1 in 100 year climate change fluvial floodplain. No development is proposed within this floodplain and the space is to be used as open space within the development.
- 8.90 Policy FLD 1 does not require consideration of climate change with regard to the location in the fluvial floodplain. However, consideration of the location of the proposal within the 1 in 100 year climate change fluvial floodplain allows for the future proofing of the development. The Flood Risk Assessment submitted outlines that the private garden boundaries within the fluvial floodplain have been removed with the new area presented as open space. The proposal falls under exception 'F' in that the area of the fluvial floodplain is for open space and outdoor recreational use. Criteria 'F' is the use of land for sport and outdoor recreation, amenity open space or for nature conservation purposes, including ancillary buildings. This exception does not include playgrounds for children.
- 8.93 The 1 in 200 year climate change coastal floodplain is indicated on the site plan to extend further into the site and encompasses the same open space area as the 1 in 100 year climate change fluvial floodplain and beyond to include land within the rear

gardens and parts of the dwellings for Units 1 – 6.

- 8.94 Objectors raise that considerable engineering is required to stabilise the riverbank and that land raising above the floodplain was refused at Mount Pleasant which was not allowed to build no further than the floodplain. The design of the development not being stilted is highlighted.
- 8.95 Policy FLD 1 outlines an exception for undefended areas, new development within settlements in the coastal floodplain where the land is raised (through infilling), to an acceptable level above the floodplain and subject to the following criteria:
- The proposal is not dependent on the provision of new coastal flood defences or likely to require such protection as a result of anticipated climate change;
 - The site is not in an area likely to be at risk from coastal erosion or land instability and the proposed development will not significantly increase such risks in the locality;
 - The elevation of development above the flood plain will not unduly disrupt the provision and ongoing delivery of essential services, including access, power, water and sewerage.
- 8.96 The applicant submitted a Flood Risk and Drainage Assessment from MCL Consulting, an environmental consultancy which outlines that the site is at risk from both fluvial and tidal flooding and following a topography survey a portion of the coastal floodplain is to be infilled as part of the development.
- 8.97 Objectors query the content of the Flood Risk Assessment including that the buildings appear to be within approximately 20m of the river and whether the flood-risk assessment has taken account of the fact that the nearby field on the south side of Sandelford Bridge floods approximately 40–50 m inland from the riverbank during spring tides. It has also been queried that although ground levels at the application site differ, and may have been raised by the placement of spoil during construction of the new bridge in the 1970s, the proposal appears to permit building on land that was part of the river's floodplain until the 1970s.

- 8.98 The Flood Risk Assessment provides an assessment of the specific site conditions and how they will change with the proposal having regard to the planning policy context. The assessment outlines the impacts on flooding on the development and considers the impacts that the development will have on flooding arising from its design. The policy requirements The Flood Risk Assessment outlines that there are no flood defences offering protection to the site and they are not required as protection to properties will be offered by raising finished floor levels.
- 8.99 The Flood Risk Assessment outlines that DFI Rivers indicated as Q200 flooding level of 3.24mOD and that a climate change level of 3.46mOD has been provided. The minimum design level on site is indicated to be 4.26mOD to include finished floor levels and access.
- 8.100 The land is outlined within the Flood Risk Assessment to naturally rise in a gradual transition towards higher lands to the east and that there are no prolonged steep faces adjacent to the River Bann therefore risks of erosion or instability will be minimal. All development is indicated to be a significant distance from the edge of the Bann.
- 8.101 NI Water infrastructure is identified within the site and the Flood Risk Assessment outlines that NI Water have recommended approval with conditions. The Flood Risk Assessment outlines that no built development is proposed over the line of an existing sewer with provision for wayleaves and that agreement in principle has been gained from NI Water for a diversion onto lower lands further west. These matters are outlined to be further assessed during the Article 161 stage and consequently no disruption to essential services will occur.
- 8.102 On the basis of the rationale provided within the Flood Risk Assessment, an exception is justified under Policy FLD 1 in relation to undefended areas.
- 8.103 The proposed development is to be constructed outside the 1 in 100 year fluvial flood plain with a freeboard of 1.77m above the 1 in 100 year fluvial level of 2.49m AOD. Rivers Directorate requests that the area of the site affected by the fluvial flood plain should be kept

free from impediments including tree planting, hedges, fencing, sheds, land raising, permitted development rights or future unapproved development by way of a planning condition.

- 8.104 DFI Rivers advise that development is shown to be within the 1 in 200 year coastal flood plain and has proposed infilling as permitted under policy. The minimum design level on the site should be 4.26mOD to include FFL's and access. this allows for a freeboard of 1.02m above the coastal level of 3.24mAOD.
- 8.105 DFI Rivers, while not being responsible for the preparation of the Flood Risk Assessment accepts its logic and has no reason to disagree with its conclusions.
- 8.106 DFI Rivers advise that it should be brought to the attention of the applicant that the responsibility for justifying the Flood Risk Assessment and implementation of the proposed flood risk measures (as laid out in the assessment) rests with the developer and his/her professional advisors.
- 8.107 DFI Rivers also advise that the FRA does not contain an emergency plan. This is a matter for the Planning Authority.
- 8.108 On the basis of the content of the Flood Risk Assessment and the response from DFI Rivers, all sources of flood risk to and from the proposed development have been identified and adequate measures to manage and mitigate any increase in flood risk arising from the development have been indicated as part of the proposed layout and design. Land raising is permissible under planning policy. The development is not required to be stilted and has increased finished floor and ground levels. There is no development in the low lying part of the site as per Key Site Requirement 8 with the exception of a fencing and the access road for DFI Roads associated with the bridge which are in the Q100 fluvial floodplain. Post and wire fencing within the floodplain and the right of access by DFI Roads is existing on the site. DFI Rivers have not raised any concerns in relation to this in terms of flood risk. Flood defences or any form of coastal defences are not required as part of the proposal. There is coastal erosion present on the site as with any major watercourse. The site is not at risk from erosion based on the information provided. The proposal is considered

to satisfy the requirements of Policy FLD 1 in this respect.

- 8.109 A condition should be applied in any approval for the submission of an emergency plan which should outline measures to be followed in the instance of flooding of the site to include flood avoidance, warning and resilience.
- 8.110 An objector has queried the content of the original Flood Risk Assessment and Drainage Assessment and outlines that the mitigation is less than satisfactory. The Flood Risk Assessment and Drainage Assessment documents have been updated as the proposal has been amended. DFI Rivers are the competent authority in relation to watercourse matters and have raised no concerns. There no concerns with the supporting information provided on this basis.
- 8.111 Policy FLD 2 of PPS 15 Protection of Flood Defence and Drainage Infrastructure states the planning authority will not permit development that would impede the operational effectiveness of flood defence and drainage infrastructure or hinder access to enable their maintenance.
- 8.112 The western extent of the site adjoins the River Bann and a 5 metre offset from the River Bann bank is indicated on the site plan. This has been acknowledged by DFI Rivers who have requested maintenance strips should be protected from impediments including tree planting, hedges, permanent fencing, sheds, land raising, permitted development rights or future unapproved development by way of a planning condition. Tree planting is proposed on site outside the maintenance strip. Access to and from the maintenance strip is outlined to be available at all times. An objector considers the 5 metre maintenance strip to be inadequate and outlines that the strip should be at least 15 metres in accordance with best practice guidance due to the size of the river and on ecological grounds. The best practice guidance referred to is unclear. Paragraph 6.32 under Policy FLD 2 outlines a minimum width of 5 metres up to 10 metres where necessary. DFI Rivers have raised no concern with the maintenance strip indicated. A larger maintenance strip is not necessary. The proposal complies with policy FLD 2 of PPS 15.

