

<b>Title of Report: Item 10</b>  <b>Update on A/2015/0187/F, 54 dwellings, adjacent to Sheriff's Glen, Springtown Road, Derry</b>	<b>Officer Presenting: Senior Planning Officer</b>  <b>Author: Senior Planning Officer</b>
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## **1 Purpose of Report/Recommendations**

1.1 To update Members on the progress since the application was presented to the Planning Committee at a special meeting which took place on Thursday 21<sup>st</sup> July 2016.

## **2 Background**

2.1 Members will recall that the above-mentioned application was presented to a Special Meeting of the Planning Committee on 21<sup>st</sup> July 2016, following a Pre-Determination Hearing, with a recommendation to Refuse planning permission. At that meeting, Members did not accept the officers' recommendation to refuse planning permission.

2.2 It was agreed at the Meeting that the application would be reviewed, to reflect Members' resolution that they were minded to approve the application subject to satisfactory agreement on layout and compliance with Planning Policy Statements 2, 3, 7, 8 and 15; and subject to Notification to the Department for Infrastructure (DFI), as was required under Regulation 2 and 3 of the 'Development Management Regulations' – (a major application which could potentially significantly prejudice the implementation of the Local Development Plan's objectives and policies). Members were advised that the application would then be presented at a future Planning Committee meeting, in accordance with the Council's Committee Protocol.

## **3.0 Key Issues**

3.1 Following the meeting on 21<sup>st</sup> July, Planning officials have notified the Department for Infrastructure on 25<sup>th</sup> July 2016 of this matter. A letter has now been received from the Department, advising that it does not require this application to be referred to it. (A copy is attached at Appendix 11). Council is therefore empowered to make the final decision on this application.

3.2 On Thursday 4<sup>th</sup> August 2016, Planning officials held a meeting with the agent to discuss the concerns in relation to the layout, private amenity space, overlooking and impacts on adjoining neighbouring properties, privacy issues, design, open space and other outstanding information including a drainage assessment and Private Streets Determination drawings; all of which are required to be addressed in order to achieve a satisfactory layout and a quality residential environment.

3.3 On the 20<sup>th</sup> September 2016, a Drainage Assessment and drainage layout plan was received from the agent, and subsequently a consultation was issued to Rivers Agency. A response was received on 12<sup>th</sup> October advising that further amendments are required as a working strip is required to be retained for maintenance to the watercourse. This is currently shown as a landscaped area and should remain clear.

3.4 As advised above, amended drawings including; house types, boundary treatments, landscape proposals, drainage plans, Private Streets Determination drawings and a Landscape Management Plan were received 3<sup>rd</sup> October 2016. Transport Ni has been consulted on the amendments, and we currently await their comments.

3.5 The changes to the layout now proposed, include; re-positioning of the play park to the south western part of the site, reduction of numbers by one dwelling unit to overcome concerns in relation to overlooking and impacts on neighbouring properties, amendments to house types, amendments to parking and boundary treatments.

3.6 Neighbours were notified of the amended proposal on 13<sup>th</sup> October 2016 and this is due to expire on 27<sup>th</sup> October 2016; the application is also scheduled to be re-advertised in the local press in the week of 17<sup>th</sup> October 2016.

3.7 The amendments received 3<sup>rd</sup> October are therefore being considered and officials hope to be in a position to present this application to the Planning Committee in the near future.

#### **4 Financial, Equality, Legal, HR, Improvement and other Implications**

4.1 There are considered to be no legal, financial and other implications for Council.

#### **5 Recommendations**

5.1 Members note the above update, that Planning Officials will bring this application before the Committee at the earliest opportunity.

#### **Background Papers**

#### **Appendix 11: Letter from Department for Infrastructure**