1. Description of Proposed Development

The application is to demolish two school buildings and construct 78 no dwellings on the site of the Immaculate Conception College.

The application is for social housing, and a letter was received from the NIHE confirming the social housing need in this area. The NIHE confirmed that the site is located within Waterside 1 Local Housing Area for which there is currently a five year projected housing need of 100 social units between 2015 – 2020.
Throughout the processing of the application the following reports were submitted in support of the application; A Design and Access Statement; Pre-Application Community Consultation Report; A Preliminary Risk Assessment and Ground Investigation Report; Generic Quantitative Risk Assessment (GQRA); Extended Phase 1 Habitat Report; and Drainage Assessment.

2. EIA Determination

An EIA determination was carried out as the site is greater than 0.5ha; however, it was determined that no Environmental Statement was required as there would be no significant environmental impacts.

3. Site and Surrounding Area

The proposed site is approx. 2.91 ha, consisting of the developed portion of the former school which closed a few years ago. The site is accessed from Trench Road but will have a secondary access from Corrody Road. It is currently enclosed on all boundaries by wire mesh fencing as can be seen from the map and photograph, the school site comprises of two storey and single storey brick buildings with a hard standing car parking area and school yard area. There are gravel tennis courts and pockets of grassed areas located around the site. The topography slopes from the west to the east and incurs a fall of approx. 18 metres across the site.
Appendix 1

Application site in the context of the existing housing

The adjoining all weather playing pitches and playing fields are not included in the application site boundary, nor is the building which fronts onto Trench Road, which would have been the canteen building associated with the school; this building is now a crèche.

The character of the area is defined by residential development, with existing housing located to the west, north and east. The southern boundary abuts on the remaining school lands. There is a church, primary school and local centre within the immediate locality.

Entrance to existing School site from Trench Road

4. Site Constraints

The site is shown as existing recreation and open space. There are no other relevant site constraints on the application site.
5. **Neighbour Notification Report**

All relevant neighbours have been notified on the application.

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6. **Relevant Site History**

There is no planning history on the site relevant to the assessment of housing.

7. **Policy Framework**

**RDS 2035** - **SFG7** Strengthen the role of Londonderry as the Principal City of the North West; meeting the housing needs of the area.

**Policy RG8**: Manage housing growth to achieve sustainable patterns of residential development.

**Derry Area Plan** – Like other school grounds, this site is shown as ‘Existing Recreation and Open Space’ in the Derry Area Plan, 2011. Policy R1 sought the protection of zoned Recreation and Open Space areas, except in certain circumstances.

**Policy R1 Protection of Zoned Recreation and Open Space Areas** – Proposals will not be permitted for built development in areas zoned as Recreation and Open Space, except where any replacement
buildings do not exceed the site coverage of the existing development. On such school sites, the open nature of the site should not be impaired.

**Policy BE1 Urban Design** requires development proposals to make a positive contribution to townscape and be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials.

**Policy H1 Housing Design and Layout** – requires a high standard of Design and Layout in all new housing developments.

**Strategic Planning Policy Statement for NI** – The SPPS is a statement of the Department’s policy on important planning matters that should be addressed across NI. The provisions of the SPPS apply to the whole of NI and are material to all decisions on applications. Sustainable development is at the heart of the SPPS, which includes key principles for development and also strategic policies on housing, natural heritage etc.

**PPS 2 Natural Heritage** – sets out the planning policies for the conservation, protection and enhancement of our natural heritage.

**PPS 3 Development Control: Roads Considerations** – sets out the planning policies for vehicular and pedestrian access, transport assessment, and the protection of transport routes and parking.

**PPS 7 Quality Residential Environments** - The Council seeks to achieve residential developments that promote quality and sustainability in their design and layout, are in harmony with their townscape or landscape setting and which will ultimately make a positive contribution to the character and appearance of the country’s settlements. Policy QD 1 of this PPS lists the criteria to be met by housing schemes and requires the submission of a Design Concept Statement demonstrating how the scheme will meet these criteria.

**Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation** - Sets out the policies for the protection of open space, the provision of new areas of open space in association with residential development.

**PPS 12 Housing in Settlements** – The policy guidance in this statement applies to all residential development proposals within cities, towns, villages and small settlements in Northern Ireland, including the push for ‘sustainable development’ in the choice of housing land.

**PPS 15 Planning and Flood Risk** – sets out the Planning policies to minimise and manage flood risk.
**Creating Places/Living Places** – this is guidance to aid designers in creating quality residential developments

8. **Consultee Responses**

**River Agency** – The applicant has produced a Drainage Assessment providing evidence from NIW that there is a storm water sewer with adequate capacity to serve the site at pre-development storm water run-off rates. The applicant has also shown how storm water volumes greater than pre-development rates will be attenuated within the confines of the site by use of oversized pipes and a vortex valve. Rivers Agency have no reasons to disagree with this design concept and deem the Drainage Assessment as being complete under the requirements of PPS 15 FLD 3.

**NI Water** - Public water supply, foul sewer and surface water sewers are located within 20m of the proposal. Waste Water treatment facilities are presently available at Culmore WwTW to serve this proposal. Standard informatives provided.

**Transport NI** – has no objections to the proposal; adequate access arrangements and parking have been provided and Transport NI have provided Private Streets Determination conditions. See later section in this report.

**Environmental Health** – Has considered the Contamination Risk Assessment (GQRA) and Asbestos Report. The GQRA concludes that based on the levels of potential contaminants within the soils there is only a low level of contamination present. Environmental Health recommend that conditions are attached to any decision to ensure that any unexpected contamination discovered during development is properly assessed.

**NIEA Water Management Unit** – has considered the potential impacts on the surface water environment and have no objections subject to conditions.

**NIEA Waste Management Unit** – A Preliminary Risk Assessment and Ground Investigation Report informed by intrusive site investigation data have been provided in support of the application along with a Generic Quantitative Risk Assessment (GQRA). The reports concluded that no unacceptable risks to environmental receptors have been identified. Waste Management have no objections to the development subject to conditions and informatives.

**NIEA Natural Environment Division** – has considered an Extended Phase 1 Habitat Report and the impacts on natural heritage interests. Based on the information provided, NED are content with the proposal and have provided informatives.
Loughs Agency – no objections subject to conditions.

9. Representations

No objections have been received on the application. Neighbours were re-notified of an amended layout and proposal on 27th January 2017 and the application was re-advertised on 3rd February 2017.

A letter was received from the NIHE confirming the social housing need in this area (Waterside 1). The NIHE confirmed that the site is located within Waterside 1 Local Housing Area for which there is currently a five year projected housing need of 100 social units between 2015 – 2020.

10. Planning Assessment, including Other Material Considerations

Section 6 (4) of The Planning Act (Northern Ireland) 2011 requires the Council to make planning decisions in accordance with the local development plan, unless material considerations indicate otherwise.

This proposal has been assessed against the provisions of the Derry Area Plan 2011, as well as other material considerations including the Regional Development Strategy; the Strategic Planning Policy Statement for Northern Ireland; PPS 15 Planning and Flood Risk; PPS 8 Open Space and Outdoor Recreation; PPS 7 Quality Residential Environments; PPS 3 Access Movement and Parking, and supplementary guidance in ‘Creating Places’, as well as consultation responses and the representation received.

The Strategic Planning Policy Statement for NI (SPPS)

The SPPS supports and strengthens PPS 7. All new housing should demonstrate a high quality of design, layout including road infrastructure considerations and landscaping. Good design contributes to the creation of places to live that are safe and attractive and is also a key element in achieving sustainable development.

