

Addendum

LA01/2017/0596/F

1.0 Further information

- 1.1 Policy HOU2 'Social and Supported Housing' is contained within the Northern Area Plan 2016. The policy applies to proposed housing schemes of more than 25 residential units, or on a site of 1 hectare or more.
- 1.2 HOU 2 states that such proposals will be required to contribute to meeting the needs of the wider community, where there is an established need for social or specialist housing, as established by the Housing Needs Assessment. Where this need is identified a minimum of 20% of the total number of dwellings will be required to be provided.
- 1.3 Further consultation has also been carried out with Northern Ireland Electricity.

2.0 Consideration

- 2.1 As part of the assessment of the application the Northern Ireland Housing Executive was consulted on 4th of September 2017 and on 7th February 2018. The Housing Executive responded on 13th of September 2017 and on 21st February 2018.
- 2.2 NIHE stated in their response that the current housing needs assessment does identify a small, emerging need in the Ballysally area. However, as it is the Housing Executive's intention to use its existing land bank to fulfil these additional housing needs in due course they have no requirement for social housing on the application site.
- 2.3 Paragraphs 8.32, 8.33 and 9.1 of the Planning Committee report assesses the potential conflict with the adjacent NIE Sub-station and the overhead power lines. Following this assessment further consultation has been carried out with NIE.

- 2.4 The consultation response from NIE, received 15th April 2019, advised that following discussions with the applicant and having carried out a site visit, the proposal in its current form will cause minimal impact on their electricity infrastructure. The applicant has agreed to liaise directly with NIE during the construction phase, provide method statements and observe any height restrictions. Therefore, NIE have now advised that they have no concerns and withdraw their objection.
- 2.5 Refusal reason 4 set out in section 10 of the Planning Committee report no longer applies.

3.0 **Recommendation**

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to Refuse, as set out in paragraph 9.1 and refusal reasons 1,2,3,5 set out in section 10 of the Planning Committee Report.