- 8.113 Paragraph 6.115 of the SPPS and Policy FLD 3 of Revised Planning Policy Statement 15 – Planning and Flood Risk indicates the requirement for a Drainage Assessment due to the size and nature of the development and new hardstanding which exceeds 1000 square metres in area.
- 8.114 The Flood Risk Assessment outlines that the site will continue to deal with a significant volume of rainfall given that 67.3% of the site will remain in permeable surfacing. The River Bann is indicated to be the only viable option for offsite water disposal given the topography and limitations of other associated infrastructure. A Schedule 6 consent is included in the Flood Risk Assessment which indicates consent from DFI Rivers to discharge at 14.8l/s. Discharge is sought via a headwall into the River Bann with details available in the Appendix 5 Drainage Layout. The flows are indicated to be limited by oversized piping and hydro-braking.
- 8.115 DFI Rivers were consulted on the proposed drainage arrangements and advised that the Drainage Assessment has demonstrated that the design and construction of a suitable drainage network is feasible. It indicates that the 1 in 100 year event with an additional allowance for climate change (10%) and urban creep (10%) could be contained in the attenuation system, when discharging at existing green field runoff rate, and therefore exceedance waters can be safely dealt with without breaching the consented discharge rate. Further assessment of the drainage network will be made by NIW prior to adoption. This may involve alterations to the drainage network design. Therefore, in order ensure compliance with PPS 15, Rivers Directorate request that the potential flood risk from exceedance of the network, in the 1 in 100 year event, with an additional allowance for climate change (10%) and urban creep (10%) is managed by way of a condition.
- 8.116 With adherence to the proposed condition from DFI Rivers to agree a final Drainage Assessment by the Council in consultation with DFI Rivers, the proposal satisfies Policy FLD 3 of PPS 15.
- 8.117 An objector has raised that the drainage strategy should form part of the proposed development and should not be viable a condition. DFI Rivers have advised they are content that a

drainage system is feasible on the site. As there are further matters requiring agreement outside the remit of planning it is considered to be onerous on the applicant to require the resolution of these matters for progression of the application. The proposed condition requested by DFI Rivers is acceptable.

8.118 Policy FLD 4 of PPS 15 is not relevant to the development as no culverting is proposed.

8.119 Policy FLD 5 of PPS 15 relates to development with a potential flood inundation area of a controlled reservoir.

8.120 DFI Rivers advise that Dfl Rivers reservoir inundation maps indicate a small portion of this site is in a potential area of inundation emanating from Ballinrees Reservoir. Dfl Rivers is in possession of information confirming that Ballinrees Reservoir has 'Responsible Reservoir Manager Status'. Consequently Dfl Rivers has no reason to object to the proposal from a reservoir flood risk perspective. There are no concerns in relation to Policy FLD 5.

8.121 Overall, the proposal satisfies the requirements of Key Site Requirement 8 of Housing Zoning CEH 60 and Planning Policy Statement 15.

Natural Heritage

8.122 The application site directly adjoins the River Bann and is hydrologically connected to the Bann Estuary Special Area of Conservation (SAC) and Area of Special Scientific Interest (ASSI). The site also adjoins the Sandelford Bridge Site of Local Nature Conservation Importance (SLNCI) woodland. A further area of woodland is present along the eastern boundary of the site adjoining the Mountsandel Road.

8.123 Objectors have raised concerns with impact on wildlife on adjoining land at Mount Pleasant, the river and its associated banks and on the site itself including the existing wooded areas. Concerns have been raised in relation to threats on green space. Whether ecological surveys including Appropriate Assessment, impact surveys, mammal and bat survey reports have been completed has been queried. The need to satisfy the

Validation Checklist has been outlined.

- 8.124 Objectors have raised that the Biodiversity Checklist has been overlooked with respect to proximity to rivers. A higher level of survey in the form of a Preliminary Ecological Appraisal was submitted as part of the application which deals more thoroughly with ecological issues than that required by the Biodiversity Checklist.
- 8.125 A Preliminary Ecological Appraisal, Invasive Species Plan and Badger and Otter Survey were submitted as part of the application. These surveys were subsequently updated through the application process due to the passage of time and changes in the design and layout of the scheme.
- 8.126 An objector has raised that the Badger report was not made publicly accessible and requested for this to be made public. The location of badger setts is not publicly available information due to the level of protection afforded to them. A redacted version of the report was made for viewing with further notification on this document as well as on further surveying with badger information.
- 8.127 The original Preliminary Ecological Appraisal was carried out in 2022 with further updates in 2024 and 2025. The original PEA outlines that two trees had low bat roost potential outside the site and would not be significantly impacted. The 2024 survey outlines that no sites of bat roost potential were found on site. The 2025 survey outlined the reduction in the number of houses and recommended the provision of bat boxes. Signs of Otter couches were found within 5 metres of the River Bann in the 2022 survey. No signs of otter were found in 2024 with the site acknowledged to be very likely to be used by otters. No further signs of Otters was confirmed in 2025. Badger activity was highlighted in the 2022 survey were recommendation for the completion of a separate Badger survey.
- 8.128 The original Badger Survey was completed in 2023 identified a significant number of paths and signs of badger activity. The 2024 Badger Survey outlined continued usage of the site. The 2025 Badger Survey outlined the reduced development intensity from the reduced development proposed with badgers not impacted by construction. The landscaping plan was

indicated to improve habitat. Two designated access points for badgers at the north and south of the site were also highlighted. Short term mitigation now proposed includes temporary fencing off of Woodland 1 during construction. Long term mitigation is highlighted through the proposed landscape plan with appropriate badger access points in fencing.

8.129 The Invasive Species Plan highlights that Himalayan Balsam is present on the site and that its removal will be relatively straightforward without the need for chemical application. It is recommended that grounds management and maintenance plans take into account the presence of this species within the wider area as it may become re-established. The 2025 update to the Preliminary Ecological Appraisal outlined the need for continued treatment and manual removal of Himalayan Balsam.

8.130 NED note in relation to bats that the Landscape Masterplan shows retention of trees on site and that some of these trees are mature and may be suitable for roosting bats. NED advise if plans change and any works or felling of any trees are planned that future bat survey work may be required. NED note that no trees have been identified as suitable for roosting bats on site with low bat roost potential on two trees adjacent to the site. NED advise that bats exhibit roost switching behaviour and have included a condition regarding the retention and protection of trees on site. This condition for retention of trees in accordance with the Landscape Masterplan should be applied on an approval.