Paragraph 6.205 strengthens PPS 8 and sets out the policy criteria to which proposals which would result in the loss of zoned open space need to address. An exception should only be appropriate where it is demonstrated that redevelopment would bring substantial community benefits that outweighs the loss of open space; or where it is demonstrated that the loss of open space will have no significant detrimental impact. See assessment under Derry Area Plan and PPS 8, later in this report.
Derry Area Plan 2011

The application site is located on ‘Existing Recreation and Open Space’ land as defined in the Derry Area Plan. Policy R1 Protection of Zoned Recreation and Open Space Areas – Proposals will not be permitted for built development in areas zoned as Recreation and Open Space, except where any replacement buildings do not exceed the site coverage of the existing development. The majority of the housing proposed is being developed on the footprint of the school buildings and gravel car park and all weather playing pitches. The proposed housing development will not significantly reduce the open space character of this land nor impair the open nature of the site, nor would it adversely affect the amenity of the other open space in the locality. The proposed housing development will include an area of active open space in the form of a centrally located useable portion of open space with an equipped children’s play area, which will overall make a positive contribution to the site and to nearby residential properties. The accompanying Section 76 Legal Agreement will also ensure that the adjoining playing fields are retained as recreation and open space, thus having no significant detrimental impact. Therefore, that element of the proposal complies with the Derry Area Plan.

Planning Policy Statement 15 Planning and Flood Risk

The proposal meets the requirement of PPS 15 policy FLD 3, a Drainage Assessment was submitted throughout the processing of the application, and Rivers Agency has no objection.

Planning Policy Statement 3 Access Movement and Parking

The proposal complies with PPS 3, as adequate parking provision for the site has been provided. The road is to be adopted by Transport Ni and conditions have been provided relating to adoption of the road and Privates Streets Determination, see conditions in later section in this report.

Planning Policy Statement 2 Natural Heritage Interests

Natural Heritage interests have been considered, and the applicant provided a Phase 1 Habitat Report. NIEA Natural Environment Division (NED) have no objections to the proposal.

PPS 8 Policy OS1 Protection of Open Space

Policy states that development will not be permitted that would result in the loss of open space; an exception will be permitted, where it is clearly shown that redevelopment will bring substantial community benefits that decisively outweigh the loss of the open space. In such cases, applicants
will generally be expected to demonstrate that their proposals are supported by the local community.

The agent submitted a ‘Justification Report’ in support of the application setting out what they consider to be a substantial community benefit. In summary, the report states the following;

1. Unmet Social Housing Need

The most recent letter received from the NIHE confirms that this site is located within Waterside 1 – Local Housing Area. The letter confirms the housing need projection for this area to be 100 units between 2015-2020, but it does not confer funding commitment or programme priority at that time.

The developer also carried out extensive community consultation prior to formally submitting the application, which has been accompanied by a Pre-Application Community Consultation Report, as required by legislation. The report identifies the following; that the applicant carried out 3 engagement events and the layout evolved as a result of the feedback from the community; engagement confirmed a high level of support from the community.

2. Job Opportunities

The applicant has stated in their report that this proposal will bring substantial community benefit by way of investment in local employment and trade supplies.

3. Addressing Community Needs

Through consultation with the community, several needs will be met through the re-development of the site including;

- Apex entering into a Section 76 Planning Agreement with Council and the local Parish to ensure that the existing playing fields and pitches (which are not within the application site boundary) will be retained and the land transferred to Council, so this land will then be retained as open space.
- Apex Housing Association will deliver a crèche facility and community centre through the reuse of the former canteen building (not part of this application proposal or within the application site boundary)
- A new pedestrian link will be provided within the site linking existing housing and improving pedestrian accessibility to Top of the Hill Park and the existing playing pitches.
- The proposed layout includes landscaped areas and a central portion of open space and play areas, which will contribute to the wider community as well as residents of the new development.
Consideration of applicant’s statement and assessment under PPS 8

Whilst this site is entirely shown as existing open space within the DAP, the established use on this site was for a school, with approx. three quarters of the site being built upon either on the footprint of the buildings and on the hard standing gravel play areas and parking area, which is considered an acceptable exception in the Derry Area Plan. Whilst part of the development will be on portions of existing green space within the school grounds, this green space is passive areas of open space, and therefore not very useable; however, additional planting and landscaping have been provided around the sites boundaries, which will also enhance the visual amenity and integration of the site. Given that the proposed housing development will include and provide an area of useable open space centrally located within the site with an equipped children’s play area, it is considered that this outweighs the loss of the open space that remains within the school grounds. The new pedestrian links from the site into Jasmine Court and onto Corrody Road and Trench Road will provide access to the open space and play area from the nearby existing residential dwellings who will benefit from this, and it will also provide connectivity for existing and proposed residents to the Top of the Hill Country Park.

