

Item A

Water Treatment Works, Banagher Road, Dungiven

B/2014/0267/F

Full Application

26th August 2015

<u>No:</u>	B/2014/0267/F	<u>Ward:</u> Feeny
<u>App Type:</u>	Full Application	
<u>Address:</u>	Water Treatment Works, Banagher Road, Dungiven	
<u>Proposal:</u>	New 3m high base level, 358 security mesh fence to be constructed inside the site perimeter and along the existing fence line.	
<u>Officer:</u>	Martin McErlain ext: 7182	
<u>Con Area:</u>	N/A	<u>Valid Date:</u> 13 th November 2014
<u>Listed Building Grade:</u>	N/A	
<u>Agent:</u>	Doran Consulting LTD, 96-102 Great Victoria Street, Belfast, BT2 7BE	
<u>Applicant:</u>	NI Water	
<u>Objections:</u> 0	<u>Petitions of Objection:</u> 0	
<u>Support:</u> 0	<u>Petitions of Support:</u> 0	

**Drawings are available to view on the Planning Portal-
www.planningni.gov.uk**

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in section 7 & 8 and resolves to **GRANT** full planning permission.

2 SITE LOCATION & DESCRIPTION & CHARACTER OF AREA

- 2.1 The site is located at Caugh Hill Water Treatment Works, Banagher Road, Dungiven. The site is accessed via a private road which runs from Banagher Road in a western direction before a sweeping bend to the south west, bypassing several dwellings. The site comprises a number of buildings and associated tanks and service roads through the site. The site is extensive and includes large areas of grass and trees around the existing buildings. The site is currently defined by a wire mesh fence which is approximately 1.8 metres high with further strands of barbed wire on top which give an overall height of 2.4m. Concrete posts and large metal gates define the access

points. The site sits approximately 180 metres back from the main Banagher Road and is relatively well screened by the planting along the site boundaries and intervening roadside and field boundary vegetation, which restricts views of the site from the public road.

- 2.2 The site is located within the rural area outside of any defined settlement limit, between the settlements of Dungiven and Feeny. The site is also located with the Sperrins AONB. The area is rural in character mainly comprising agricultural land with occasional dwellings sited along the roadside. Within the immediate vicinity of the application site there are five dwellings which share the access road from Banagher Road.

3 RELEVANT HISTORY

B/2014/0017/F - Construction of a building to house a chemical storage tank – Approved 22.04.2015

B/2010/0197/F - Cladded structural steel framed enclosures to be erected over existing uncovered chambers to prevent contamination of the potable water supply – Approved 23.09.2010

B/1995/0251 - Extensions to Water Treatment Works to provide new treatment building, hypochlorite building, sludge balancing tank, belt press building and cover to existing plant, Approved 22.12.1997

4 THE APPLICATION

- 4.1 The application is seeking full planning permission for a new 3m high base level security fence to be constructed inside the site perimeter and in part along the existing fence line.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours:** No objections

Internal:

- 5.2 **NIEA:** No archaeological objection

Transport NI: No objection

6 MATERIAL CONSIDERATIONS

- 6.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”
- 6.2 The development plan is:
- Limavady Area Plan 1984 - 1999
 - Draft Northern Area Plan 2016
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 Due weight should be given to the relevant policies in the development plan.
- 6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

PPS 1 General Principles

PPS 2 Natural Heritage

PPS21 Sustainable Development in the Countryside

8 CONSIDERATIONS & ASSESSMENT

- 8.1 PPS 1 operates a general presumption in favour of development unless there is demonstrable harm to interests of acknowledged importance.
- 8.2 The main considerations in the determination of this full application for a security fence are: visual impact; residential amenity and; security.
- 8.3 The proposal seeks to erect a new 3 metre high security fence within the site of the Water Treatment Works. The new fence will in part replace the existing perimeter fence but for the most part be set well inside the existing perimeter fence, which will

be retained as indicated on the site layout plan 01 date stamped 12 November 2014.