8.131 In relation to Himalayan Balsam, NED advise that the relevant NED Invasive Species Management Team has been informed of the presence of this species on the site and will be in contact with the landowner to enforce the requirements of Invasive Alien Species (Enforcement and Permitting) Order (Northern Ireland) 2019.

8.132 An objector raises that the Preliminary Ecological Appraisal is normally produced before design stage and does not qualify as necessary comprehensive ecology assessment.

8.133 The initial Preliminary Ecological Appraisal assessed the site conditions on ecological grounds. There has then been further

surveying. Surveying can be carried out during the application process once a proposal has been submitted. No concerns have been raised by NIEA in relation to the quality of the surveying.

- 8.134 An objection raises lack of compensatory planting for tree coverage and biodiversity protection contrary to PPS 2. The lack of boundary fencing on the landscape plan to allow for movement of existing fauna is raised and the need for this is indicated to be common practice.
- 8.135 The proposal includes retention of trees on site with those removed either in poor condition or diseased. Trees are to be retained in accordance with the tree survey report and landscape plan with a compensatory planting scheme for those lost. The surveying carried out on the application indicated that the trees on site are not suitable for bat roosting and this is not disputed by NED. The proposed condition by NED requires no site clearance until the badger setts have been closed under licence. NED have not raised any requirement for specialised fencing on the site.
- 8.136 NIEA NED also advise that the site is hydrologically linked to Bann Estuary SAC and ASSI.
- 8.137 Objectors raise concerns in relation to impact on marine life by building works and the need for a CEMP in accordance with the Council's Validation Checklist given the proximity to the River Bann.
- 8.138 An Outline Construction Environmental Management Plan has been submitted which acknowledges the hydrological connection to both these designations. Chapter 6 of the OCEMP relates to the environmental management of site activities and outlines measures to ensure the River Bann remains unaffected by proposed works. These measures include utilisation of a maintenance strip, silt fencing, storage of fuels and hazardous materials and following of Pollution Prevention Guidelines in order to prevent sediment or other contaminants entering the watercourse.
- 8.139 NIEA NED have acknowledged the Outline CEMP and outline that rivers are priority habitats and are of significant ecological

value. NED recommend no development activity, including vegetation clearance, infilling, disturbance by machinery, dumping or storage of materials within 10 metres of the River Bann. NED advise that provided that the mitigation measures proposed in the OCEMP are implemented in full, NED are content that the proposed development is unlikely to have a significant impact on the associated designated sites. A condition has been recommended to indicate no development activity within 10 metres of the River Bann.

8.140 NED advise that an assessment is required under the Habitats Regulations to determine if the proposal either alone or in combination, is likely to have a significant effect on a European Site and the qualifying features, in line with the site conservation objectives.

8.141 Shared Environmental Services were consulted on the proposal and have completed an Appropriate Assessment on behalf of the Council. SES conclude that the proposal will have no adverse effect on site integrity with conditions to mitigate. The proposed condition is similar to that requested by NED requiring a 10 metre buffer during the construction phase between the watercourse and location of machinery, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc.

8.142 A combined condition to address both matters raised by NED and SES should be applied to ensure no impact to natural heritage interests. This condition is included in Section 10 of this report and relates to development and construction activities. Due to the location on the River Bann, a final CEMP should also be submitted as an update to the Outline CEMP submitted under application.

8.143 Having regard to the responses from NED and SES and with adherence to conditions, the proposal is considered to satisfy the requirements of Policies NH 1, NH 2, NH 3 and NH 5 of Planning Policy Statement 2 Natural Heritage.

Access, Movement and Parking

8.144 Policy AMP 2 of PPS 3 Access, Movement and Parking applies and states 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:

- a) such access will not prejudice road safety or significantly inconvenience the flow of traffic; and
- b) the proposal does not conflict with Policy AMP 3 Access to Protected Routes.

8.145 Key Site Requirement 5 of Housing Zoning CEH 60 requires the access to the site to be from Mountsandel Road.

8.146 The proposed access arrangements are onto Mountsandel Road and replaces the existing field gate access with a new access point. The existing track which runs south is to be replaced with a new access road which facilitates passing of two vehicles. To facilitate the new access road, retaining structures are required to provide for a wider land area.

8.147 Objectors have raised concerns on road safety and traffic grounds including the existing conditions of Mountsandel Road, cumulative impacts of traffic with the Earls Gate development, impacts on school children and nurseries within the area, the access is on a blind bend, lack of space for a filter lane on the road and lack of provision of pedestrian crossings and safety features. These objections were submitted when the scheme was high density and included 12 dwellings and 35 apartments.

8.148 DFI Roads responded on the original proposal for 47 units and advised that they have carried out an internal meeting and review the site design. Given the complexities and constraints of the site including its vast and complex structures, access and stability / right way clauses within the development it was agreed that the department would not adopt this site, although adoption will not take place it was also agreed that DFI Roads would ensure a Creating Places standard was met and that attention to the safety & manoeuvring for vehicles and pedestrians on this development should be met regardless of an adoption or not.

8.149 DFI Roads advised that technical approval for the retaining structures within the development will be required and provision

for the Right of way clause for inspections and maintenance of the Mountsandel Bridge and the Ring Road Bridge.

- 8.150 Further information was requested to include autotrack analysis and swept paths for the proposed access and internal road design and risk assessment of the Mountsandel Road as this new road within the development is parallel with the existing road and there is a large levels difference. The new road construction also falls within the stability clause of the site. The existing conditions are being changed with the introduction of new road within the development.
- 8.151 DFI Roads have subsequently been consulted for the amended and reduced proposal for 7no. dwellings. The site access arrangements are similar to that originally proposed.
- 8.152 DFI Roads have advised that they have no objection to the proposal. Conditions and informatives have been proposed which are requested to be considered as part of the decision.
- 8.153 The proposed conditions in relation to the access are required to ensure compliance with Policy AMP 2 of PPS 3.
- 8.154 A further condition is required by DFI Roads outlining that development hereby permitted shall not be commenced until any excavation/assessment below carriageway construction level; earth retaining structures, structural foundations and excavations requiring Geotechnical certification has been approved and constructed in accordance with CD622 Managing Geotechnical Risk, Design Manual for Roads and Bridges (DMRB).
- 8.155 This condition deals with matters beyond the remit planning to be considered under application to DFI Roads. This condition does not pass the five tests for conditions (particularly relevance to planning) outlined under Development Management Practice Note 20: Use of Planning Conditions and cannot be applied. Informatives are requested by DFI Roads in relation to construction matters and should be highlighted in the event of approval to ensure that geotechnical approval is obtained.
- 8.156 Some objectors have queried whether a Transport Impact Assessment was submitted whilst others have raised issues

with the content and conclusions of a Transport Assessment Form submitted in October 2024. A Transport Assessment/Transport Assessment Form have been requested for submission in line with the Validation Checklist.