In order to protect the remaining existing playing fields and gravel pitches adjoining the application site boundary, the applicant (Apex Housing Association) has recently agreed to enter into a Section
Appendix 1

76 Planning Agreement with Council and the Parish to ensure this land is transferred to Council which will ensure the remaining open space playing pitches which are part of the larger school lands, will be retained as existing open space.

Therefore, in considering all of the material considerations associated with this proposal, including the fact that this proposal is for a social housing provider to deliver 78 units; that approximately three quarters of the site has previously been built out; useable open space has been provided within the site along with an equipped children’s play park; and that the remaining existing adjoining pitches which form part of the wider school grounds will be transferred to Council through a Section 76 Planning Agreement, Planning Officials therefore consider that this proposal is acceptable under PPS 8, as well as the more recent SPPS, as it has been demonstrated that the substantial community benefit outweighs any loss of existing open space – which would have no significant detrimental impact.

PPS 7 Quality Residential Environments: Policy QD1 Quality in new Residential Development

All of the QD1 criteria (a-i) are expected to be met; they are each assessed below:
Site layout

a) There are no issues in terms of the site’s character, the development respects the surrounding context and is appropriate to the topography of the site in terms of its layout, scale and massing of buildings.

b) There are no features of archaeology or built heritage on the site.

c) There is adequate provision for public open space located centrally within the development. An equipped children’s play area is also provided within the open space area. Passive open space in the form of grassed areas landscaping are also provided along the sites boundaries which will soften the visual impact of the development.

Adequate provision has been made for private amenity space with the plots meeting the guidance of Creating Places.

d) Neighbourhood facilities are not required for the size of this development, however the site is within walking distance to a nearby shops, schools and facilities within the immediate locality.

e) A movement pattern has been provided within the site which will connect to the existing public road and footpaths both on Corrody Road and Trench Road. A pedestrian connection has been provided connecting the existing development at Jasmine Court to the site and open space area which will provide a more direct route to Top of the Hill Country Park and to the new open space and equipped play facility within the development.

f) Adequate provision has been made for parking within the development and Transport NI has no objections subject to Private Streets Determination conditions.

g) The design of the dwellings is considered appropriate to the site and area. There is a mix of single storey complex needs units, two storey and two and a half storey dwellings within the development.
h) In terms of impacts on neighbouring properties, there were concerns initially with the levels of the site and the impacts the proposed dwellings would have on the amenity of the existing dwellings at Jasmine Court. The existing dwellings sit at a much lower level than the proposed dwellings, and there was the potential for overlooking, over shadowing and loss of light on the existing properties. Planning officials sought amendments along this boundary, including greater separation distances between properties and house types were amended by the agent. Cross sections have been provided which demonstrate that there is reasonable separation distance between the proposed dwellings and those in Jasmine Court. At the closest dwelling no 7 Jasmine Court, there is a level difference of approx. 4.7 metres, however there is a 10 metre separation distance to the common boundary, with a landscaped buffer provided between the existing and proposed properties; and the house type has been amended to a single-storey ‘complex needs’ unit. At the most critical plot between no 28 Jasmine Court and the proposed dwelling, there is a level difference of 5.2 metres between the plots. The agent has addressed planning officials concerns and provided a greater separation distance between the existing dwelling and the proposed two-storey dwelling, with approx. 25 metres separation now provided to the common boundary and a landscaped buffer within this. Planning officials consider there will be no unacceptable adverse impacts on existing residential amenity.
Appendix 1

Photographs showing level difference between the site and existing dwellings at Jasmine Court

i) The development is designed to deter crime and promote personal safety, with areas of public open space supervised by dwellings either fronting onto or providing supervision onto
both the passive and active open space areas. Boundary treatments have been provided which are generally of a high quality.

