

<b>Planning Committee Report</b>  LA01/2018/0550/F	<b>22 January 2020</b>
<b>PLANNING COMMITTEE</b>	

<b>Linkage to Council Strategy (2015-19)</b>	
<b>Strategic Theme</b>	Protecting and Enhancing our Environment and Assets
<b>Outcome</b>	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
<b>Lead Officer</b>	Development Management & Enforcement Manager
<b>Cost: (If applicable)</b>	N/a

<b><u>No:</u></b>	LA01/2018/0550/F	<b><u>Ward:</u></b>	Windy Hall
<b><u>App Type:</u></b>	Full		
<b><u>Address:</u></b>	Off Knocktarna Manor (20 metres South of no. 4 Knocktarna Manor) Coleraine		
<b><u>Proposal:</u></b>	Proposed 6 no. dwelling, new access to site no. 1 and shared driveway to serve site nos 2, 3, 4, 5 & 6		
<b><u>Con Area:</u></b>	N/A	<b><u>Valid Date:</u></b>	03.05.2018
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	Moore Design, Market Court, 63 New Row, Coleraine, BT52 1EJ		
<b><u>Applicant:</u></b>	Modern Spec Ltd, 22 Crockanhilly Road, Park Village, Claudy, BT47 4OL		
<b><u>Objections:</u></b>	<b>26 (7 persons)</b>	<b><u>Petitions of Objection:</u></b>	<b>0</b>
<b><u>Support:</u></b>	<b>0</b>	<b><u>Petitions of Support:</u></b>	<b>0</b>

## Executive Summary

- This proposal is acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The site is located within Coleraine settlement limit as designated in the NAP 2016. The site was approved for four dwellings by the PAC.
- This application seeks planning permission for six dwellings.
- The development plan and other planning policy documents have not changed significantly from those which formed the basis of the PAC decisions to grant planning permission on this site.
- There has been 26 objections received from seven different addresses. The main concerns relate to road safety and the density of development. Objectors consider the access arrangements off the Mountsandel Road to be substandard and consider the density of development to be too high and out of character.
- DfI Roads have raised no objections to the access arrangements.
- Consultees have raised no objections.
- Given the scale, position and design of the proposed dwellings, the development is not considered to have an unacceptable, adverse impact on neighbours.
- The density of development is not out of character with other development in the locality. The proposal would not be visible from the main road and the style and design is in keeping with that found in the surrounding area.

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://www.planningni.gov.uk)

## 1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** full planning permission subject to the condition set out in section 10.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located on the edge of Coleraine settlement, south east of Coleraine town. It is located within a residential cul de sac off the Mountsandel Rd.
- 2.2 The site is bound on its northern and western boundaries by residential development (two detached two storey dwellings). The site is bound on the eastern boundary by mature woodland, some of which overhangs into the application site. The site slopes steeply to the south down towards the River Bann. The applicant also owns the vacant land to the south of the application site which abuts the River Bann. The site contains an electricity pylon. A water pumping station is located to the west of the site, accessed of a footpath.
- 2.3 The site hosts a variety of vegetation in the central and southern area.

## 3 RELEVANT HISTORY

C/2006/0016/F Knocktarna Manor, Coleraine - Proposed Detached Dwelling with integral Garage. Approved 19.09.2006.

C/2008/0901/F Knocktarna Manor, Coleraine - Proposed two no dwellings (one of the dwellings is a revision of planning approval C/2006/0016/F) and roadway for private streets determination (extension of existing Knocktarna Manor). Following the Departments refusal, the PAC Approved 3.05.2011.

C/2011/0380/F Knocktarna Manor, Coleraine - Proposed 3 no Dwellings (one of the dwellings is a revision of that approved under C/2008/0901/F) and Roadway for Private Streets Determination

(extension of Knocktarna Manor). Following the Departments refusal, the PAC Approved 31.01.2014.

LA01/2018/1522/F Knocktarna Manor, Coleraine - Renewal of Planning Permission C/2011/0380/F. Proposed 3 no dwellings (one of the dwellings is a revision of that approved under C/2009/0537/F) and shared roadway extension of Knocktarna Manor. Under Consideration.

## **4 THE APPLICATION**

The proposal is for the creation of six dwellings. Site 2 would be a bungalow with habitable roof space and the remaining dwellings would be two storey dwellings. Site 1 would be accessed directly off Knocktarna Manor and the remaining five properties would be accessed from a shared private drive

## **5 PUBLICITY & CONSULTATIONS**

### **5.1 External**

Advertising: Advertised in the Coleraine Chronicle on the 21<sup>st</sup> May 2018 and on the 4<sup>th</sup> November 2019 following receipt of amended plans.

