

## Laura Crawford

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**From:** Melita Bloomfield - R Robinson and Sons Ltd [REDACTED] >  
**Sent:** 20 October 2023 14:54  
**To:** Planning  
**Subject:** LA01/2023/0287/F- 11-13 Newal Road Ballymoney - Additional information.  
**Attachments:** RESPONSE TO PLANNING COMMITTEE REPORT DOCUMENT.pdf; 22-23 - DESIGN AND ACCESS STATEMENT-compressed.pdf; 22-23 - CONTEXTUAL ELEVATION - UPDATE-R22-23-RRS-X-00-DR-A-PL-10 310.pdf

Please find attached our comments on the recent Planning Committee Report Document which was uploaded on 18<sup>th</sup> October together with a copy of our revised Design & Access Statement and Drawing no R22-23-RRS-x-00-DR-A-PL-10 310 Rev C.

We trust that as per protocol these documents will be forwarded to all members of the planning committee prior to the meeting on Wednesday

We would appreciate if you could confirm receipt of this email and attachments by return.

Regards

Melita

 **For the Environment, R. Robinson & Sons Ltd. asks that you only print this email if necessary.**

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COMMENTS ON PLANNING COMMITTEE REPORT DOCUMENT UPLOADED TO  
THE PLANNING PORTAL ON 18<sup>TH</sup> OCTOBER 2023.

5.2 One letter of objection has been received from No 18 Newal Road, the following matters are raised.

- Increase in traffic.

**DFI ROADS HAVE NO ISSUES WITH THE PROPOSALS**

- Concerns regarding scale, height and visual impact of the proposed building. 231025 Page 6 of 19

**THE OBJECTION MENTIONS GAPS AT EITHER SIDE OF THE BUILDING BEING LOST – THIS IS NOT CORRECT GAPS AT EITHER SIDE OF THE BUILDING REMAIN THE SAME**

- Considered excessive in terms of massing.
- Previous adjacent development was in keeping with residential use in the area.

**THIS IS ADDRESSED IN THE DESIGN AND ACCESS STATEMENT SUBMITTED WITH THE ORIGINAL APPLICATION**

- 8.5 Supporting information that accompanies the application indicates that the proposed development will help meet an 231025 Page 8 of 19 urgent requirement within the local community to provide mental health support services and is in accordance with one of the SPPS's core planning principles, 'Improving Health and Well-being'.
- 8.6 While the development proposes the change of use of the site from residential to health care the use is considered acceptable in principle and is in keeping with a number of surrounding land uses to the south-west, east and north-east of the site. The core planning principles of the SPPS also include 'Supporting Good Design and Place Making' and decision making should balance and integrate a variety of complex social, economic, environmental and other matters that are in the long term public interest. As such, whilst the principle of the use of the site as a health care facility is considered acceptable there are concerns regarding the scale massing and design of the building which is discussed in more detail in paragraphs 8.8-8.25 of this report.

THE HIGHLIGHTED AREAS ARE THE ONLY REFERENCE TO THE SECTIONS OF SPPS WHICH DEAL WITH HEALTH AND WELLBEING – THIS WAS NOT REFERED TO IN THE ORIGINAL CASE OFFICERS REPORT PRIOR TO THE DECISION BEING MADE.

8.7 During the previous PAD process the agent and applicants were made aware that while the principle of development was considered acceptable it was also advised that there were concerns regarding the design, scale and massing of the proposed development. The proposed design has not been amended from that presented at the PAD stage.

THIS IS INACCURATE– THE DRAWINGS SUBMITTED WITH THE PLANNING APPLICATION WERE AMENDED FOLLOWING THE PAD MEETING – THE FRONT BAYS WERE ACTUALLY ARTICULATED TO HAVE AN ADDITIONAL 900MM STEP IN THE FAÇADE LINE TO FURTHER EMPHASISE THE DESIGN LANGUAGE OF THE FACADES OF THE BUILDINGS ON THE OPPOSITE SIDE OF THE ROAD AS DISCUSSED AT THE PAD MEETING. THE FACT THE OFFICERS DID NOT NOTICE THE DIFFERENCE IN THE DRAWINGS IS OF SOME CONCERN.

8.13 The proposed building replaces 2 existing single storey dwellings with a single building with an overall ridge height of approx. 9.75m. The scale and massing of the proposed building 231025 Page 10 of 19 is considerably greater than that of the buildings to be replaced or those in the surrounding context.

THIS IS QUITE MISLEADING AS THE 9.75M HEIGHT REFERS TO THE HIGHEST POINT OF THE ROOF. IE THE TOP OF THE GABLE- THE MAJORITY OF THE ROOF IS ACTUALLY AT A LOWER LEVEL THAN THE ADJACENT BUILDINGS WHICH CAN BE CLEARLY SEEN ON THE CONTEXTUAL ELEVATION. (see pages 20-21 of Design & Access Statement)

8.14 There is a concern regarding the design, scale and massing of the proposal. In particular regarding the height, the long frontage, gable fronted elements with limited set backs and the design doesn't appear to take account of the level change across the site. This part of Newal Road is generally characterised by a varied mix of semi-detached and detached dwellings set within modest plots, with a variety of soft and hard landscaping boundary treatments. The buildings step down gently along the street scene to reflect the change in levels. The lack of appreciation of this stepped down character will make the building appear more dominant and out of place in the street context.