- 8.157 The Transport Assessment Form submitted in October 2024 related to the higher density development of 47 no. units. An amended Transport Assessment Form was submitted in November 2025 for the proposed 7 no. units. All questions are ticked 'no' as the reduced proposal does not meet the thresholds for a Transport Assessment. There is no requirement for a Transport Assessment or Transport Assessment Form to be completed as the number of units and vehicle movements generated by the proposal are low.
- 8.158 Having regard to the response from DFI Roads, there are no concerns in relation to traffic generation or road safety. The proposal is considered to comply with the requirements of Policy AMP 2 of PPS 3.
- 8.159 Impact on the integrity of the Sandelford Bridge is raised by objectors. This bridge is in control of DFI Roads who have made comment under the application in relation to access for maintenance. No objection has been raised in relation to impact of the proposal on the bridge structure.
- 8.160 Criterion (f) of Policy QD 1 requires that adequate and appropriate provision is made for car parking.
- 8.161 Concerns have been raised by objectors in relation to lack of car parking and overflow from the development onto the wider streets.
- 8.162 The site layout arrangements indicates driveways to serve each of the seven properties. Three car parking spaces are indicated on each driveway. Each of the units are four bedroom detached properties.
- 8.163 Departmental Parking Standards indicates the requirements for 3.75 spaces for four bedroom, detached properties with three in-curtilage spaces indicated. Departmental Parking Standards indicates that the total requirements given include spaces for residents, visitors and other callers. Car parking provision is

appropriate within the dedicated driveways to each property and is adequate in relation to the space provided. The proposal complies with criterion (f) of Policy QD 1 in this respect.

- 8.164 The application site has a large change in topography from the location of the dwellings to the site access. The site access road includes a footpath and has a gradient that supports walking and cycling. The site layout allows for movement for those whose mobility is impaired. No concerns have been raised in relation to impact on existing public rights of way with access provided to DFI Roads for maintenance to Sandelford Bridge. An objector has raised anti-social behaviour in access under the bridge. However, the plans indicate this to be fenced off on the site with access available to DFI Roads for maintenance. No concerns have been raised in relation to this arrangement by DFI Roads. Traffic calming measures have not been requested by DFI Roads as part of the proposal. Road safety measures are incorporated within the road layout. The proposal complies with criterion (e) of Policy QD 1.

Residential Amenity

- 8.165 Criterion (h) of Policy QD 1 requires the design and layout not to conflict with adjacent land uses and for there to be no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing or noise.
- 8.166 Objectors have raised privacy impacts from the proposed dwellings.
- 8.167 The closest non-associated properties to the application site are located to the east within Earls Gate development, northeast on St Patrick's Avenue and to the north and south along Mountsandel Road.
- 8.168 These properties are detached from the application site and proposed dwellings due to change in topography and change in site levels. There is no development proposed which will result on an unacceptable adverse impact on these properties in terms of overlooking, loss of light or overshadowing.
- 8.169 The main impacts in terms of overlooking, loss of light and overshadowing are from the relationship between the proposed

properties.

- 8.170 The main relationship between Units 1 – 4 in terms of overlooking is from the gables. House Type A gables comprise living and reception room at ground floor and bathroom and ensuite windows at first floor on the northern gables and utility room door at ground floor and ensuite window at first floor on the southern gables. Given the nature of the use of these rooms and the relationship of the windows there is no unacceptable overlooking from opposing gable windows. At the second floor there are dormer windows to the front and rear of the dwellings facing east and west. All front and rear facing windows have views over the rear gardens of the associated properties. Views are primarily towards the open space area at the back with limited views of the private gardens. Each of these properties have sunrooms at the rear which have south facing windows. The sunroom windows face towards the blank gable of the garages on the adjoining property.
- 8.171 Unit 5 is House Type A1 which is a mirrored version of House Type A. This unit has a relationship with Unit 4, House Type A and Unit 6 House Type A2. Given the similarities in design to House Type A there is no unacceptable overlooking from the front and rear of the property. The rear sunroom windows are orientated north towards Unit 6. The siting and orientation of Unit 6 and boundary treatment does not result in any unacceptable overlooking. The gable windows of Unit 5 towards Unit 4 are ground floor utility room door and the first floor window is an ensuite window. Unit 4 has these same window and door facing north towards Unit 5. There is no unacceptable overlooking given the nature of the use of these rooms and extent of overlooking. Views from the north facing ground floor living room and reception room windows of Unit 5 towards Unit 6 are restricted by the 1.8 metre high boundary treatment. The first floor windows have views towards the private amenity space of Unit 6. However, considering the distance and the private nature of bathrooms and ensuites there are no overlooking concerns.
- 8.172 Unit 6 is House Type A2. The orientation of Unit 6's front and rear windows are away from any adjoining properties. The ground floor windows comprising the living room, reception area, sunroom and utility room are contained by the proposed

1.8 metre close boarded boundary treatment to the rear. There are views from the first floor bathroom and ensuite windows into the private amenity space of Unit 5. These views are into the side garden and the most private area of Unit 5 remains unaffected. Consequently, there is no unacceptable overlooking towards Unit 5. Unit 6 also has views from a first floor ensuite towards Unit 7. These views are towards the most private garden area of Unit 7. There is a perception of overlooking from this window. However, the window is indicated to be obscured and given its use, refusal would not be sustainable given the nature of the use of the room and the extent of overlooking.

8.173 Unit 7 is House Type B. The relationship of this property is to Unit 6. Again, the ground floor living and reception room views are screened out by the 1.8 metre boundary treatment. There are bathroom and ensuite windows at first floor which face towards the front driveway of Unit 6 and utility door. Given the extent of views and private nature of the rooms there is no unacceptable overlooking. The front and rear windows do not have any direct views towards any proposed properties. Due to the changes in topography of the site there are views from the higher points of the access road towards Unit 7. The proposed garage and the sunroom assists in restricting views towards the rear garden area.

8.174 Views are possible towards the rear gardens of Units 1 – 6 and the open space areas within the site from the Sandelford Bridge and to land to the west of Coleraine given the prominent location of the site. These views are not considered to be differentiated from views towards other residential development along the River Bann and there would be no unacceptable adverse effect.

8.175 Overall, there is no unacceptable adverse effect from overlooking arising from the proposal or impacts on residential amenity from views into the site.

8.176 Units 1 – 5 are orientated east – west, Unit 6 is orientated south-east – north-west and Unit 7 is orientated north – south. The sunpath results in the front of Units 1 - 5 receiving the morning sunlight and rears of Units 1 – 5 receiving the evening sunlight. Units 6 and 7 are orientated north-west and north and do not receive evening sunlight.