Neighbours: Six neighbours were notified on the application.

26 letters of objection were received on this application from seven different addresses. The objections raised the following concerns:

#### Road Safety

- Objectors have referenced DfI Roads objection to the previous application C/2011/0380/F for three dwellings on this site.
- Access from Montsandel Road is considered narrow and objectors consider the visibility splays to be inadequate. The proposed increase in vehicular traffic is considered to adversely affect road safety and the convenience of other road users. One objector has requested a 'risk assessment of the impact of intensification of this proposal as a basis for addressing the acute road concerns'.
- The existing Knocktarna Manor Road is not considered wide enough for the existing six dwellings and could not support an additional six.

- Objectors have also raised concerns for pedestrians using the footpath on Knocktarna Manor Road when large vehicles struggle to pass each other.
- Objectors have cited Policy AMP 2 of PPS3 which relates to the intensification of the use of an existing access and Creating Places which sets out standard for roads.
- Reference has been made to the PAC decision 2013/A0113 on 31.01.2014 (relating to C/2011/0380/F) which permitted three dwellings on this site subject to the applicant submitting drawings necessary to enable a private streets determination to be made.
- This application does not seek approval for a private streets determination and neither does application (LA01/2018/1522/F) to renew that previous consent.
- An objector notes the change of description on applications. The original application C/2008/0901/F sought approval for three dwellings... *'and roadway for private streets determination (extension of existing Knocktarna Manor)'*. Whilst the more recent application LA01/2018/1522/F omits reference to private streets determination and instead seeks approval for three dwellings...and *'shared roadway extension of Knocktarna Manor'*.
- An objector notes in appeal ref. 2013/A0113, the PAC comments on the existing visibility splays and in particular does not consider them to meet modern standards and acknowledges the junction is below requirements of DCAN15 Vehicular Access Standards.
- One objector who resides at 2 Knocktarna Manor (east of the junction onto Mountsandel Rd), has offered to sell a portion of land in order to improve the access.

#### Amenity

- One objector considers the development to have an unacceptable impact on the privacy of residents at no. 6 Knocktarna Manor.
- Noise pollution and consequent impact on neighbouring properties

#### Character

- Objection to the style of the proposed dwellings, not enhancing the surrounding area. It would change the character of the area by reason of plot sizes and lack of amenity space.

## Ecology

- Concerns have also been raised in relation to the impact on wildlife.

## Other

- The proposed development is considered to have potential of lowering house values.
- Objectors have raised concern that the applicant owns additional land to the south and could develop it at a future date, which would exasperate all the concerns raised in relation to access and density.

No letters of support were received on the application.

## 5.2 Internal

DAERA Drainage and Water: No Objections.

DAERA Natural Heritage and Conservation Areas: No Objections.

DFI Roads: No Objections.

Environmental Health: No Objections.

NI Water: No Objections.

## 6 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local 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:

- The Northern Area Plan 2016 (NAP)

- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations & Assessment” section of the report.

## **7 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016 (NAP)

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3 (PPS 3) – Access, Movement and Parking

Planning Policy Statement 7 (PPS 7) – Quality Residential Environments

Planning Policy Statement 7 (PPS 7) Addendum – Safeguarding the Character of Existing Residential Areas

Planning Policy Statement 2 – Natural Heritage

Planning Policy Statement 6 - Planning, Archaeology and The Built Heritage

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: the principle of development; impact on road safety; character of development; impact on historic and natural environments; and impact on residential amenity.

## **Planning Policy**

- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, and PPS policy documents specified above.

## **Principle of Development**

- 8.3 The principle for an application of this nature is outlined in the Northern Area Plan 2016 and the Strategic Planning Policy Statement.
- 8.4 The application site is within the development limit of Coleraine, therefore Policy Set 2 of NAP, very generally supports development which is sensitive to the size and character of the settlement. As such the proposal is supported in principle, subject to an assessment in light of all other relevant planning policy and material considerations.
- 8.5 The planning history on this site is a material consideration which must be given considerable weighting.

