

List of delegated planning applications with objections received / recommendation to refuse

Week Ending 24th January 2020

Item Number 1			
Application Reference	LA05/2019/0791/F	Date Valid	31.07.2019.
Description of Proposal	Proposed storage unit facility incorporating 15 no. shipping containers within existing fenced yard on existing concrete hardstanding.	Location	Existing yard to rear of 73 Comber Road
Group Recommendation	Approval	Case Officer	Jonathan Marley
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
1	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Effect on the character of the area.	The proposal will remain largely unseen from public views due to the existing mature trees to the south east, south west and north west of the site, together with the existing retailing units to the north of the site. It is contended that the proposal will not have an adverse impact on the character of the area.		
Light and noise pollution.	There will be no significant exacerbation in noise or light pollution than already exists in this yard area. No new lighting is proposed. Environmental Health and DFI Roads were consulted through the processing of the application and had no objections.		
Compatibility of use with haulage type commercial activity next to residential.	The proposal involves the use of containers for small scale storage, not for large scale haulage. This will be ensured by the size of the contained being proposed. Environmental Health were consulted through the processing of the application and offered no objection with regards to noise.		

List of delegated planning applications with objections received / recommendation to refuse

Week Ending 24th January 2020

Item Number 2			
Application Reference	LA05/2019/1014/O	Date Valid	07.10.2019
Description of Proposal	Construction of a new two storey dwelling and an associated new access	Location	25B Ballinderry Road Aghalee
Group Recommendation	Approval	Case Officer	Joseph Billham
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	N/A	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Proximity to existing boundary.	This application is seeking outline planning permission which considers if the principle of development is acceptable in the first instance. The details of the dwelling and its siting will be assessed at a reserved matters stage. The indicative plan has shown that a dwelling can be absorbed on the site with adequate separation distances to adjacent dwelling.		
Objection to the removal of trees on the boundary line of the neighbouring property.	The majority of the trees along the north boundary are to be retained. A condition shall be placed on the application for a detailed landscaping/planting scheme to be submitted at reserved matters stage.		
Construction may impact the root zones and stability of trees.	It is considered any construction works will not have a detrimental impact on the stability of trees. The onus is on the applicant to ensure the safety of trees.		
Overshadowing, overlooking, privacy, loss of light and noise.	The details of the dwelling and any potential impact on overshadowing, overlooking, privacy, loss of light, noise will be fully assessed at reserved matters stage.		
Objection to a two storey dwelling regarding size, mass and location.	A two storey dwelling is deemed to be acceptable in this location and is characteristic of this part of the Ballinderry Road.		
Objection to the new access and visibility splays.	DFI Roads have been consulted on the application in regards to road safety, access arrangements, parking and manoeuvring of vehicles offering no objections.		

List of delegated planning applications with objections received / recommendation to refuse

Week Ending 24th January 2020

Land ownership of roadway at front of property.	The agent has confirmed the sightlines pass over the grass verge and do not interfere with the neighbouring fence.
Development will have a detrimental environmental impact with badgers present on site and in the area.	The agent submitted a statement indicating there is no evidence of a badger sett on site. No evidence was submitted with the objection. A follow up site inspection by the case officer specifically looking for badger activity or setts was undertaken with no evidence present. An informative will be placed on any decision notice to remind the applicant of the obligations for protection under the Wildlife Order.