THE CHANGE IN STREET LEVEL IS REFLECTED ON THE CONTEXTUAL ELEVATION. (see pages 20-21 of Design & Access Statement)

8.15 The gable depth of the proposed building is approximately 20.3m. the gable depth of the surrounding buildings varies from approx. 9m to up to approx. 18m. The existing buildings with a larger gable depth of 16m – 18m (including those on the application site) are not considered comparable to the proposed building. The existing buildings on site are single storey with a hipped roof design and the gap between the buildings provide a visual break.

THE BLOCK PLAN IN THE DESIGN AND ACCESS STATEMENT CLEARLY SHOWS THE ADJACENT BUILDING IS LONGER IN DEPTH THAT THE PROPOSED BUILDING. THE PROPOSED BUILDING HAS A STEPPED FRONTAGE WITH GABLE ENDS WHICH PROVIDES A VISUAL BREAK ALONG THE FAÇADE- AGAIN THIS IS NOTED IN THE DESIGN AND ACCESS STATEMENT. (see page 13 of Design & Access Statement)

8.16 Contextual elevations have been provided which show the building in the context of the adjacent properties along Newal Rd. The design does not reflect the generally domestic scale of the surrounding properties along Newal Rd. The extensive mass and frontage length gives little appreciation to the current spacing between buildings on the site and along the streetscape. This disrupts the rhythm of the street scene and results in a building appearing incongruous and out of place.

THE CONTEXTUAL ELEVATIONS HAVE NOT BEEN ISSUED TO THE COMMITTEE ALONG WITH THIS REPORT – AS THE PLANNING OFFICER REFERS TO THE FRONTAGE NUMEROUS TIMES THROUGHOUT THE REPORT IT MAY BE PRUDENT TO ATTACH A COPY OF THIS ELEVATION. (see pages 20-21 of Design & Access Statement)

8.20 Overall, it is considered that the current design does not reflect the character of the area, which is generally a well-established residential area.

THE DESIGN AND ACCESS STATEMENT ALREADY INDICATES THE NUMEROUS NON-RESIDENTIAL BUILDINGS IN THE PROXIMITY OF THE SITE- TRINITY CHURCH, RODDENS, LIBRARY, ARMOUR COMPLEX. JOBS & BENEFIT OFFICE. (see pages 25- 27 of Design & Access Statement)

THIS WOULD QUESTION THE AREA AS BEING A WELL- ESTABLISHED RESIDENTIAL AREA.

8.22 There is a distance of approximately 12.5m from the rear elevation of the proposed building to the common boundary to the southeast. The proposed building will be closer than the existing properties on site, the rear elevation of No 11 Newal Rd currently sits approximately 16m from the common boundary to the south-east. There are several first-floor windows facing 231025 Page 12 of 19 towards the rear of properties at No 6 and 8 Knocklayde Park. These serve a mix of uses including offices, consulting rooms and a multi-purpose room. The existing boundary between the proposed building and the dwellings at 6 and 8 Knocklayde Park is currently defined by a fence approx. 1.8m in height, at the time of inspection part of the fence to the rear of No 8 Knocklayde Pk was missing. The proposed plans do not indicate any new boundary treatments along the south-eastern boundary.

**THE ACTUAL HEALTH CENTRE IS CLOSER TO THESE DWELLINGS THAT THE NEW PROPOSED BUILDING.**

8.23 The rear elevation opposite the dwellings at Knocklayde Park is a continuous building line with no set backs. The proposed building will have a ridge height of up to 9.75m at the highest point. The building will sit at a similar level to the dwellings at no 6 and 8 Knocklayde Park. The outlook from the rear of the adjacent properties at Knocklayde Park will be dominated by this built form considering the lack of spacing between buildings. The use of the first floor level for offices, consulting rooms and multi purpose rooms is considered to be a higher level of activity than traditional first floor residential dwellings which are generally bedrooms and bathrooms. By way of comparison paragraph 7.17 of Creating Places makes reference to a greater separation distance of around 30m between buildings and a minimum of 15m to the common boundary for apartment development which include living room or balconies at first floor level. This is due to the impact these types of developments can have on the amenity of adjoining dwellings.

WE WOULD SUGGEST THAT THE HIGHLIGHTED SECTION OF THIS POINT BEARS NO RELEVANCE TO THE APPLICATION AND WOULD NOTE THAT THE CURRENT BUILDINGS ADJACENT TO THE SITE HAVE THE SAME USAGE AS THE PROPOSED BUILDING ALSO HAVE FIRST FLOOR WINDOWS AND THERE HAVE BEEN NO ISSUES WITH IMPACT ON THE AMENITY SPACE OF THE DWELLINGS.

8.24 Given the overall ridge height, massing and extent of first floor windows the proposed building is considered unduly dominant in terms of height and massing and will result in unacceptable impact on the existing residential properties to the south-east in terms of overlooking, dominance and appearing hemmed in

NOTE THERE WERE NO OBJECTIONS FROM ADJACENT HOME OWNERS

8.29 There are a number of discrepancies in the submitted plans. These include incorrect labelling of elevations and incorrect scaling of drawings. Amended plans were requested from the agent via email on 21st July 2023 but not submitted.

NOTE THE AGENT RANG AND LEFT A MESSAGE FOR A CALLBACK FROM THE PLANNING OFFICER PRIOR TO THE CONTENTIOUS LIST BEING UPLOADED TO THE WEBSITE WITH A VIEW TO DISCUSSING THIS MATTER BUT THE OFFICER DID NOT RETURN HIS CALL AND THE APPLICATION WAS SUBSEQUENTLY PLACED ON THE CONTENIOUS LIST RECOMMENDED FOR REFUSAL.

9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan 2016 and other material considerations including the SPPS. The proposal fails to meet the requirements of the SPPS, the Departments Planning Strategy for Rural Northern Ireland and is considered to have a unacceptable impact on the character of the area and residential amenity. Refusal is therefore recommended.