## **Road Safety**

- 8.6 The Department refused planning permission (C/2008/0901/F) at this site for two dwellings and a roadway for private streets determination. This decision was successfully appealed. The PAC approved it 3.05.2011 (2009/A0263) subject to a private streets determination and a suitable landscaping scheme.
- 8.7 A further application was submitted on the site and the Department refused planning permission (C/2011/0308/F) for three dwellings and a roadway for private streets determination. This decision was also successfully appealed. The PAC granted planning permission 31.01.2014 (2013/A0113) subject to a private streets determination and the approval of retaining walls/structures. This approval would have expired 31.01.2019, however Council has a current application (validated 11.12.2018) to renew this consent (LA01/2018/1522/F).
- 8.8 The Department on both occasions refused the development because it was considered to prejudice the safety and convenience of road users due to the restricted width of Knocktarna Manor and the existing sight lines at its junction with the Mountsandel Road.

- 8.9 The following excerpt is taken from paragraphs 7 & 8 of the later appeal (2013/A0113) as it provides clarity on the interpretation and relevance of Policy AMP 2 of PPS 3: Access to Public Roads.
- 8.10 *'Policy AMP 2 of PPS 3 is entitled 'Access to Public Roads' and relates to development proposals involving either direct access to a road, or the intensification of use of an existing access to a public road. The appeal proposes direct access (incorporating a new roadway) onto the public road of Knocktarna Manor. Policy AMP 2 states that such an access will only be granted planning permission where it (a) will not prejudice road safety or seriously inconvenience the flow of traffic and (b) does not conflict with policy AMP 3. As Policy AMP 3 applies to new accesses or existing accesses unto Protected Routes, it is not relevant to this appeal.*
- 8.11 *Policy AMP 2 lists five bullet points for consideration when determining the acceptability of access arrangements. Appeal 2012/A0264 deals with a similar issue in respect of an indirect access. Notwithstanding the difference in scale between that proposal and this one, I concur with the findings in that decision. As such, I consider that all the bullet points must pertain to a proposal involving the direct access or the intensification of the use of an existing access onto a road. As indicated above, the direct access in this appeal is onto a proposed new roadway that would connect with Knocktarna Manor, not Mountsandel Road.'*
- 8.12 This proposal is the same in that it would create an access onto a proposed new roadway that would connect with Knocktarna Manor and not Mountsandel Road. Therefore in the same vein as the Commissioner has outlined, Policy AMP2 Access to Public Roads of PPS 3 cannot be applied to this proposal as it is only relevant for when direct access onto a road is being proposed. The Commissioner also dismissed DCAN 15 as guidance and not planning policy, along with the standards set out in Creating Places because Knocktarna Manor is an existing road therefore it was not considered relevant to the appeal.
- 8.13 Notwithstanding the above dismissal of Policy AMP2 of PPS 3, the Commissioner did consider the access in detail.
- 8.14 It was noted the previous consents (2009/A0263) in effect granted permission for 8 dwellings off Knocktarna Manor (including the

existing 6 dwellings – no.s 1-6 Knocktarna Manor) and the appeal dwellings would only create an additional two, totalling 10 dwellings.

- 8.15 The Commissioner also gave weight to an application for a dwelling on the junction of Mountsandel Road and Knocktarna Manor which was refused January 2009. During consultation with Roads Service, it did not object but required that access should be gained from Knocktarna Manor, rather than Mountsandel Road. Therefore the Commissioner concluded that the principle of 8 dwellings being served without alterations to the junction had been established and an additional two would not result in a significant increase in traffic using the junction.
- 8.16 With regards visibility splays, the Commissioner agreed that the visibility splays at the junction of Knocktarna Manor/Mountsandel Road did not meet modern standards. However recognised that the roads are part of the adopted road network and there had been no accidents recorded in this location for the last six years. On this point, the Commissioner again cited the recent application for a new dwelling at the junction when Roads Service required access to be off Knocktarna Manor. The Commissioner considered the recorded speeds in excess of the 30 mph limit. The Commissioner also noted that even with the dip in the road, the alignment of Mountsandel Road was relatively straight which aided visibility. With the above factors in mind, the Commissioner was satisfied that the proposal would not have an unacceptable impact on overall road safety.
- 8.17 The Commissioner also noted that Knocktarna Manor was originally designed in 1985 under the then relevant 'New Streets' document in order to accommodate 20 dwellings even though the development was only for 7 dwellings. And while the standards have now changed the Commissioner considered that the width of Knocktarna as sufficient to accommodate two cars passing each other and as such would not prejudice road safety or significantly inconvenience the flow of traffic.
- 8.18 The objections raised on this current application in relation to the intensification of the access at junction of Mountsandel Road/ Knocktarna Manor, the visibility splays and the width of Knocktarna Manor have all been thoroughly considered in detail during the previous two appeals and summarised above. The principle of four dwellings on this site has in effect been accepted by the two appeals. Whilst DCAN 15 has been dismissed, it does provide a definition of

intensification which is useful. Intensification is considered to occur when a proposed development would increase the traffic flow using an access by 5% or more. This proposal seeks consent for an additional two dwellings taking into account the six existing dwellings (no.s 1- 6 Knocktarna Manor) and x4 approved dwellings (total of 10). This is not an intensification as the additional two would create less than 5% increase in traffic flow.

