

Addendum

LA01/2016/0890/O

Outline Planning Permission

Update

As set out in Para 4.1 of the Planning Committee Report, the original planning application was for a site for two infill dwellings. Following the referral to the Planning Committee, the applicant submitted amended location maps reducing the red line and amended P1 forms to reduce the scheme to propose one dwelling with a detached garage / store.

Officials re-consulted Transport NI on 15 December 2016. Their response of 10 January 2017 indicated that further details were required if a replacement access were proposed. However, no such replacement access was shown on the plans.

In response to the consultation response from Transport NI, the applicant submitted further location maps on 08 February 2017 after the committee reports were circulated. The amended location map indicated that no. 12 Gortgarn Road would be accessed via the existing access to the farmyard and that the application site would be accessed via the original access to no 12. The annotation on the drawing indicated that the original access to no 12 which to be used for this application would be upgraded as per Transport NI requirements.

The Planning Authority re-consulted Transport NI who have since stated that it is not possible to provide the required visibility splays of 2.4m x 80m within the red line of the application site. The application site would have to be extended to include an alternative access point to the west which is outside the red line of the application site but within lands indicated in blue. Therefore on the basis of the current plans, the proposal is unacceptable in terms of road safety. The following reason for refusal, additional to those set out in Section 10 of the Planning Committee Report, is recommended:

The proposal is contrary to Paragraph 6.303 of the Strategic Planning Policy Statement for Northern Ireland and Planning Policy Statement 3: Access, Movement and Parking, Policy AMP 2, in that it has not been demonstrated that the proposed access will not prejudice road safety or significantly inconvenience the flow of traffic.

Recommendation

That the Committee agrees with the additional refusal reason provided above.