THE PLANNING OFFICER HAS ALREADY STATED IN THIS REPORT THAT THE PRINCIPLE OF USE OF THE BUILDING IS ACCEPTABLE IN THIS LOCATION AND THE ONLY ISSUE THEY HAVE IS THE SCALE, DESIGN & MASSING IN WHAT THEY CONSIDER A RESIDENTIAL AREA . THE DESIGN AND ACCESS STATEMENT ALREADY INDICATES THE NUMEROUS NON-RESIDENTIAL BUILDINGS IN THE PROXIMITY OF THE SITE- TRINITY CHURCH, RODDENS, LIBRARY, ARMOUR COMPLEX. JOBS & BENEFIT OFFICE. (see pages 25-27 of Design & Access Statement) THESE BUILDINGS HAVE A WIDE RANGE OF DESIGN, SCALE AND MASSING



# **ROBINSON MEMORIAL HOSPITAL BALLYMONEY (INCORPORATED)**

## **ADDITIONAL FACILITIES**

### **DESIGN AND ACCESS STATEMENT**

**R Robinson + Sons**  
Chartered Architects + Civil Engineers Ltd

**R R + S**

**Revision History**

06-03-23 - Rev A - Full Planning Application

20-10-23 - Rev B - Annotation Amendment

+ Site Context

+ Design Brief

+ Design Proposal

+ Access

+ Pre-Application Discussion





### Site Location

The proposed Mental Health facility building is situated within close proximity to Ballymoney town centre, along an arterial route which connects the town to the main A26 by pass.

### Healthcare Setting

The proposal is positioned within a grouping of Northern Health and Social Care Trust (NHSCT) operated medical buildings on the Robinson Memorial Hospital Complex site. These include, the aforementioned Robinson Memorial Hospital, the main Ballymoney Health Centre and a number of mental health facility buildings, two of which are located immediately adjacent to the proposal and will be directly supported by its development.

### Public Transport

Beyond the wider site boundary the development sits within the heart of the local residential community with good public transport, cycle and footpath connections. The main train and bus station is just 0.6 miles or a 12 minute walk from the site and an excellent footpath network is in place providing convenient access. Bus stops are also located on Rodeing Foot just a short distance from the site.

### Vehicular Access

Vehicular access to the proposal will be gained via the existing Robinson Memorial Hospital complex entrance from the Newal Road through the car park, where an additional 10 parking spaces will be added to the current provision immediately adjacent to the proposal.

### Cycle Parking

Generous cycle parking provision will be included to the front of the development to facilitate both staff and patients arriving at the facility by bicycle.

### Taxi

A pedestrian access gate to the front of the development from the Newal Road will provide the option for taxi drop off and pick ups without the need to enter the main car park.

## Car parking beyond Site

### Car Parks

The local area beyond the immediate Robinson Hospital site boundary is well served with public car parks, both free and Pay and Display

These include:

- *High Street Car Park - Pay and Display*
- *Church Street Car Park - Pay and Display*
- *Castle Street Car Park - Pay and Display*
- *Seymour Street - Free*
- *Riverside Park - Free*





**Existing Site - Proposal Side of Newal Road**

**Scale and Massing**

Currently the site of the proposed development is occupied by two derelict bungalows which have fallen into a state of disrepair and are in need of demolition. (Top Image)

Immediately on either side of these buildings are two mental health facilities, which are used by the NHSCT, one of which is owned by the applicant (Robinson Memorial Hospital Ballymoney Incorporated) (RMHBI) and the other of which is owned by the NHSCT.

Neither of the two building immediately adjacent are purpose built facilities despite now being used as part of the health centre complex, but rather are converted residential buildings. (Middle Images to the Left)

The buildings are both comprised of very generously proportioned two storey arrangements, one with a hipped roof design and gable front component, the other with a continuously pitched roof.

A further purpose built mental health resource building is situated adjacent to these on the upper side of the road and is owned by the applicant (refer to image bottom right which shows this building viewed from the rear from within the health centre car park.) This building is comprised of 3 levels, two full stories and a third within the roof pitch, again generously proportioned.

The current proposal presents a valuable opportunity to create a purpose built facility to bolster the services already on offer along this stretch of the road within the aforementioned buildings, strengthen the ties with the existing Health Centre and Robinson Hospital and further centralise care provision.



## Existing Site - Opposite side of Newal Road

### Scale and Massing

Immediately opposite the site the street is primarily composed of large generously proportioned semi detached two storey homes, many of which adopt a projecting gable fronted elevation and continuous ridge-line design.

### Materiality

Most of the buildings in the immediate context are of an era where Pebble dash and brick combinations were typical. They are primarily finished in neutral tones, with white, off white, and greys common although dark browns also feature. Brick details again are of an era when brown brick was common, however the more recent mental health facility has brighter red brick detailing

Roofs are comprised of a wide variety of finishes, pale slate, Bangor blue slate and various styles and colour of concrete tile. Areas of more contemporary standing seam zinc, clearly a more recent addition can be noted to the canopy of the house directly opposite the site. To the wider health centre complex expanses of flat roof are prevalent in combination with higher pitched roof elements.

Windows of the contextual buildings range from white PVC, to dark grey PVC, Mahogany timber, to windows with Crittle style detailing. Little consistency is noted along the street elevation.

