

Planning Committee Report Item LA01/2016/0589/F	21st December 2016
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Principal Planning Officer
Cost: (If applicable)	N/A

**Adjacent to Portstewart Road
Coleraine (275m South East of 2
Dundooan Road
Coleraine)
LA01/2016/0589/F**

21st December 2016

<u>No:</u>	LA01/2016/0589/F	<u>Ward:</u> Central (Coleraine)
<u>App Type:</u>	Full Planning Application	
<u>Address:</u>	Adjacent to Portstewart Road, Coleraine (275m South East of 2 Dundooan Road, Coleraine).	
<u>Proposal:</u>	Access road and pumping station to serve the proposed Coleraine Enterprise zone on site.	
<u>Con Area:</u> N/A		<u>Valid Date:</u> 19/5/2016
Agent:	Sean Warnock McMahon Associates	
Applicant:	Causeway Coast and Glens Borough Council, Environmental Services, Cloonavin, 66 Portstewart Road Coleraine BT52 1EY	
Objections: 0	Petitions of Objection:	0
Support: 0	Petitions of Support:	0

Drawings and additional information 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 8 and the policies and guidance in sections 6 and 7 and resolves to **APPROVE** planning permission subject to the conditions set out in section 9.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located adjacent to Portstewart Road, Coleraine (275m South East of 2 Dundooan Road Coleraine). On the site is an existing grass area, trees and shrubs. The boundary treatment at the front of the site consists of approximately 1.5m high hedging. There is an existing access road which the site can be accessed from. There is a path which leads directly to the site from the access road.

- 2.2 The area is of a mixed use and is characterised by residential dwellings, apartments, commercial development, government buildings and educational facilities. The site is zoned for economic development and is within the development limit of Coleraine. The site is within the newly established Coleraine Enterprise Zone.
- 2.3 The scheme consists of an access road and pumping station to serve the proposed Coleraine Enterprise zone on site. The pumping station will consist of three underground chambers which will consist of a valve chamber, pump chamber and copasack chamber. None of these chambers will be visible from ground level. A new control panel kiosk which will operate the pumping station and will be located above ground, and will consist of a 1.58m high structure to the north of the site.

3 RELEVANT HISTORY

There is relevant planning history which consists of the following:

C/2002/0227/CD- Sites at Craigtown More, Portrush and locations in Portrush, Portstewart, Coleraine, Castlerock and Rinagree Point- The construction of a Wastewater Treatment Works, pumping stations, interceptor sewers, storm water retention tanks, transfer pipelines and outfall. Approved on 22.02.2005.

C/2013/0303/F- Land within the University of Ulster (Coleraine Campus) adjacent to Portstewart Road Coleraine (75m South East of 3 Dundooan Road Coleraine) BT52 1SF- Proposed Data Centre and Associated Works inc. External Plant, Office Accommodation, Car and Cycle Parking, New Estate Road, Security Fencing and CCTV, Grasscrete Service Yard Approved on 07.10.2013.

LA01/2016/0731/NMC- Land within the University of Ulster (Coleraine Campus) Adjacent to Portstewart Road, (75m South East of 3 Dundooan Road Coleraine)- Revised landscaping proposals and planting schedule- Approved on 30.08.2016.

4.0 PUBLICITY & CONSULTATIONS

4.1 External

There are no objections to this proposal.

4.2 Internal

NIEA Historic Buildings Unit: Has no objections to the scheme, subject to conditions and informatives.

Environmental Health Services: Has offered no objections in relation to the development.

NI-Water: Has offered no objections to the development subject to informatives.

Transport NI: Has offered no objections to the development subject to informatives.

5.0 MATERIAL CONSIDERATIONS

5.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local development plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.3 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

6.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3 Access, Movement and Parking

7.0 CONSIDERATIONS & ASSESSMENT

- 7.1 The main considerations in the determination of this application relate to the: principle of the development; access; the character of the area and; amenity.

