

Addendum

LA01/2021/0676/F

1.0 Update

1.1 A revised site plan was received with a consultation sent to Dfl Roads on 11th April 2022. Dfl Roads responded on 21st April 2022. In this response Dfl Roads raises no objection to the proposal.

1.2 Bullet Point 7 of The Executive Summary (Pg. 3) of the Planning Committee Report (PCR) states:

“Dfl Roads has requested further details at a scale 1:500”. As this information has now been received and is satisfactory, this is no longer required.

1.3 Para 5.2 (Pg. 5) of the PCR states:

“Dfl Roads – requested an amended block plan”. As an amended block plan has been received which addresses the outstanding matters, this is no longer required.

1.4 **Access** – Para 8.19 (Pg. 10) of the PCR states that:

“Dfl Roads has been consulted as the competent authority on road matters. It has requested an amended block plan detailing further information required to allow full consideration of the proposal. As the principle of development is considered to not be acceptable, this information has not been received. It is considered that due to the lack of information submitted in this regard that the proposal is contrary to planning policy AMP 2 of PPS 3 relating to roads safety.”

However, following further consultation with Dfl Roads on a revised site plan (Drg No. 02A) which amended the access and visibility splays, Dfl Roads raises no objection to the proposal. Therefore, having regard to this response and considering this against planning policy, Para 8.19 is no longer relevant. The current position is that the proposal satisfactorily meets the requirements of PPS 3.

1.5 In Section 10 **Reasons for Refusal** (Pg. 11), reason 2 states:

“The proposal is contrary to Paragraph 6.77 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy AMP 2 of Planning Policy Statement 3, as it has not been demonstrated that the proposal, if permitted, would not prejudice road safety or significantly inconvenience the flow of traffic.”

This reason is now superfluous as the outstanding matters for DfI roads have been addressed. There remains **ONE** reason for refusal as set out in Section 10.

2.0 Recommendation

2.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with Paragraph 1.1 of the Planning Committee report.