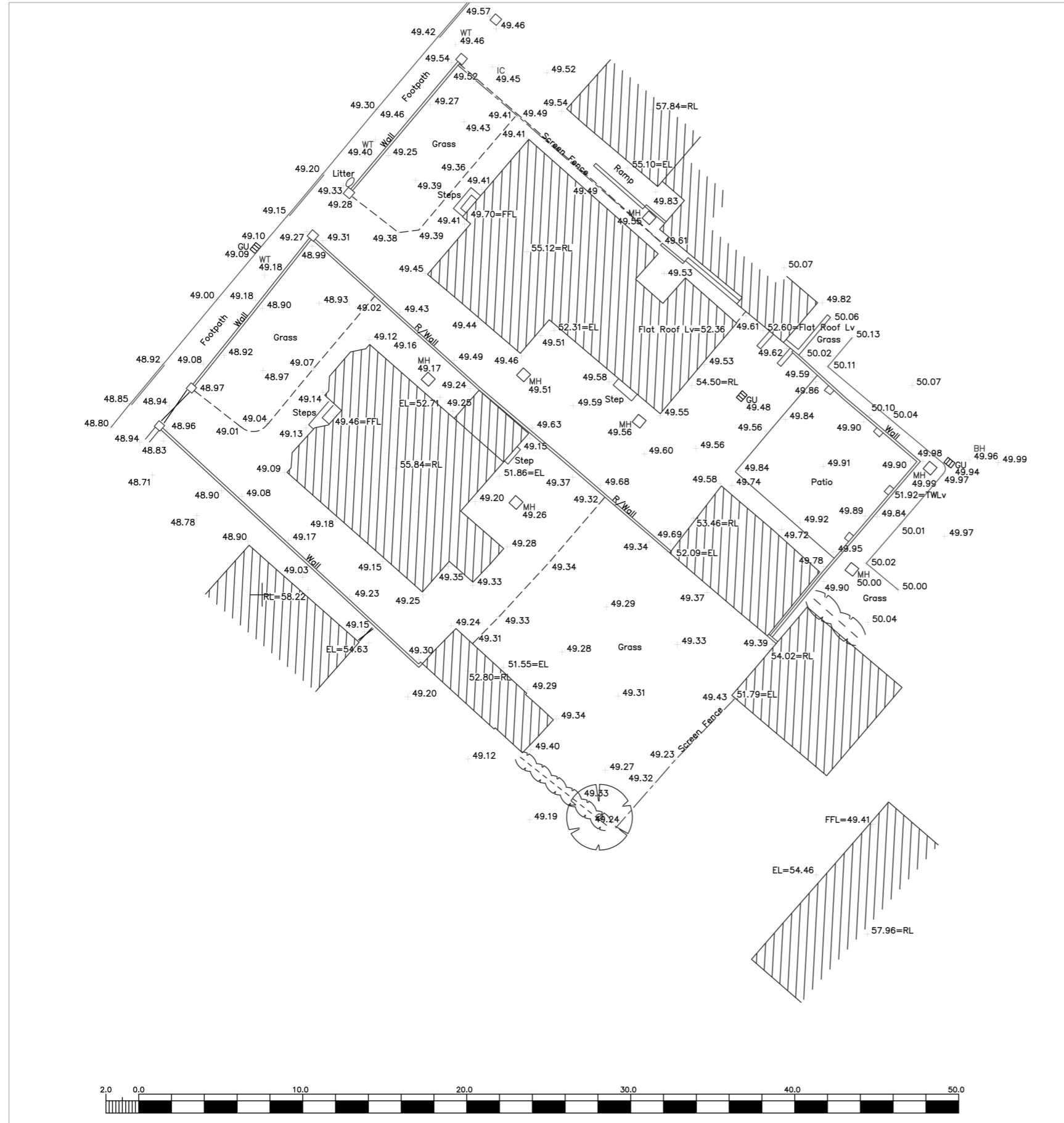
Landscaping around the surrounding contextual buildings is comprised primarily of large expanses of hard standings for vehicle access and parking, with a combination of asphalt, concrete paver's and areas of grass typical.

Vegetation is typically contained to 'borders' around the properties garden perimeters. Several gardens in the immediate context have relatively young trees within their gardens, with more mature trees more prevalent further up and down the road from the site.



Houses Facing Development





## Existing Site - Levels and Topography

### Existing Site Levels

As indicated on the attached survey information, the Newal Road gradually increases in elevation as it moves away from the town centre towards the A26 Frosses Road in a North Easterly direction. An increase in the current site levels of approximately 500mm over the width of the proposed site can be noted. Laterally, the site is more consistent with a very gentle change in level in the region of 100 - 150mm notable between the front and rear elevations of the existing buildings on the site.

When compared to the scale and massing of the adjacent properties and indeed the extended street elevation, the existing derelict buildings are somewhat of an anomaly as their ridge lines are between 2.4 - 2.7m lower than the immediately adjacent properties and indeed the wider contextual setting.

Furthermore, as one continues in a North Easterly direction along the Newal road, the elevation of the road continues to increase as does the ridge level of many of the buildings. The current Mental health building which extends to 2.5 stories and is on a much more elevated section of the road is one such example.

### Buildings to Rear of Site

To the rear of the site is a two storey house the rear elevation of which is approximately 25m away from the rear elevations of the buildings currently occupying the site.

Provided the footprint of the proposed scheme does not excessively exceed this current arrangement there should be no adverse impact upon this property in terms of overlooking or overshadowing as it is a considerable distance away.



## Design Brief

The Design brief for the current proposal was provided by the Northern Health and Social Care Trust to the applicant the Robinson Memorial Hospital (Incorporated).

The brief outlines an urgent requirement within the local community for modern accommodation from which to provide Mental health support services to two client groups; a Psychological Therapies Service and an Adult ASD Service.