Principle of development

- 7.2 Under the Northern Area Plan this site is zoned for economic development under zoning CEED 02. The development is considered to be acceptable when assessing the scheme against all relevant policy.
- 7.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.
- 7.4 Under the Northern Area Plan 2016 this site is zoned for economic development under zoning CEED 02.

The policy states the following in relation to this zoning

ECONOMIC DEVELOPMENT ZONING CEED 02

University Business Cluster (8.37 ha.)

Key Site Requirements

1. The maximum retention of the existing woodland on the site shall be retained and any new development will incorporate a high quality of landscaping, maintaining the parkland character of this area.
2. A single access shall be acceptable from Portstewart Road where a right turn lane shall be provided.
3. Uses on the site will be restricted to Class B1 use.

This developing science park within the university campus will be restricted to information technology and biotech laboratories and other enterprises appropriate to a science park development.

The proposed development complies with the policy criteria as outlined under CEED 02. Woodland on the site will be retained and the majority of the proposed development will be proposed underground which will not impact the existing vegetation on site. Landscaping will be retained on the site and the parkland character of the site will be retained. Transport NI has been consulted in relation to the scheme regarding the access from Portstewart Road. Transport NI has stated that they have no objections to the scheme subject to conditions and informatives. Transport NI has stated that the right turn lane from the Portstewart Road will need to be provided with future developments as outlined under the Northern Area Plan 2016. The applicant has provided the proper access to the site. The use of the site has not been altered and the class B1 use of the site has not been amended. The proposed development is in compliance with the policy criteria as outlined under Policy CEED 02.

7.5 A Planning Strategy for Rural Northern Ireland-

Policy PSU 8 of PSRNI: New Infrastructure applies to this development:

The policy states that:

New infrastructure facilities will be balanced against the objective to conserve the environment and protect amenity.

The pumping station is required as part of a Phase 1 Development for the new enterprise zone. The majority of the development will be located underground apart from the new control panel kiosk which will be well screened on the site. The development will not have a negative impact on the visual character of the area nor will the development have any ecological impacts. The proposed development will have no impact on the existing community nor will it affect conservation features or the built heritage. The proposed development

complies with the policy criteria contained within Policy PSU8 of the Planning Strategy for Rural Northern Ireland.

Access

7.6 Planning Policy Statement 3 Access, Movement and Parking

Transport NI was consulted in relation to the scheme and had a number of concerns in relation to the scheme in its original format. Subsequently, amended plans were submitted by the Agent and the last set of revisions were received on 31/10/16. Transport NI was re-consulted with the latest revisions on 3/11/16 and they responded on 14/11/16 and stated that they have no objections to the proposed development subject to conditions and informatives. The development will make use of an existing access point and any future development on the site will have to provide a right turn lane from the Portstewart Road. The proposed development complies with Planning Policy Statement 3 in this instance.

Character of the area

7.7 The Strategic Planning Policy Statement for Northern Ireland (SPPS)

The SPPS paragraphs 4.12 and 4.27 detail considerations regarding design, visual amenity and the character of existing areas in general. The proposed development will be predominately located underground and will consist of 3 underground chambers, a control panel kiosk and a new access into the site. The design of the scheme is considered to be acceptable and will complement the character of the existing area. The kiosk will be set back 30m from the main road. The new access into the site will be located off the existing access road which runs at the side of the site. The proposed development complies with the policy criteria contained within the SPPS.

Amenity

- 7.8 Environmental Health as the competent authority has considered the potential for detriment to amenity by reason of noise and odour. In this case no issues are arising and as such, the proposal is acceptable in terms of amenity.

8.0 CONCLUSION

- 8.1 The development is acceptable with regard to the provisions of the Northern Area Plan 2016 and other material considerations. The proposal is acceptable with regard to the principle of the development, access arrangements, the character of the area and amenity. Approval is recommended.

9.0 CONDITIONS

9.1 Regulatory Conditions:

1. As required by Section 61 of 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. No development shall commence until the vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 08 bearing the date stamp 31 Oct 2016, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The access gradient to the development hereby permitted shall not exceed 4% (1 in 25) over the first 20m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Site location Plan

