

Addendum

LA01/2017/0379/F

Full Planning Permission

Addendum

This proposal was subject to a Regulation 10 determination as to the need for environmental impact assessment, under The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2015. The proposal was considered to fall with Schedule 2 Category 10(b) urban development projects. On 12 May 2017 it was determined that the proposal did not need to be accompanied by an environmental statement.

The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 came into operation on 16 May 2017. As the arrangements for live applications where a nil determination has already been made under the 2015 Regulations are unclear, a further determination was made using the new 2017 Regulations. The proposal was considered to fall with Schedule 2 Category 10(b) urban development projects. This determination was made under Regulation 12. On 27 June 2017 it was determined that the proposal did not need to be accompanied by an environmental statement.

A further letter of objection was received on 22 June 2017 from an individual who objected at an earlier stage. This letter raises similar issues. However, in addition, it raises a concern about the deletion of a crossing point from the war memorial to Barry's. As DFI Roads as the competent authority consider the proposal acceptable in its current form, this issue does not require further consideration. Other means of crossing from Kerr Street to Mark Street are available in the proposed scheme.

Additional Conditions and Informatives

Since publication of the Planning Committee report DFI Roads have provided the following conditions and Informatives:

1....The proposed development in so far that it is carried out shall generally be carried out in accordance with Drawing No's 10A, 11A, 12A, 13A, 15A and 16A bearing the date stamp 23rd May 2017.

REASON: To ensure the development is carried out to a satisfactory standard.

2....The exact locations and the equipment associated with the signal controlled crossings at Main Street /Causeway Street junction, Eglinton Street / Kerr Street Junction and Dunluce Avenue shall be agreed with the Council prior to the commencement of the proposed work.

REASON: To ensure that the crossing points meet DFI Roads requirements

3....The works hereby permitted shall not be commenced until any highway structure/retaining wall 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.

4....Any alterations to the existing roadside drainage system shall be agreed with the Council prior to the commencement of the proposed works.

REASON: To ensure that the existing roadside drainage is protected.

5....All materials, signage, street furniture and road markings shall be agreed with the Council prior to the commencement of the proposed works.

REASON: To ensure that the works are carried out to the satisfaction of DFI Roads.

Informatives:

1....The applicant is required to enter into a Licence Agreement with the Department for Infrastructure, Roads for the proposed works hereby approved prior to the commencement of the works.

2....The applicant is advised to make an early personal application for the issue of the Licence and should initiate early discussions for the satisfactory programming of the works with DFI Roads, Section Engineer at County Hall, Coleraine.

3....A Maintenance Manual shall be provided to DFI Roads on completion of the proposed works which highlights ownership and maintenance responsibilities.

4....The applicant is advised to contact DFI Roads Traffic Engineer at County Hall, Coleraine regarding locations of signage and road markings prior to the commencement of the work.

5....The applicant is advised to contact the Street Lighting Engineer at County Hall, Coleraine regarding alterations to the existing street lighting network.

6....The applicant shall agree a suitable amount of surplus materials with DFI Roads, Section Engineer prior to commencement of the proposed works.

7....It is a DFI Roads requirement that all structures which fall within the scope of the current version of BD 2 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges shall require

Technical Approval. Details shall be submitted to the Technical Approval Authority through the relevant Division.

Recommendation

That the Committee notes the content of this addendum and agrees with the recommendation to approve as provided in the committee report.

That the Committee agrees to add the additional conditions/informatives.