- 8.19 As such given the discussion above, the planning history and the lack of objection from DfI Roads who are the competent authority on these matters, the proposal is not considered to prejudice road safety or significantly inconvenience the flow of traffic.
- 8.20 This application does not include a private streets determination. Developments in excess of five dwellings are required to have a private streets determination. In this instance the developer has proposed to access site 1 directly off Knocktarna Manor and the remaining five off a private driveway which does not require a formal adoption via the private streets determination approval process.
- 8.21 DfI Roads were consulted on this application and raised no objection subject to conditions relating to the gradients of the shared private drive and footways.
- 8.22 DfI Roads were consulted when objections relating to road safety were received. In the response DfI Roads have advised that such matters were considered and dealt with in the PAC decision 2013/A0113 dated 31.01.2014.

### **Character and Design**

- 8.23 The proposed layout of sites 1, 2, 5 and 6 is similar to those previously approved. Sites 3 and 4 are similar to the previously approved sites in terms of in scale and layout.
- 8.24 In terms of density, this was considered by the Commissioner in the previous appeals. The Commissioner accepts that while the proposed density would be higher and in particular plots sizes would be smaller than a number of the properties on Knocktarna Manor, when taken as a whole, considering the density in the surrounding area, in particular to the north of Mountsandel Road, the density proposed was not considered significantly higher which is the test in the Addendum of PPS7. Therefore this objection reason was not

sustained by the Commissioner. As such the proposed development is considered to comply with Policy LC 1 Protecting Local Character, Environmental Quality and Residential Amenity of the Addendum of PPS7 in terms of respecting the existing patterns of development and the overall character of the area.

- 8.25 The land level falls to the south towards the River Bann, therefore the properties are proposed to be on three levels ie. Level 1: sites 1 & 2, Level 2: sites 4 & 6 and Level 3: sites 4 & 5. The contours have informed the layout and scale of each proposed property.
- 8.26 The proposed dwellings would be finished with a mix of materials. The two sites closest to Knocktarna Manor (sites 1 and 6) would be two storey and finished with black flat roof tiles, white render and red facing bricks. Both properties have a dual frontage and have been designed to address both Knocktarna Manor and the private shared drive.
- 8.27 The remaining three house types on sites 2, 3, 4 and 5 would be finished with black flat roof tiles, white render and blue/grey facing brick.
- 8.28 These finishes are a contrast to the mix of Tudor style properties on Knocktarna Manor. However the scale and design with a vertical emphasis and narrow gables and roof pitches of the two closest sites, are reflective of those on Knocktarna Manor.
- 8.29 As noted in the latter appeal, this site is off the main road and due to the shape of the site, when viewed from the existing road, it would not be visually prominent on the street scene.
- 8.30 The boundary treatments would consist of 1.1m high estate style metal railings to the front of properties to create a sense of openness and continuity. The boundary treatments between properties would be 1.8m high vertical close board fence in order to create private amenity space for each property.
- 8.31 Concerns have been raised by no. 6 Knocktarna Manor in relation to privacy. Currently the boundary to the north between no. 6 and the application site consists of a mature hedge, the section closest to the access point has been maintained, whilst the remaining section is over 3m high. Planning permission was granted for an extension and access from no.6 into land to the east outside the domestic curtilage in

2014. The land to the west of no.6 has been developed with hardstanding and outbuildings. There is no planning history for this site. The proposed dwelling at site 1 would be 21m wall to wall distance from no. 6. However as the closest element would be a single storey garage, the closest two storey element would be 30m from the front wall of no. 6. Due to the separation distance, existing boundary hedge and orientation of the property, there would be no opportunity for overlooking private amenity space. Furthermore, whilst the neighbours at no. 6 have a Juliet balcony on the side/rear corner, at the time when planning permission was granted (C/2014/0019/F), the separation distance and existing vegetation was considered to protect amenity of no.6 and future occupants of the application site.

