

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

Week Ending 2 October 2020

Item Number 1			
Application Reference	LA05/2019/0498/F	Date Valid	13.05.2019
Description of Proposal	Amendments to previously approved scheme LA05/2016/0256/F for 9 No. apartments, to include layout changes, elevational changes and associated parking	Location	The Town Hall The Square Hillsborough
Group Recommendation	Approval	Case Officer	Cara Breen
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		
Consider including a condition requiring the applicant to provide a method statement to indicate how existing buildings will not be impacted on during construction of the proposed apartments	DfC Historic Environment Division were consulted as part of the processing of the application and subsequently responded with no concerns, subject to the inclusion of stipulated conditions with any approval. The impact of any building/excavation works on existing properties is a civil matter between the relevant parties involved and it is the responsibility of the developer to ensure that due diligence and best practice is followed in order to prevent damage occurring.		
Request a condition stating that any plant, machinery, large vehicles, storage of building materials related to the construction of the proposed building should be within the red line.	The construction period is a short period of time. The onus is on the developer to ensure that any effects relating to the construction, such as; the parking of plant, machinery etc. does not have a detrimental impact on local residents/properties and that they comply with relevant legislation associated with other statutory bodies.		
Request condition stating that there is	The potential blockage of any vehicular access is outside the remit of Planning and would be a matter for the PSNI should it occur.		



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<p>no blockage of gated vehicular access between No. 6 and No. 7A The Square by plant, vehicles, or the storage of materials during the construction of the proposal.</p>	
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Item Number 2			
Application Reference	LA05/2020/0491/RM	Date Valid	29.06.2020
Description of Proposal	Proposed new dwelling and garage	Location	Lands 50m south east of 46 Monlough Road Ballygowan Newtownards
Group Recommendation	Approval	Case Officer	Maire Claire O'Neill
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
2	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
The red line of the application site includes an area where the neighbours septic tank and percolation drain are located.	<p>The agent was contacted upon receipt of this letter and amended the red line to omit this area.</p> <p>The application will not have any impact on neighbouring property or infrastructure.</p>		

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Item Number 3			
Application Reference	LA05/2019/0693/F	Date Valid	02.07.2019
Description of Proposal	Dwelling and garage and associated site works	Location	70M West 19 Brookside Road Ballynahinch
Group Recommendation	Approval	Case Officer	Maire Claire O'Neill
Reasons for Recommendation			
All relevant planning material considerations have been satisfied.			
Representations			
Objection Letters	Support Letters	Objection Petitions	Support Petitions
29	1	N/A	N/A
Consideration of Objections			
Issue	Consideration of Issue		
Increase in traffic.	The proposal complies with the policy requirements of PPS 3. DFI Roads have been consulted and have offered no objections to the proposal subject to conditions. The access and egress arrangements are to a suitable standard.		
The businesses were constructed without planning permission.	The premises in question are outside the red line and do not form part of this application site. The matter has been referred to Enforcement for investigation.		
Proposal is contrary to PPS 21.	The proposal meets the policy tests associated with CTY 10 – dwelling on farms. The siting of the proposed dwelling has been relocated and will integrate into the surroundings and not have a negative impact on rural character. It complies with CTY 13 and CTY 14.		
Proposed entrance runs parallel to neighbours garden and will cause noise and disruption.	Environmental Health have been consulted and offer no objection to the proposal in terms of noise and nuisance. The proposed entrance is therefore considered to be acceptable.		
Proposal will spoil outlook of neighbour's garden.	Whilst outlook and right to a view are material planning considerations no determining weight is given in this instance.		