

Addendum

LA01/2018/0550/F

1.0 Update

1.1 Correspondence was received 14.01.2020 and 17.01.2020 from an objector raising the following matters:

- The previous PAC approval 2013/A0113 has been referred to throughout the report as an approval, however the objector is making the observation that it was a conditional approval ie. It was subject to planning conditions. Planning permission whether granted by Council or by the PAC is always subject to conditions. This planning application must be considered on its own merits. While the planning history is a material consideration, the current application is not required to comply with the conditions imposed on a previous PAC approval. As such it is the applicant's discretion whether or not to apply for a Private Streets Determination as part of this application.
- The objector has highlighted in this letter and a number of others that Public Access does not list related history for this application under 'related cases'. Public Access service provider has been made aware of this instance. Council is fully aware of the planning history and consultation letters sent to all consultees list the planning history. Furthermore consultees have their own systems to record planning history. Dfl Roads were involved in the previous appeals and therefore are mindful of their relevance. Therefore there has been no prejudice caused as a result of the glitch on Public Access.
- The Objector believes Dfl Roads should be consulted on every representation that relates to road safety. Dfl Roads were last consulted 17.07.2019. The objections received from that date onwards which relate to roads, have not raised new concerns that have not been previously considered. Notwithstanding the above, Dfl Roads have provided comments 20.01.2020 and in doing so

considered all representations made from 17.07.2019. The latest response from DfI Roads refers to appeal 2013/A0113 and on the basis of the PAC approval, does not consider it prudent to recommend refusal against as these were fully considered by the PAC.

- The objector requested that this letter (received 14.01.2020) be circulated to members of the Planning Committee prior to the Planning Committee meeting.
- The most recent letter received 17.01.2020 indicates concern that the earlier letter received 14.01.2020 had not been considered because the planning committee report had not been amended. Once published, Council does not revise planning committee reports. Instead, additional representations and submissions are considered and communicated via an addendum such as this document.
- Other matters raised in relation to consultation with DfI Roads and the Private Streets Determination condition on a previous approval have been addressed above.
- 28 letters of objection have now been received on this application from seven different addresses.

1.2 Please see below further Planning history for consideration in section 3 of the Planning Committee Report:

C/2009/0537/F Knockarna Manor (Adjacent to 6 Knockarna Manor) Coleraine, Re-siting and change of house type from that approved under C/2006/0016/F to multi accessibility bungalow and associated access roadway to adoptable standards. Approved 24.02.2010

2.0 Assessment

2.1 The above correspondence has been uploaded onto the Planning portal and DfI Roads have considered the content.

2.2 DfI Roads in consultation response received 20.01.2020 have recommended a further condition as follows which would be attached should approval be granted:

The development hereby permitted shall not be commenced until any retaining wall/culvert requiring Technical Approval, as

specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with BD2 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed and constructed in accordance with BD2 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

- 2.2 No further additional information has been submitted from that previously considered in the assessment of the application.

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 1.1 of the Planning Committee report with the addition of the above DfI Roads condition.