Both of these services primarily require acoustically sensitive rooms from which medical professionals can provide consultation and therapy services, confidentially and within a relaxing supportive setting.

The aforementioned consultation rooms which comprise a large proportion of the accommodation requirement are typically 10sqm in floor area. As such, the layout of both the ground and first floor plan are required to follow a regular layout in nature.

A high quality of internal daylight will be required within the proposal to ensure an uplifting, safe and relaxing environment is maintained throughout. Regular window openings corresponding with the internal arrangement have been incorporated into the elevation as an integral design approach.

To ensure a safe and controlled access to and use of the building for all users, the brief associated with the Adult ASD service has been distributed over the ground floor and the Psychological Services has been allocated to the upper floor.

Both of the aforementioned facilities will be accessed through a shared entrance and reception area which will be controlled for patient safety via means of access control system. Users of the upper level will gain access primarily through use of the lift located within the entrance lobby. Stair access will be available for users who do not wish to use this facility.

On both the ground and upper floors a large group room has been incorporated for larger therapy sessions, where for example extended family members may be required to attend sessions or staff training is taking place.

Ancillary accommodation in the form of staff kitchens, house keeping, photocopying and WCs are incorporated to internalised areas where window access is limited.

## Accommodation Schedule

### Ground Floor Plan

11 x 10-13 sqm Consultation rooms  
2 x 10 sqm Bookable Rooms  
1 x 20 sqm Multi-purpose Room  
1 x 36 sqm Group Room  
1 x 30 sqm Open Plan Office + Reception  
1 x 10 sqm Kitchen  
1 x 10 sqm Equipment Store  
1 x 10 sqm Photocopy / Filing Room  
1 x 2 sqm Switch Room  
1 x 2sqm IT Room  
2 x 2 sqm Ambulant Disabled WC  
2 x 4.5 sqm Assisted WC  
2 x 5.5 sqm Waiting Areas  
2 x 17.5 sqm Stair Cores and Lobbies  
1 x Lift Core  
1 x Circulation Corridors

### First Floor Plan

10 x 10-13 sqm Consultation rooms  
1 x 10 sqm Single Office  
1 x 14 sqm Open Plan Office  
1 x 20 sqm Multi-purpose Room  
1 x 40 sqm Group Room  
1 x 10 sqm Bookable Rooms  
1 x 10 sqm Kitchen  
1 x 10 sqm House Keeping  
1 x 10 sqm Photocopy / Filing Room  
1 x 2 sqm Switch Room  
1 x 2sqm IT Room  
2 x 2 sqm Ambulant Disabled WC  
2 x 4.5 sqm Assisted WC  
2 x 5.5 sqm Waiting Areas  
2 x 17.5 sqm Stair Cores and Lobbies  
1 x Lift Core  
1 x Circulation Corridors

## External Envelope Massing and Proportion

In an effort to reflect the importance of the intended end use of the proposal and to contribute to a de-stigmatised healthcare environment, a residential approach to both the internal and external envelope has been pursued where possible, from the outset of the design development.

Reflecting the immediate contextual setting, gable fronted elevation components (reflecting the surrounding houses design massing) combined with intermediate areas of flat roof (reflecting the local health centre precedent) and set back elevations areas will be used to break up the mass of the building in elevation and integrate it unobtrusively into the surrounding context.

Proportionally tall narrow windows will be included as previously mentioned, in regular intervals to permit maximum light internally, maintain privacy and reflect a more domestic scale than typical commercial buildings where expansive areas of glazing are common.

Areas of vertical louvre will be incorporated to enable safely open-able windows elements, while providing additional privacy and texture to the aesthetics of the facade. Entrance doors will again be intentionally designed to be more residential in scale than a typical commercial entrance.

### External Envelope Materials

High quality materials are proposed throughout the scheme to reflect the important role the building will have within the community and to contribute positively to the surrounding contextual setting.

To the lower half of the building and the upper level set back facade elements a pale brick is proposed to reflect the surrounding colour palettes, while providing a robust and aesthetically pleasing finish.

To the upper level of the schemes gable fronts, spandrel panels between windows and to the main roof expanse a standing seam zinc is proposed to provide a high quality, robust and aesthetically rich design aesthetic

PPC aluminium windows, doors and louvres will compliment the brick and zinc and provide a high quality and durable addition to the scheme.



Block Plan - Existing    Applicant Owned Property    NHSCT Owned Property    Residential Property