- 8.177 Units 1 – 5 have a staggered siting arrangement. However, there will still be loss of light and overshadowing to the gables of the properties as well as to the rear of the properties in the morning and front of the properties in the evening. The arrangement of these units is not considered to result in any unacceptable adverse effect on the residential amenity of these properties.
- 8.178 The relationship of Units 5, 6 and 7 are not considered to result in any unacceptable loss of light or overshadowing given their siting and the dwelling design.
- 8.179 It is noted that the site is located in close proximity to the Sandelford Bridge and that this bridge will have an impact on the site in terms of loss of light and overshadowing. The impacts of the bridge are not considered to be unacceptable given the identification of the site for zoning where an impact would be anticipated at the densities sought for the site.
- 8.180 Overall, there is no unacceptable adverse effect from loss of light or overshadowing arising from the proposal or impacts on residential amenity from loss of light or overshadowing onto the site.
- 8.181 Objectors have raised the close proximity to Sandelford Bridge and impacts on residential amenity from traffic including noise and air pollution impacts. Impacts on third parties from the development have also been raised in terms of noise and light pollution.
- 8.182 A Noise Report has been submitted with the proposal. The Noise Report indicates that suitable internal sound levels can be achieved for the proposed development and would therefore be acceptable on noise grounds.
- 8.183 Environmental Health in their review of the Noise Report indicate the area is dominated by vehicle and road traffic noise. The application site adjoins Sandelford Bridge which is heavily used by road traffic crossing the River Bann.
- 8.184 Environmental Health have requested conditions in relation to sound reduction of at least 35dB Rw + Ctr and for all dwellings to incorporate an acoustic ventilation system (with equivalent

glazing Sound Reduction) with specification to comply with Building Control Technical Booklet K and ventilation rates in accordance with Technical Booklet K.

- 8.185 No concerns have been raised by Environmental Health in relation to the impact of the proposed development on any existing properties in the area. The nature of the proposal will not result in noise generation which is atypical for a residential use.
- 8.186 The response from Environmental Health indicates that conditions are required to protect residential amenity. These conditions relate to internal space. There are remaining impacts on outdoor areas within the development to include private amenity space and open space areas from noise. Noise impacts on outdoor areas will reduce the quality of residential environment for occupiers of the development. However, the site is zoned specifically for housing and the identification of the site for this use establishes that this use is principally acceptable in this location. The bridge and associated noise and fumes sources from vehicles were in situ at the time of the selection of the site as a housing zoning. On this basis, there are no concerns in relation to usage of outdoor areas within the site and provision of a quality residential environment.
- 8.187 The response from Environmental Health indicates no unacceptable adverse impact from any other disturbance to existing or proposed properties including light pollution.
- 8.188 Further objection points raised the density of the development impacting on the quality of life of residents of the development and removal of trees which provide a wind and noise buffer to existing residents in the area impacting on their quality of life and causing danger to road users.
- 8.189 The proposal has been reduced in scale since this objection was received. The proposal is low density and not out of keeping with the area. There are no concerns in relation to quality of life of residents of the development. Most of the trees in the woodland along the eastern boundary are not subject to Tree Preservation Order and are to be removed due to their diseased condition. The proposed landscaping scheme will

compensate for trees lost.

- 8.190 The proposal is considered to comply with criterion (h) of Policy QD 1.

Archaeology and Built Heritage

- 8.191 An Archaeological Impact Assessment was submitted with the proposal that outlines from a desktop study that there are no known archaeological monuments within the application site and early edition OS maps indicate that the site was historically agricultural land with no evidence of development. However, a number of historical and archaeological sites have been identified within the wider search area and the application site is located within close proximity to some of these cultural heritage assets. The close proximity to Coleraine Workhouse is highlighted. Coleraine Area of Archaeological Potential indicates that the surrounding landscape has seen multiple periods of occupation and expansion and that the 1.5ha size of the site means that it is unlikely to be archaeologically sterile.
- 8.192 Policy BH 4 of Planning Policy Statement 6 outlines that where it is decided to grant planning permission for development which will affect sites known to contain archaeological remains, the Department will impose conditions to ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts of the development, including where appropriate the completion of a licensed excavation and recording of remains before development commences.
- 8.193 Objectors have raised the need for safeguarding of local heritage and raised concern on impacts on listed buildings at 23 Mountsandel Road and former workhouse and Mountsandel Fort. The desktop assessment within the Archaeological Impact Assessment is considered by objectors to be inadequate. Trenching is deemed to be needed. Concerns have been raised that the land re-contouring will impact on archaeology and this needs assessed before any topographical restructuring is performed.
- 8.194 Historic Environment Division: Historic Monuments were consulted on the Archaeological Impact Assessment submitted.

HED: Historic Monuments advise that they are content that the application may be acceptable to archaeological policy requirements providing that it is conditional on pre-development archaeological mitigation, as per Policy BH 4 of PPS 6.

- 8.195 HED: Historic Monuments advise that the application site is in close proximity to a number of recorded archaeological sites and monuments, including the Mesolithic period sites at Mount Sandal and adjacent prehistoric ford, which represent some of the earliest human habitation activity on the island of Ireland dating to around 10,000 years ago. This riverside location would have high archaeological potential, and the recorded archaeological sites and monuments nearby are indicators that further, previously unrecorded archaeological remains may be encountered within the application site. We note that this archaeological potential has been identified in the Archaeological Impact Assessment submitted in support of this application and it recommends that archaeological mitigation take place in advance of development work. HED (Historic Monuments) agrees with this assessment. Conditions have been recommended which should be applied in the case of any approval to ensure that archaeological remains are identified and recorded in accordance with Policy BH 4 of PPS 6.
- 8.196 The application site is located in close proximity to two listed buildings: Mount Pleasant, 23 Mountsandel Road (Grade B2) and Former Coleraine Union workhouse 'front building', Mountsandel Road (Grade B1). The views of Mount Pleasant are identified under Key Site Requirement 4 of Housing Zoning CEH 60 to be protected along Mountsandel Road and from across the River Bann.
- 8.197 Historic Environment Division: Historic Buildings were consulted on the proposal and have considered the effects of the proposal on the listed building. On the basis of the information provided they advise that they are content with the proposal.
- 8.198 The proposal has been assessed by HED in relation to archaeology and built heritage. The proposal is not considered to result in an adverse impact on the identified listed buildings. The site is deemed to have archaeological potential by HED and a Programme of Works has been requested to be carried

out through negative condition. As identified by an objector the site works include change in levels. The wording of the conditions requires that no site works occurs until the agreed Programme of Works is implemented. Adherence to this condition ensures no earthworks will impact on any archaeological remains. The proposal is considered to satisfy the policy requirements of PPS 6.

