

# Addendum

## LA01/2020/0744/F

### 1.0 Update

- 1.1 On 21/11/2022 additional information was received from the applicant incorporating a letter of representation and supporting evidence.
- 1.2 The supporting letter refers to the existing site as both “brownfield” and a “gap site”. The subject site is neither brownfield as generally understood in planning terms nor is it considered a “gap site” as defined within Policy CTY8 of PPS21 - Sustainable Development in the Countryside (see paragraphs 8.30 – 8.32 of Committee Report).
- 1.3 The supporting letter refers to the period of time which the application has remained under consideration. A number of issues were raised as part of normal processing / assessment of the application relating to:
  - The principle of development and conflicting / lack of clear evidence that the previous permission had been implemented within the requisite time.
  - Concerns regarding the nature of material used on site for in-filling / potential contamination.
  - Potential impact on natural heritage interests including protected species and their habitat.
- 1.4 The applicant and agent were afforded reasonable additional time periods necessary to facilitate the provision of additional supporting information or to suitably address those issues raised, which has impacted on the overall processing time. The final submission was received 22/03/2022 (ecological plan) and the final outstanding consultation returned on 22/07/2022.
- 1.5 The submitted letter outlines information in support of the application which has been considered as part of the planning assessment and within the Committee report. As part of this information the applicant states that the necessary access

arrangements and visibility splays of 2.4 x 100m have been provided in accordance with the relevant planning permission. Consultation with DFI Roads as part of the current application confirms that the necessary access arrangements remain to be implemented and recommend a condition requiring their provision prior to the commencement of any other works (received 11/9/20).

- 1.6 The submission refers to the inaccurate positioning of the foundation identified as part of the current application as sufficient to meeting the requirements of a commencement of works. Both the positioning and evidence regarding construction of the said foundation are assessed as part of the Committee report.
- 1.7 The remainder of the submission incorporates invoices, receipts, bank statements and supporting information from third parties previously received and considered as part of the planning application consideration.
- 1.8 The submitted information does not raise any additional material matters which would deem commencement to have taken place. The principle of development remains unacceptable as it does not meet any of the acceptable types of development identified within PPS21.

## **2.0 Recommendation**

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application for the following reason:

*The proposal is contrary to 6.73 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.*