- 8.32 With regards the impact on amenity for future occupants, the proposed dwelling would have sufficient amenity space and have been orientated to avoid overlooking with suitable separation distances. Whilst site 3 would have a pylon to the front, which is not desirable, any future buyer would be aware of its presence and the layout has sought to provide new planting to reduce the impact on future occupants.
- 8.33 The development has been assessed in light of Policy QD1: Quality in New Residential Development of PPS7. The proposal is considered to respect the surrounding context, provide adequate amenity space, landscaping is provided throughout with a suitable movement pattern, ample private parking, use of appropriate materials, would not conflict with other adjacent land uses and has been designed to deter crime. As such the proposal is considered to meet the objectives of Policy QD1. The historic and natural environment is considered below.

### **Historic Environment**

- 8.34 The Historic Environment Division (HED) was consulted because of the proximity (170m to the East) of Knocktarna Manor which is a Grade B1 Listed Building. HED were consulted to consider the impact of the development on the setting of the Listed Building.
- 8.35 HED raised no objection and is content that the proposal would have no greater demonstrable harm on the setting of the listed building and has sufficient presence to remain unaffected by the development.

8.36 As such the proposal was considered to comply with the remit of Policy BH11 – Development affecting the setting of a Listed Building of PPS6 Planning, Archaeology and the Built Heritage.

## **Natural Environment**

8.37 This site is outside albeit, abuts the Knockantern Local Landscape Policy Area (LLPA) which designates the land to the west, south and east of the Knocktarna Manor. The LLPA is designated because of the following features which contribute to the environmental quality, integrity or character of this area: the landscaped grounds of low density housing, extensive and visually significant woodland on the steep slopes rising from the River Bann and Knockantern Site of Local Nature Conservation Importance.

8.38 Policy ENV1 of NAP protects LLPA's from development proposals 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.

8.39 This site is positioned 85m north of Knockantern Site of Local Nature Conservation Importance (SLNCI). Policy ENV 2 of NAP seeks to protect SLNCI's from development which would have a significant adverse effect on the intrinsic nature conservation interest of a designated Site of Local Nature Conservation Importance.

8.40 A biodiversity checklist and ecological statement was submitted (Doc 01) 13.02.2019 which acknowledged the nearness of Knocktanern SLINCI, the presence of mature trees and hedges and their importance to breeding and nesting birds.

8.41 The statement recommended removing any shrubs or hedgerows outside the bird breeding season (1<sup>st</sup> March to 31<sup>st</sup> August) and made recommendations on lighting to reduce light spill and minimise the impact of lighting on the mature trees within the woodland. The ecologist considered the impact of the development on biodiversity to be low as the site represented habitats which are of low species diversity and would not impact any protected species.

8.42 Following an amended plan which removed all street lighting and further consultation with NIEA, Natural Environment Division raised no objection to the proposal.

8.43 This site is outside the protected area/site (LLPA and SLNCI). It is not considered that the development would impact the landscaped grounds, nor would it significantly increase the density from that found in the surrounding locality. Whilst it would involve the removal of vegetation on site, it would not impact the extensive woodland within the protected policy area. Therefore the proposal is not considered to have any significant adverse effect on the intrinsic nature conservation interest of the protected area/site and is considered acceptable in terms of policy NH 4 - Sites of Nature Conservation Importance – Local of PPS 2 – Natural Heritage, Policies ENV 1 and ENV2 of NAP.

### **Other Issues**

8.44 Objections were raised about the impact of this proposal on property values. Paragraph 2.3 of the SPPS advises that the planning system must operate in the public interest of local communities and it does not exist to protect the private interest of one person against the activities of another. The impact on property values is not a material planning consideration.

8.45 Comments were also made about the future use of land to the south of the application site, which is also owned by the applicant. This is not the consideration of this application and any future applications would be considered on their own merits in line with the development plan at that time.

### **Habitats Regulation Assessment**

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

## **9 CONCLUSION**

9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016, the planning history of the site and other material considerations. The proposal relates to six dwellings within an existing residential area inside the settlement limit of

Coleraine. The proposal layout and design is not considered to detract from the visual amenity and residential amenity currently enjoyed by neighbouring properties. The access has been accepted by DfI Roads which is the competent authority on this matter. Approval is recommended.

## **10 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. The access gradient to the Shared Private Drive shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. The access gradient to Site 1 shall not exceed 8% (1:12.5) 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.

### **Informatives**

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of 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 <http://epicpublic.planningni.gov.uk/publicaccess/>.

# Site location Map