Plan - Demolition



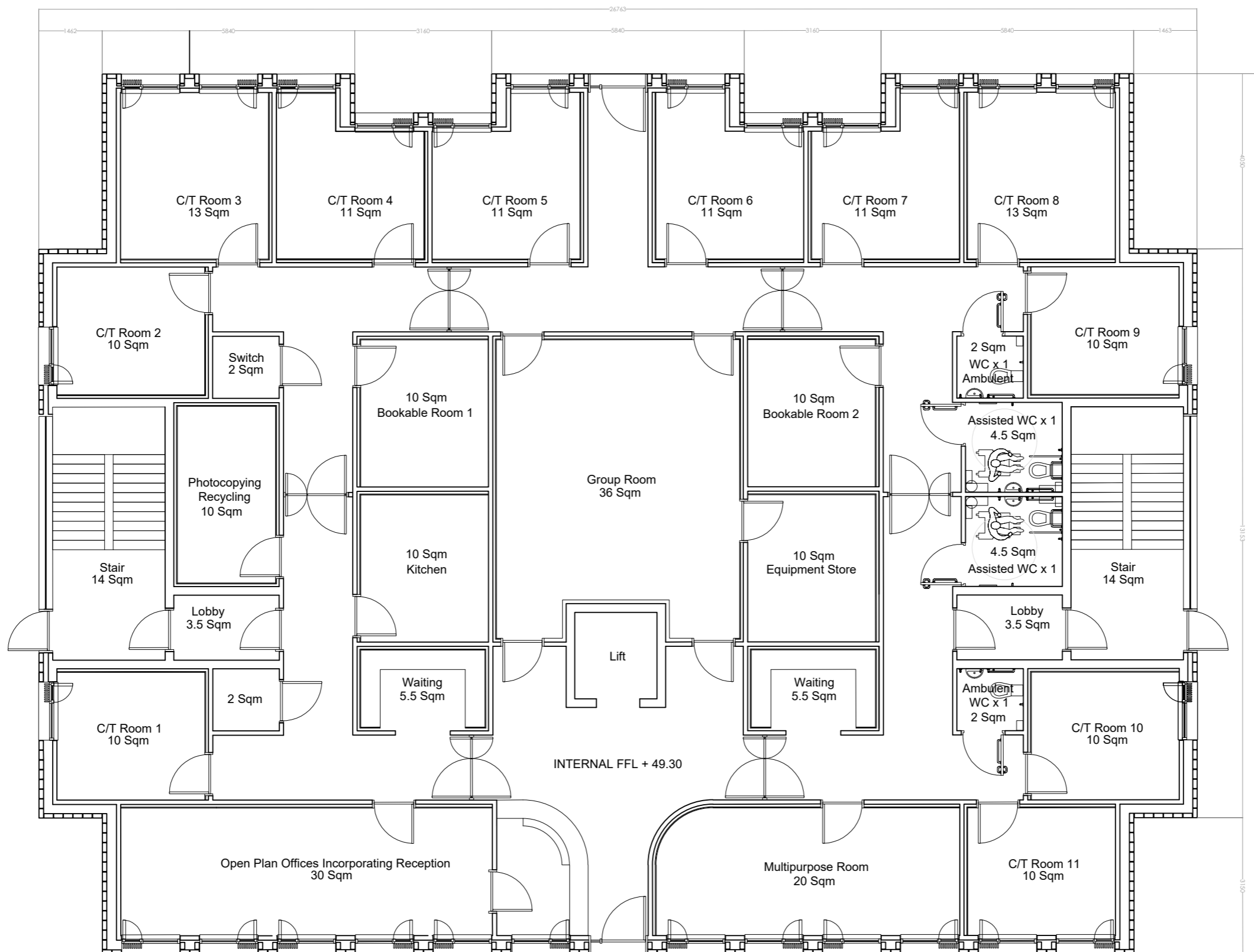
Block Plan - Proposed

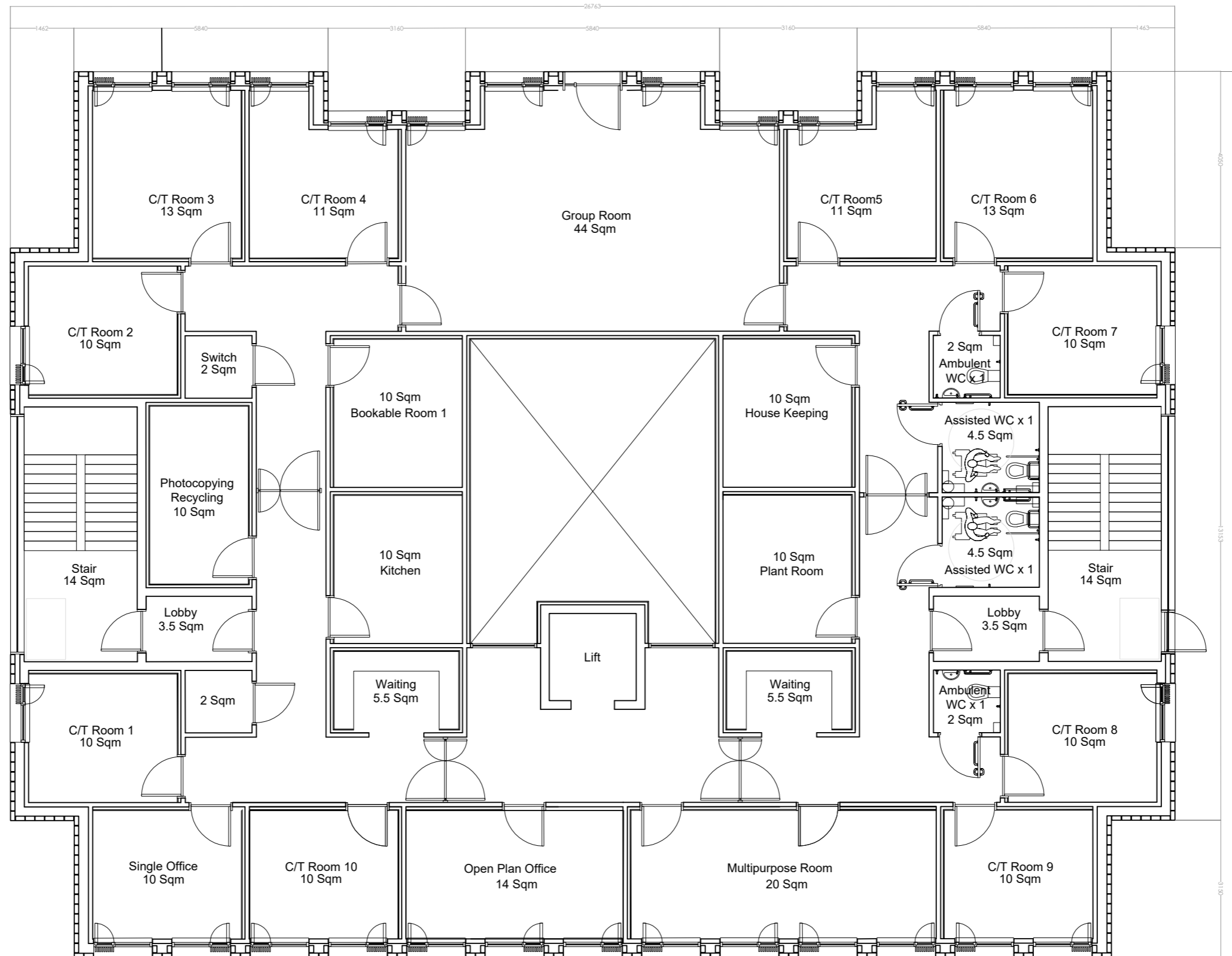
### Proposed Site Reconfiguration

The site of the proposal is currently occupied by two derelict residential buildings and associated out buildings on adjoining sites which are bounded on three sides by NHSCT buildings.

The proposal will remove the existing buildings, and reinstate a purpose built healthcare facility with a condensed footprint, opening up space to the rear to provide parking facilities and making use of space to the front for a drop off and pickup access.

Refer to block plans on adjacent layouts which illustrate the current layout, proposed demolition, and proposed development layouts.











Gable Fronted Elevations with Set Backs - Precedent - Surrounding Properties

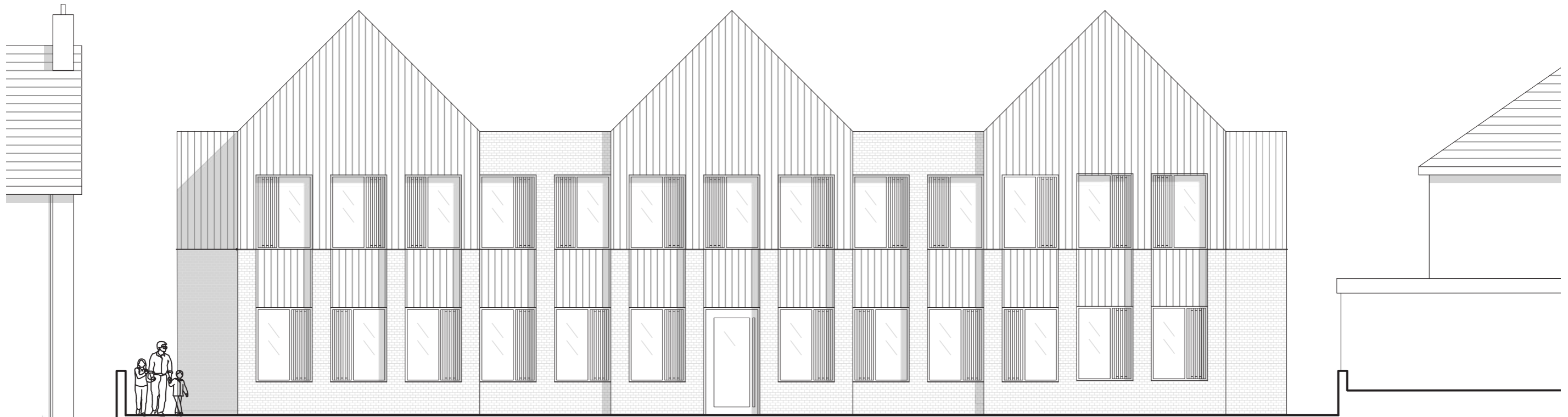


Tall, Regular, Domestically Proportioned Windows - Precedent - Residential Character



2 Storey Flat Roof Massing - Precedent - Health Centre Complex





SOUTH EAST / HEALTH CENTRE FACING ELEVATION



SOUTH WEST / SIDE ELEVATION





NORTH WEST / NEWAL ROAD FACING ELEVATION







Access Diagram

### Vehicular Access

The existing vehicular entrance to the Hospital / Health Centre complex (Green Arrow) will be used to access the proposed facility. The existing parking provision (Purple Areas) will be extended by an additional 10 spaces (Blue Area), two of which will be DDA Accessible and will be located adjacent to the entrance.

