

Addendum 4

LA01/2019/0281/F

1.0 Update

1.1 On 26th August 2020 Environmental Health recommended 2 further conditions relating to external lighting. These additional conditions are;

13. Light levels from the exterior lighting to be installed shall not exceed 10 lux pre curfew (up to 11pm) and 2 lux post curfew (after 11am) at the closest receptors.

Reason: In the interest of neighbouring receptors.

14. Following installation of the proposed lighting a post verification assessment shall be undertaken by a competent person to verify that light levels do not exceed those stipulated in condition 1 at the closest receptors.

Reason: In the interests of neighbouring residents.

1.2 Within paragraph 1.3 of Addendum 3 it is stated that a new application has been submitted and is in the process of being validated. This application has been since made valid and the reference for this application is LA01/2020/1200/F. This application is at the early stages of processing with consultations etc. yet to be issued. Accordingly, no opinion has been formed on this new proposal. This is now viewable in Public Access epicpublic.planningni.gov.uk.

1.3 On 18th November 2020 an additional letter of representation was received which has raised concerns regarding the proposed development. The concerns raised are as follows;

- The Lodge Hotel is a valuable asset and this development will have a detrimental impact to the economic health of the hotel.
- The proposed boundary and impact of the development if opened 24 hours.
- The noise and odour impacts of the proposal on residents at the hotel.

- Impact the proposal will have on hotel residents through sleep disturbance
- There is a right of way between the Lodge Hotel Car park and Asda which will lead to people using The Lodge Hotel Car Park.
- Opening times of the restaurant will cause disturbance and a review of delivery times is needed.
- The proposal will lead to further traffic on an already busy road and will exacerbate current race track element and congestion at peak times.
- The proposal will lead to litter issues and increase potential for vermin.
- The proposal will lead to a new gathering point for boy racers.
- Residents in Lodge Road, Lodge Park and the Lodge Care Home would be disturbed by increased traffic and noise.

2.0 Consideration

- 2.1 The issues raised in regard to noise, odour and litter have been addressed in paragraph 8.11 to 8.13 of the Planning Committee Report, Paragraph 2.2 and Paragraph 2.3 and paragraph 2.5 of Addendum 2. The objection points including the impact on the hotel and its users are fully considered in the Planning Committee report in paragraphs 8.18 to 8.22. There is a separation distance of approximately 20 metres between the side elevation of the Lodge Hotel and the rear elevation of the proposed McDonalds restaurant. Further to this a 2.5 metre high acoustic barrier will be placed along the site boundary to reduce potential noise impacts. Given this separation distance, the acoustic barrier and the consultation responses from Environmental Health this relationship is considered acceptable.
- 2.2 In terms of the concern raised in regard to 24 hour opening a condition will be placed on any approval to ensure the business is opened between the hours of 6am to 11pm.
- 2.3 In regard to the potential for those going to McDonalds using the Lodge Hotel Car Park car parking is proposed as part of this application. DFI Roads has not raised any concern in regard to car parking. Given this sufficient parking is available to facilitate the proposed development.

2.4 The concerns raised in regard to traffic impacts has been considered in paragraph 8.14 to 8.16 of the Planning Committee Report. In terms of gathering points for boy racers this would be a site management issue. Within the Planning Support Statement it is stated that a strict protocol to ensure noise and disturbance is kept to a minimum will be implemented and all shift managers will have conflict resolution training. The car park will be monitored to ensure customers who cause disturbance are asked to leave the premises.

3.0 Recommendation

3.1 That the Committee note the contents of this Addendum and agree with the recommendation to approve the proposed development in accordance with paragraph 9.1 of the Planning Committee report.