Local Landscape Policy Area

- 8.199 The application site is located within Local Landscape Policy Area Designation CEL 16 River Bann and Banks LLPA. The key feature of this LLPA is that this area includes that section of the river between the two bridges and the associated banks, which also incorporates Sandelford Bridge SLNCI.
- 8.200 The greater part of the east bank is indicated to remain in private ownership, including two major residential developments. Any further development will only be acceptable if the scale and design contributes positively to the setting of the river, existing woodland is retained, the more open sites substantially landscaped and public access is created along the river edge.
- 8.201 Policy ENV 1 states that planning permission will not be granted for development that would be liable to affect adversely those features, or combination of features, that contribute to the environmental quality, integrity or character of a designated LLPA. Where riverbanks are included within LLPAs access may be required to the river corridor as part of the development proposals. Any access should not have an unacceptable adverse impact on the flora and fauna of the river corridor.
- 8.202 The Planning Department considered that a reduced housing density would be acceptable to allow addressing of the other housing zoning and policy requirements. The scale of development is under three storeys with the dwellings proposed being 2.5 storey.
- 8.203 The site is located on land immediately adjoining the bridge. The banks to the north of the site are defined by a mixture of apartment dwellings and single storey dwellings. The siting of these developments vary due to the site topography with some

developments sitting off the Mountsandel Road with other developments located on the lower land.

8.204 This proposal relates to the provision of housing on lower lands raised from the River Bann to address flooding issues. This proposal has a scale and design in keeping with other developments located in the LLPA.

8.205 This site is open with clear views from Sandelford Bridge. These views are in context of woodland adjoining the site forming Site of Local Nature Conservation CNC 14 and The woodland along the eastern boundary of the site which is designated as a Tree Preservation Order. Works to protected trees is minimal due to the protection afforded to these trees and natural heritage interests including protection of bats and badgers. There is tree removal on the site of non-protected trees as a lot of the trees are diseased. Most of the site area to be developed is grassed with limited planting. substantial landscaping scheme is proposed with further planting within the wooded areas within the site and planting associated with the retaining walls and open space areas associated with the access.

8.206 Public access has been considered under key site requirement 7 of Housing Zoning CEH 60 which requires a pedestrian/cycle link. The provision of a pedestrian/cycle link would not be appropriate on a site served by a private access road. Even if a pedestrian/cycle link was provided on site there is no connectivity of this to adjoining land and there are constraints due to topography of the site and the adjoining land being a wooded SLNCI.

8.207 The land on the site is zoned for housing and the key site requirements dictate what form of development is acceptable on this site despite the LLPA designation. The proposal is broadly in conformity with the LLPA and the proposal would not adversely affect the setting of the river and its associated banks. The woodland on and adjoining the site is already protected and will be overall retained. A substantial landscaping scheme is proposed. Public access does not exist on adjoining sites and is not deemed to be required. The proposal overall satisfies the requirements of Policy ENV 1 of NAP 16.

Sewerage and Water Supply

- 8.208 The application form submitted indicates that the proposal seeks the utilisation of mains water supply and sewerage and disposal of surface water to an existing watercourse (River Bann in this instance).
- 8.209 Objectors have raised issues with the availability of connections, NI Water consent for connections which have not been granted, the need for septic tanks on an adjoining development at Mount Pleasant and the potential public health, health and safety and environmental concerns from sewage generation. These objections were submitted on an earlier iteration of the scheme.
- 8.210 NI Water have responded on the proposal and have recommended approval with standard planning conditions and response specific conditions. NI Water advise of available capacity in the Wastewater Treatment Works and a public foul sewer, public water main and public surface water sewer within 20m of the proposed development boundary which can adequately serve the proposal. NI Water advise of a combined sewer, foul sewer and surface water sewer traversing the site and a condition has been requested to ensure no impact on the public sewers. This condition should be applied on any approval to ensure that there is no damage or disturbance to existing sewers and in the interests of public safety.
- 8.211 The proposed discharge to the River Bann is via a headwall located in the southwest corner of the site. The drainage layout sought is indicated in Appendix 5 of the Flood Risk Assessment received. Appendix 4 of the Flood Risk Assessment relates to a letter from DFI Rivers who are satisfied with the discharge of storm water at a rate of 14.8 lit/sec from the development to the undesignated reach of the River Bann.
- 8.212 NIEA Marine & Fisheries Division Aquaculture Section outlines the risk of pollution being created and entering the marine environment. They continue that pollution resulting from construction operations, in the marine environment has the potential to cause adverse impacts to both commercial fisheries

and aquaculture interests. Sea Fisheries Inspectorate direct towards standing advice for pollution prevention. Marine Strategy and Catchments advise the site is hydrologically linked via the River Bann to Castlerock and Portstewart Bathing Waters and are content that there should be no adverse impacts provided information in their response is considered. This information outlines that bathing water sites reflect high amenity and tourism value and are vulnerable to pollution. They advise if main sewerage is not utilised they would have concerns over potential for detrimental effects on the water quality in these areas by way of effluent discharge. Inland Fisheries raise that assuming NIEA are content within the mitigation outlined within the Outline Construction Environmental Management Plan they are content that the application is unlikely to have any significant impact to fisheries interests in the vicinity of the proposal.

8.213 An Outline Construction Environmental Management Plan has been submitted on the proposal and following review no concerns have been raised by NIEA Water Management Unit on the proposal. NIEA Natural Environment Division advise that provided mitigation measures proposed within the Outline Construction Environmental Management Plan are implemented in full they are content the development is unlikely to have a significant impact on associated designated sites. DFI Rivers have raised no concerns in relation to the stormwater arrangements. The discharge of water to the River Bann is acknowledged by Shared Environmental Services in completion of the Habitats Regulation Assessment.

8.214 Having regard to the responses from NI Water, Shared Environmental Services and NIEA, the zoning of the site for housing and the existing housing arrangement present along the River Bann, the water supply and sewerage arrangements to serve the proposal are considered to be acceptable. There are no concerns in relation to public health or pollution from the proposed sewerage arrangements.

Other Matters

8.215 There is no requirement for the provision of local neighbourhood facilities as part of this proposal given the scale and location of the development. The proposal satisfies the

requirements of criterion (d) of Policy QD 1.

- 8.216 The development has been designed to deter crime and promote personal safety. The dwellings are orientated with oversight of the road. The dwellings adjoining the river are orientated with oversight from the rear gardens and rear windows towards the open space area and river. The area under the bridge has been fenced off to prevent access to this area. The access road has crash barriers indicated to prevent accidents. The proposal is considered to satisfy the requirements of criterion (i) of Policy QD 1.
- 8.217 Policy ENV 4 of the Northern Area Plan 2016 relates to development adjacent to a Main River. This policy outlines that development will only be acceptable provided that a biodiversity strip of at least 10 metres from the river edge is provided with an appropriate landscaping management proposal; public access and recreation provision is provided where appropriate; there is no significant adverse impact on nature conservation; the proposal will not compromise or impact on the natural flooding regime of the main river and complies with PPS 15 and any development would not prejudice future opportunities to provide a riverside walk.
- 8.218 These matters have been previously considered in this report through the zoning requirements and other policy matters. This policy is considered to be satisfied.
- 8.219 Lack of neighbour notification has been raised to those living in proximity to the site. Late delivery of letters was also raised with limited opportunity to respond.
- 8.220 The application was advertised in the Coleraine Chronicle and on the Council website which allows opportunity for those living beyond the application site to become aware of the application.
- 8.221 Neighbour notification is only carried out to identified occupiers on neighbouring land meaning that only those properties which either directly adjoin the application site as defined by the red line on the Site Location Plan or would adjoin the red line except for a road of 20 metres or less are eligible for notification under Article 8(2) of The Planning (General Development

Procedure) Order (NI) 2015. All objectors have been re-notified on amendments to the proposal. The delivery of the notification letters is beyond the control of the Planning Department. However, objections will be accepted after the date outlined on the notification letter.