### Pedestrian Access

The site is well serviced by footpaths leading both into and away from the town centre making the proposal easily accessible by both staff and patients who will walk to the facility. Likewise, as the building is located on the wider Hospital / Health Centre complex, movement between complimentary buildings will be both safe and convenient.

A pedestrian access gate from the Newal Road will be available for patients / staff who may wish to be dropped off at the facility by taxi / car without entering the main Hospital / Health Centre car park (Blue Arrow).

### Cycle Facilities

Cycle parking facilities will be provided in the immediate surroundings of the proposal to serve staff and patients who wish to cycle to the building and use of this facility will be actively encouraged.

### Public Transport

The Main Bus and Rail station serving the local area is located just 0.6 miles from the proposed site. Various bus stop are located within a short walk with the closest on rodeing foot and trinity drive located just 0.2 miles, or a 5 minute walk away.

### Waste

Waste Storage will be located adjacent to the proposal (Brown Area) and to the rear of the applicant owned 9 Newal Road in a dedicated waste storage location from where it can then be collected in conjunction with waste from the adjacent facilities.





### Pre Application Discussion Time line

A Pre Application request was initially submitted to Causeway Coast and Glens Borough Council (CCGBCPD) on the **04/11/2022** in hard copy via post and correspondence was received via email on the **06/11/2022** acknowledging receipt and requesting copies in PDF format.