Visual Impact

- 8.4 Policy NH 6 of PPS 2 states that planning permission for new development within an Area of Outstanding Natural Beauty will only be granted where it is of an appropriate design, size and scale for the locality and providing criteria are met regarding character, appearance and heritage.
- 8.5 In this case the proposed fence will not have any significant visual impact on the designated AONB. The proposal is set well back from the public road from where there are only limited views of the site. The proposed fence will respect and conserve the existing natural surrounds of the site with the vast majority of existing hedgerow and trees within and along the site boundaries unaffected by the proposal, further assisting with the integration of the mesh fence. The visual impact of the proposed fence will not be significantly greater than what currently exists with the fence only 0.6m higher than the existing fence.
- 8.6 The application was submitted by NI Water who operate the site. The proposed route of the new fence has been planned so as to not adversely impact upon the operating or access to the site facilities within the site. It is therefore anticipated that the proposal will not prejudice or restrict the activities within the Treatment Works.
- 8.7 Given the minor nature of the works it is not anticipated that there will be any environmental impacts. The proposal will not adversely impact upon transportation systems as the existing vehicular access gates will be retained and new ones put in place as necessary. There will be no impact upon the internal road network within the site. There will be no adverse impact upon people either within the site or out with the site as previously discussed.

Residential amenity

- 8.8 The existing residential properties at 71, 73, 75, 77 and 77a Banagher Road are located along the north-eastern perimeter of the existing site and are the only interests which the proposal is likely to have a potential impact upon. The closest property to

the proposed new fence is No. 75 which sits almost adjacent the access into the Treatment Works. The new security fence will replace the existing perimeter fence opposite and to the side of the dwelling. As the proposed fence will not come any closer to the dwelling than at present there will be no increased impact on residential amenity by reason of proximity. In terms of the increased height the existing hedge ameliorates this impact. In addition there is an existing buffer hedge along the side of the property between the dwelling and fence, which is approximately 2.5 - 3 metres in height and will screen the visual impact sufficiently. The proposed new fence will then follow a new path well inside the existing perimeter boundary which will be set further away from the other four dwellings, by 40m at the closest point, therefore no adverse impact on the amenity of the remaining dwellings will be generated. There are no other properties within the vicinity of the site with the other site boundaries abutting agricultural land.

Security

- 8.9 The proposed fence is to be erected to provide appropriate security levels for the Water Treatment Works. The site is in the rural area and is relatively isolated apart from the five dwelling on the east/north east side of the Treatment Works. The increase in height of the fence and upgrade of the fence will improve existing security at this existing facility.

9 CONCLUSION

- 9.1 On balance, the security fence is necessary for the effective operation of the Water Treatment Works and as it is part replacement of an existing fence with an increase in height of approximately 0.6m it is not envisaged that the increase in height will cause demonstrable harm to residential or visual amenity. The proposal is acceptable under current policy and approval is recommended.

10 CONDITIONS/ INFORMATIVES

10.1 Regulatory Conditions:

Conditions

1) As required by Section 61 the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2) The proposed development hereby approved shall be powder coated or painted black

Reason: In the interests of visual amenity

Informatives

- 1) This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
- 2) This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- 3) Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
- 4) All construction plant and materials shall be stored within the curtilage of the site.

ANNEX

Date Valid	12th November 2014
Date First Advertised	25th November 2014
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 71 Banagher Road Templemoyle Dungiven The Owner/Occupier, 73 Banagher Road Templemoyle Dungiven The Owner/Occupier, 75 Banagher Road, Templemoyle, Dungiven, Londonderry, BT47 4TX, The Owner/Occupier, 77 Banagher Road, Templemoyle, Dungiven, Londonderry, BT47 4TX, The Owner/Occupier, 77a Banagher Road, Templemoyle, Dungiven, Londonderry, BT47 4TX,	
Date of Last Neighbour Notification	6th July 2015
Date of EIA Determination	
ES Requested	