8.222 Objectors raise that development is unwanted in the area and that the development will change the fibre of the community and neighbourhood which is highly sought after for retirees.

8.223 This proposal in all its iterations has related to housing and the area is defined by existing housing. The proposal is in keeping with the area and is not considered to change the fibre of the area. The site is zoned for housing and objections to this zoning were available during the public examination of the development plan.

8.224 Anti-social behaviour has been raised in relation to Sandelford Bridge and the need for fencing at least 2 metres high to replace the ineffective fencing in place. The proposal includes security fencing at the lower levels of the site at a height of 2.4 metres which will restrict access under the bridge. Any anti-social behaviour in the area is a matter to be dealt with by the PSNI.

Habitats Regulations Assessment

8.225 Causeway Coast and Glens Borough Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 10/08/2026. This found that the project would not have an adverse effect on the integrity of any European site.

9.0 CONCLUSION

9.1 The proposal seeks development of seven dwellings on a zoned housing site within the Coleraine Settlement Development Limit. Due to site conditions and the challenging topography of the site three of the key site requirements of the

zoning cannot be complied with. In order to facilitate development on the site a relaxation of some of the Plan key site requirements is considered permissible. The proposed development complies with all other key site requirements and is considered to be acceptable in its context. The proposal is considered to be acceptable having regard to the requirements of Northern Area Plan 2016, SPPS, PPS 2, PPS 3, PPS 6, PPS 7, PPS 7 Addendum, PPS 8 and PPS 15. Approval is recommended.

10.0 Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No development shall commence until the vehicular access, including visibility splays and any forward sight distance, are provided in accordance with Drawing No. 41D and Drawing No. 62A. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The gradient of the accesses to the development hereby permitted shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. No development or construction activity, including vegetation clearance, concrete mixing and washing areas, infilling, storage or disturbance by machinery, refuelling of machinery and dumping or storage of oil/fuel, spoil or materials, shall take place within 10 metres of the River Bann.

Reason: To minimise the impact of the development on the biodiversity value of the River Bann.

5. There shall be no site clearance or development activity within 25 metres of the badger sett, as shown in the Badger and Otter Survey Update Report, dated 17/11/2025, until written evidence has been provided to the Planning Authority that badgers have been excluded and the setts have been closed under the terms of a licence issued by the Northern Ireland Environment Agency.

Reason: To protect badgers and their setts

6. No development shall commence on site (including demolition, site clearance and site preparation) unless a Final Construction Environmental Management Plan has been submitted to and approved in writing by the Council. No development (including demolition, site clearance and site preparation) shall be carried out unless in accordance with the approved Final Construction Environmental Management Plan.

Reason: To safeguard the amenities of the area and in the interests of protection of the River Bann and surface water environment.

7. All trees, shown on Drawing 14C Landscape Masterplan to be retained, shall be protected in accordance with British Standard 5837:2012 Trees in relation to Design, Demolition and Construction – Recommendations. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Planning Authority.

Reason: To protect and minimise the impact of the proposal on the biodiversity of the site.

8. The lands granted Planning Permission are affected by a Tree Preservation Order (TPO). No protected tree, other than those identified for removal or tree works within the approved Tree Survey, Tree Constraints Plan and associated arboricultural information, shall be cut down, uprooted or destroyed, or have its roots within its Root Protection Area damaged or be subject to soil level changes or any form of tree surgery, without the prior written consent of the Council, other than in accordance with the approved plans and particulars of this application. Development will be taken to include the main development, any associated buildings, access and service provision.

Reason: To ensure the retention of trees protected by the TPO and to ensure continuity of the landscape amenity afforded by these trees.

9. Prior to any development on site, all trees identified for retention on the approved drawings shall be protected in accordance with the submitted Tree Survey, Tree Constraints Plan, associated arboricultural information, and in compliance with BS5837:2012 Trees in Relation to Design, Demolition and Construction. Protective fencing shall be erected prior to the commencement of any works on site and shall remain in place until all equipment, machinery and surplus materials have been removed from the site. No materials shall be stored, fires lit, or ground levels altered within any Root Protection Area, nor shall any excavation or other works take place except in accordance with the approved details.

Reason: To protect the sensitive roots of retained trees and ensure their long-term health and vitality.

10. Any works within or adjacent to Root Protection Areas shall be carried out in accordance with the approved drawings and arboricultural information, including any no-dig or other suitable construction techniques specified within the approved Arboricultural BS5837 Tree Survey Report.

Reason: To prevent damage to the root systems of retained trees.

11. All arboricultural works shall be carried out in full accordance with the approved BS5837 Tree Survey Report, Tree Constraints Plan, associated arboricultural information and shall comply with BS5837:2012. Any tree works shall be undertaken by a suitably qualified and competent arboricultural contractor.

Reason: To ensure the continuity of amenity afforded by existing trees and to secure a high standard of arboricultural practice.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following commencement of development. Any trees or plants which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Council.

Reason: To ensure the establishment and long-term success of the landscaping scheme.

13. All hard landscaping works including the provision of fencing, walls, crash barrier rail and the retaining walls shall be carried out prior to the occupation of any dwelling unit in accordance with the approved details as shown on Drawings 41C, 43A, 44A, 45A, 47 and the appropriate British Standard or other recognised Codes of Practice.

Reason: In the interest of visual and residential amenity.

14. The proposed open space areas identified on the Drawings 41D and 14C shall be carried out prior to the occupation of any dwelling hereby approved or as otherwise agreed in writing with the Council.

Reason: In the interest of visual and residential amenity.

15. The developer shall nominate and appoint a Management Company to implement, manage and maintain the soft and hard landscaping in accordance with Landscape Management Plan Doc 01. The areas of public open space, soft works including site vegetation and hard works including walls, fences and retaining walls identified in the Landscape Management Plan Doc 01 shall be maintained in perpetuity, to the satisfaction of the Council. A signed copy of the Memorandum and Articles of Association shall be submitted to the Council prior to the occupation of any dwelling.

Reason: To ensure the continuity and sustainability of the approved landscape design through its successful establishment and long-term maintenance and to achieve a quality residential development consistent with Planning Policy Statement 7 'Quality Residential Environments'.

16. The development hereby approved shall not be occupied or unless a Service Management Plan outlining the arrangements for bin collection from each of the dwellinghouses hereby approved and their transfer both to and from the bin collection point indicated on Drawing No. 41D has been submitted to and approved in writing by the Council. Thereafter the bin collection arrangements shall accordance with the approved Service Management Plan.