PDF copies were forwarded together with an addendum which updated client details and provided additional drawings on the **15/11/2022**. A Hard copy was also forwarded at this time.

Consultee responses were requested by the agent in advance of the PAD meeting and were forwarded on the **19/01/2023**.

A Pad meeting date was offered by CCGBCPD and subsequently held on the **26/01/2023** at which members of Causeway Coast and Glens Planning department (2), Robinson Memorial Hospital (Incorporated) Board Members (Client) (3) and R Robinson and Sons (Agent) (2) Representatives were in attendance.

The main points of concern raised by CCGBCPD are listed below:

- Concerns raised in relation to scale
- Concerns Expressed in relation to Massing of Proposal
- Queries raised in relation to proposed Materials of Proposal
- Queries raised over proximity of proposal to properties to rear of proposal - Overlooking



Massing Comparison

### Agent Response

#### Use of site

In terms of the use of the site for the purposes of a medical care building, the site lies within a row of five buildings on the Newal Road which are currently either used for medical purposes or earmarked for such. The proposed use of the building to provide accommodation for Psychological Therapies and an Adult Autism service for the Ballymoney community is compatible with existing uses in this block of buildings.

#### Scale/Visual Impact of the proposed building.

Questions were raised at the PAD stage in relation to the scale /visual impact of the proposal. To put the matter of the scale and visual impact of the proposal into perspective, it is noted that if a planning application were lodged to simply replicate the existing building at 15 Newal Road on each of the two plots making up the proposal site, such an application would attract planning approval. It follows that such a proposal must be acceptable to Planning Service in terms of scale. However, the visual impact of that scenario in purely elevational terms, is that it would have an overall impact of some 16% greater than that of the proposed building. It follows that a proposal that is 84% of the size of a proposal that would be acceptable in terms of scale and visual impact, must also be acceptable in those terms. This is demonstrated on the drawing below.

### Precedent Scale / Massing In immediate locality

The approach that the Planning Service is prepared to adopt in relation to both scale and context in a residential setting in Ballymoney, is demonstrated by a recent approval at Queen St.

This is a residential street where approval has been granted for a block of apartments (when apartments is not an established use on this street), where the building extends to three levels in a street where all of the other buildings are of two storey construction.

The new building is significantly higher than its neighbours on both sides, as can be clearly seen in the photograph below. If Planning Service adopts an approach to this proposal that is consistent with the approach shown on the Queen St application, the matter of scale of this proposal should present no difficulty.



Queen Street Apartment Scheme

### Local Precedent Building Typology

In addition to the Scale and Massing precedent which has been established locally with the Queen Street apartment scheme in particular, additional building typologies exist within the immediate context of the proposal which set a further precedent for scale and building use. A number of these are listed and illustrated below;

#### Armour Complex (NHSCT Mixed use facility )

As shown in the attached image the Armour complex, a NHSCT owned and operated facility is situated just over 100m from the site of the proposal, beyond the confines of the Robinson Hospital and Health Centre complex and also fronts onto the Newal Road.

The scale and massing of the building is mostly two stories in height with localised areas extending to a third storey. Elevational treatment predominantly consists of repetitive window openings within brick elevations of considerable length and consistency of appearance.

The footprint of the aforescribed portion of the complex which fronts immediately onto the Newal Road occupies an area in the region of 1770 square meters GEA alone. Subsequent other buildings within the complex such as the Roddens nursing home and town library increase this figure further.

Just a short distance further away the Jobs and Benefits office is of a similar massing and material quality and again sits within the context of a wider residential area.

Additional buildings of comparable scale and massing and consistency of elevational treatment are plentiful within the local townscape character and can be provided as a point of reference should further comfort of the schemes suitability within the locality be required



Armour Complex



Armour Complex



Jobs and Benefits Office



Precedent Map

WARNING  
 THE INFORMATION PROVIDED ON THIS DRAWING IN RESPECT OF STATUTORY OR OTHER EXTERNAL SERVICE INFORMATION CANNOT BE GUARANTEED TO BE ACCURATE, IS GIVEN FOR ASSISTANCE AND GENERAL GUIDANCE. ROUTES MAY DEVIATE. R ROBINSON & SONS THEREFORE CAN TAKE NO RESPONSIBILITY FOR THE INFORMATION PROVIDED AND DOES NOT WARRANT THE ACCURACY OF THE SAME.

DRAWING REVISION HISTORY				
REV	DESCRIPTION	DATE	DB	CB
A	PAD PROPOSAL	14-11-22	RRS	RH
B	FULL PLANNING APPLICATION	06-03-23	RRS	RH
C	NOTATION AMENDMENT	20-10-23	RRS	RH
-	-	-	-	-
-	-	-	-	-
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NOTES:



NORTH WEST / NEWAL ROAD FACING ELEVATION  
 SCALE 1:100 AT A1



SCALE 1:200 AT A1

**PLANNING**

PROJECT NUMBER: **R22-23**

CLIENT: **ROBINSON MEMORIAL HOSPITAL BALLYMONEY (INCORPORATED)**

PROJECT: **ADDITIONAL FACILITIES**

DRAWING: **CONTEXTUAL ELEVATION - NEWAL ROAD**

PROJECT:	ORIGIN:	VOLUME:	LEVEL:	TYPE:	ROLE:	STATUS:	NUMBER:
R22-23	RRS	X	00	DR	A	PL	10 310
SHEET SIZE:	SCALE:	DRAWN BY:	CHECKED BY:				
A1/A3	AS NOTED	RRS	RH				



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