

Title of Report:	Planning Committee Report – LA01/2024/0608/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	23rd October 2024
For Decision or For Information	For Decision – Council Interest Item
To be discussed In Committee YES/NO	NO

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

Estimated Timescale for Completion	
Date to be Completed	

Budgetary Considerations	
Cost of Proposal	---
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>No:</u>	LA01/2024/0608/F	<u>Ward:</u>	Coolessan
<u>App Type:</u>	Full		
<u>Address:</u>	CC&G Council Depot Amenity Site, 9 Ballyquin Road, Limavady		
<u>Proposal:</u>	Extension of existing office space.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	23 May 2024
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Causeway Coast and Glens Borough Council		
<u>Applicant:</u>	Causeway Coast and Glens Borough Council		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

EXECUTIVE SUMMARY

- The application seeks full planning permission for 'extension of existing office space' at the Causeway Coast and Glens Depot Amenity site, Ballyquin Road, Limavady.
- There were no objections received in relation to this application.
- Planning Application B/1993/0060 was granted permission in 1993 for alterations and extension to council depot buildings and construction of public skip site and recycling centre.
- The application is located within the development limit of Limavady as defined in the Northern Area Plan (NAP) Map 4/01a Limavady.
- The site is adjacent to Greystone Local Landscape Policy Area (LYL08).
- There were no consultations issued in relation to this proposal.
- The proposal has been assessed against the relevant policy, mainly the SPPS, PPS4, PPS11 and A Planning Strategy for Rural Northern Ireland and has been found acceptable in terms of the principle of development, Local Landscape Policy Area (LLPA), and Townscape.
- The application is recommended for APPROVAL.

Drawings and additional information are available to view on the Planning portal -

<https://planningregister.planningsystemni.gov.uk/simple-search>

1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for recommendation set out in Section 9 and the policies and guidance in Section 7 and 8 and resolve to **APPROVE** planning permission subject to the conditions set out in Section 10.

2 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located at 9 Ballyquin Road, Limavady. The site comprises an existing recycling site, with associated sheds, car parking, an office, access roads and other ancillary structures/buildings.
- 2.2 The development surrounding the site is predominantly residential land, school premises and associated school playing fields.
- 2.3 The site is located within the settlement development of Limavady as provided for in the Northern Area Plan. The site is outside but abuts the Greystone Local Landscape Policy Area (LYL08) located at Limavady Grammar School.

3 RELEVANT HISTORY

- 3.1 Planning Application B/1993/0060 was granted permission in 1993 for alterations and extension to council depot buildings and construction of public skip site and recycling centre.

4 THE APPLICATION

4.1 The application seeks full planning permission for the extension of existing office area at a Causeway Coast & Glens Recycling Depot in Limavady. The proposal adds 22.7m² of office space and is finished in rough cast white render with a galvanised steel rail at the entrance.

5 PUBLICITY AND CONSULTATIONS

5.1 EXTERNAL:

A press advertisement was issued in the Coleraine Chronicle for this application. It was displayed from 5 June 2024 with expiry dated 19 June 2024.

Neighbour Notification letters were distributed to two addresses. No objections / representations were received in relation to this application.

5.2 INTERNAL:

There were no consultees required in relation to this application.

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 both a new local plan strategy is adopted, councils will apply specified retained operational policies.

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

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

7 RELEVANT POLICIES AND GUIDANCE

7.1 The application has been assessed against the following planning policy and guidance:

- The Northern Area Plan 2016
- Strategic Planning Policy Statement (SPPS)
- Planning Policy Statement 4 – Planning and Economic Development
- Planning Policy Statement 11 – Planning and Waste Management
- A Planning Strategy for Rural Northern Ireland – Policy DES2

8 CONSIDERATIONS AND ASSESSMENT

8.1 The main considerations in the determination of this application relate to: the Principle of Development, impact on LLPA and Townscape.

8.2 Planning Policy

The proposal must be considered having regard to the Northern Area Plan 2016, SPPS and PPS policy documents specified above.

Principle of Development

- 8.3 The main policy consideration is contained within the Northern Area Plan 2016, the Strategic Planning Policy Statement and the relevant Planning Policy Statements (PPSs). The proposal is for the extension of the existing office space. The main policy considerations are within paragraphs 4.27 and 6.205 of the SPPS, policies PED1 and PED9 of PPS4, Policy WM2 of PPS11 and Policy DES 2 within a Planning Strategy for Rural Northern Ireland.
- 8.4 The proposal is for an extension of the existing office space at and to serve the Council amenity site at 9 Ballyquin Road. The proposal therefore falls to be considered under both PPS4 and PPS11. PPS4 entitled Planning and economic development outlines that for the purposes of this PPS, economic development uses comprise industrial, business and storage and distribution uses, as currently defined in Part B 'Industrial and Business Uses' of the Planning (Use Classes) Order (Northern Ireland) 2004 including B1, B2, B3 and B4. The preamble goes on to add that PPS4 does not provide policy for a list of specific uses including waste disposal or waste management facilities, which are dealt with in other PPSs or in 'A Planning Strategy for Rural Northern Ireland'.
- 8.5 Policy PED1 of PPS4 states that a development proposal to extend an existing economic development use or premises within settlements will be determined on its individual merits having regard to Policy PED9. PED 9 outlines the general criteria to be met for economic development. The proposal is for a small extension to the existing building to accommodate an additional small office within the settlement limit of Limavady. The proposal is compatible with the surrounding land use of the civic amenity site and will not harm residential amenity or features of natural or built heritage. The site is outside any area of flood risk. The development will not lead to any increase in noise, effluent or traffic. The design and layout is acceptable for the site. The proposal complies with PPS4 in

so far as it relates to office development at and associated with the civic amenity site.

- 8.6 PPS11 sets out the policies for development of waste management facilities and policy WM2 sets out when development of a waste collection or treatment facility will be permitted. The civic amenity site has been in existence for many years (see para 3.1 for planning history). The proposal is specifically for a small office at and associated with the existing civic amenity site and an office located within the confines of the existing site will not have an unacceptable adverse impact on the character, environmental quality and amenities of the local area. The proposal is in accordance with PPS11.

Impact on LLPA

- 8.7 The red line of the site is outside but abuts Greystone Local Landscape policy area. However, as the development proposes a small office within the confines of the existing civic amenity site the proposal is considered to not have an adverse impact on the features of the LLPA.

Townscape

- 8.8 Policy DES 2 requires development proposals in towns and villages to be sensitive to the character of the area surrounding the site in terms of design, scale, and use of materials. The office extension replaces an existing timber canopy with polycarbonate roof representing a 25% increase in the footprint of the building (22m²). The proposed rough cast render will match the existing finish of the office and in keeping with dwellings in the surrounding area. The proposal is sited in the centre of the Council Grounds and will not impact neighbouring properties in terms of overshadowing, overlooking, noise or other nuisances. As a result, the proposed office extension can sympathetically integrate into its surroundings without impacting on the character of the area and the proposal complies with Policy DES 2.

Habitats Regulations Assessment

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

9 CONCLUSION

- 9.1 The proposal is considered acceptable having regard to the Northern Area Plan 2016 and other material considerations. The proposal is minor in scale and relates to an extension to the existing office space. The scheme is compliant with current planning policy as highlighted above and approval is recommended.

10 CONDITIONS

10.1 CONDITIONS:

- 1) As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit

INFORMATIVES:

- 1) 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.

- 2) 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.
- 3) 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.
- 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 Planning Authority 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.planningssystemni.gov.uk>

Site Location



Block Plan