Reason: In the interests of road safety and convenience of road users.

17. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order with or without modification), no extension, garage, shed, outbuilding, wall, fence or other built structures of any kind (other than those forming part of the development hereby permitted) shall be erected without express planning permission.

Reason: Any further extension or alteration requires further consideration to safeguard the visual amenity of the area.

18. The façade of the dwellings shall have glazing installed providing a Sound Reduction of at least 35dB Rw + Ctr.

This is in order to meet the internal Noise Criteria in BS 8233: 2014 “Guidance on sound insulation and noise reduction for buildings” and the appropriate design criteria for acceptable maximum noise levels in habitable rooms of new residential developments as given in the World Health Organisations (WHO) document “Guidelines for Community Noise” as set out below:

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living Room	35dB LAeq,16hr	-
Dining	Dining Room	40dB LAeq,16hr	-
Sleeping (daytime resting)	Bedroom	35 dB LAeq,16hr	30 dB LAeq,8hr 45dB LAmax (WHO)

Reason: In the interests of provision of a quality residential environment for occupiers of the dwellings hereby approved.

19. All dwellings shall incorporate an acoustic ventilation system (with equivalent glazing Sound Reduction) with specification to comply with Building Control Technical Booklet K and ventilation rates in accordance with Technical Booklet K.

Reason: In the interests of provision of a quality residential environment for occupiers of the dwellings hereby approved.

20. Prior to the construction of the drainage network, the applicant shall submit a Drainage Assessment, compliant with FLD 3 & Annex D of PPS 15, to be agreed with the Council which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, agreed under Article 161, in a 1 in 100 year event with an additional allowance for climate change (10%), urban creep (10%) and submerged outlet included.

Reason – In order to safeguard against surface water flood risk.

21. No dwelling hereby approved shall be occupied until an Emergency Flood Evacuation Plan has been submitted to and agreed in writing with the Council. The Emergency Flood Evacuation Plan shall outline the flood warning procedures, and evacuation routes for the occupiers of the dwellings.

Reason: To ensure the safety of occupiers of the premises.

22. No development shall commence until the applicant provides evidence, to the satisfaction of the Council, that NI Water has confirmed the proposed works will not affect the existing public sewer traversing the site.

No construction to be made, trees planted or other obstruction permitted over this sewer, or within the permitted wayleave width.

Reason: To prevent disturbance / damage to existing sewers and in the interest of public safety.

23. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:
- The identification and evaluation of archaeological remains within the site;
 - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
 - Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
 - Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

24. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under Condition 23.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

25. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under Condition 23. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

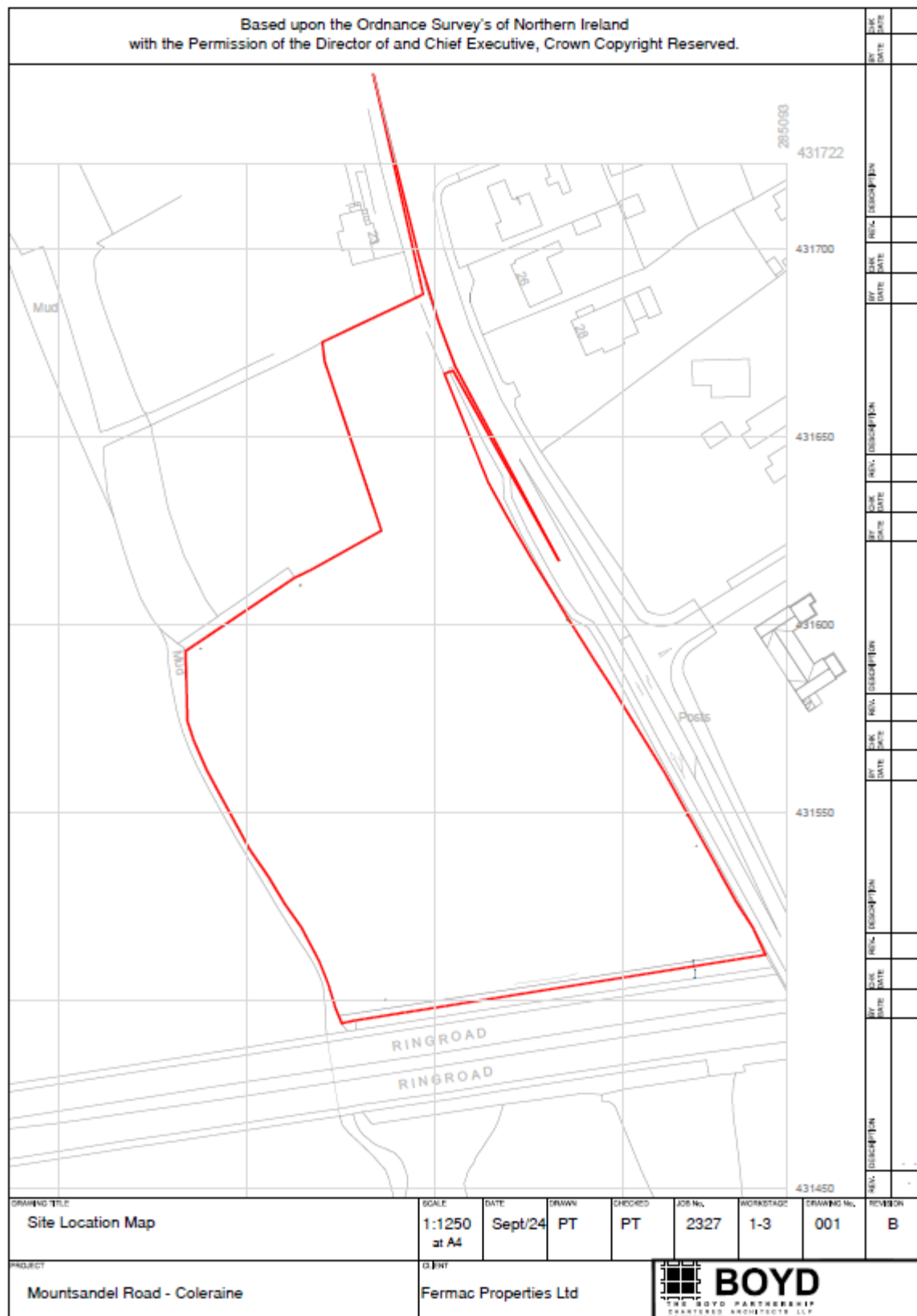
Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent properties for the removal of or building on the party wall or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at: <https://planningregister.planningsystemni.gov.uk/simple->

search

6. The applicant is advised to contact DfI Roads, Structures Section at County Hall, Coleraine regarding the Geo-Technical Approval - In advance of any proposed works, which might compromise the stability of the side slope and therefore the adjoining Mountsandel Road and Sandelford Bridge, Type B temporary works documentation should be forwarded to the Department for approval. Approvals must be given by the Department prior to the commencement of any works.

Site Location Plan



Site Plan