Whilst planning officials sought reduced retaining walls throughout the site, there will still be some significant retaining walls located between the rear gardens of proposed properties, some of which are 2 metres in height with a 1.8metre fence located on top. Whilst this aspect is certainly not considered to be ideal in design terms, it must be recognised that this is a sloping site and the applicant / agent states that they cannot improve the aspect further. On balance this housing scheme is considered to be acceptable.

Site Plan indicating retaining walls. Blue colouring is a 2m retaining wall with 1.8 m fence on top

Conclusion and Recommendation

In summary, this proposed development of social housing and associated open space is considered to be acceptable when assessed against the Derry Area Plan and the other material considerations. This former school site will be re-developed, providing 78 much-needed social housing and other community benefits, whilst retaining the open nature of the land, particularly due to the
accompanying Section 76 Legal Agreement with the Council which will ensure the remaining open space associated with the school is retained.

Members should note that, on the basis of the above assessment, Planning officials do not consider this proposal to be ‘significantly contrary’ to the Derry Area Plan, so despite the Council’s interest in the land, it is not considered necessary to notify the Department of Infrastructure about this planning application (The Planning (General Development Procedures (Northern Ireland) Order 2015; Planning (Notification of Council’s Own Applications) Direction 2015).

The proposal also generally meets the criteria of QD1 of PPS 7 in that it has been demonstrated a quality residential environment can be achieved; provision of infrastructure works are in accordance with PPS 3, sewerage and land drainage in accordance with PPS 15; impacts on natural habitats in accordance with PPS 2 all of which are supported through the SPPS for NI. Overall, it has been demonstrated that this proposal for a housing development is acceptable.

It is therefore recommended that the Council’s Planning Committee approve planning permission LA11/2016/0086/F for the proposed development subject to conditions set out below. Members should however note that if they are minded to approve permission, a decision on the application cannot issue until the Section 76 Agreement has been signed. The Agreement is significantly advanced and is ready to sign.

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 should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

   Reason: To ensure a practical solution to sewage disposal is possible at this site.

3. Each building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system should also be designed to minimise
the risk of wrongly connecting the sewage system to the rain-water drainage system, once the buildings are occupied.

Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

4. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure on the site shall be fully decommissioned in line with Pollution Prevention Guidance No. 2 (PPG2) and No. 27 (PPG27). Soil and groundwater sampling shall be undertaken for a suitable analytical suite. Should contamination be identified the requirements of Condition 5 will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

5. If during the development works, new contamination and risks are encountered which has not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing and subsequently implemented to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

6. After completing any remediation works required under Condition 5, and prior to occupation of any dwelling in this development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.
7. No storm water from the development site should be discharged to nearby watercourses unless first passed through pollution interception and flow attenuation measures. Storm water can carry pollutants into watercourses and high volume discharges can alter the prevailing hydrological regime, both of which can impact on fisheries interests.

Reason: To prevent pollution of surface waters.

8. Prior to the development commencing on site, a detailed earthworks management plan must be submitted for written approval to the planning authority, to include methods of control of run-off from working areas, and mitigating measures to prevent pollution of watercourses, during the construction phase. All earthworks on site shall be managed in accordance with the approved plan.

Reason: To prevent pollution of surface waters.

9. Prior to the occupation of the first 40 units hereby approved, the developer shall provide the proposed public open space, peripheral planting, the landscape buffer on the northern boundary of the site and the equipped play area, as indicated on the approved plans, drawing no 41 (Landscape Proposals), drawing no 42 (Landscape Details) and drawing no 43 (Play Area Proposals) date stamped 07 February 2017.

The trees indicated within plots shall be planted during the first available planting season after the first occupation of any dwelling on the plot. These trees shall be retained and maintained by the owner of the plot and the condition referring to such retention and maintenance shall be placed as a condition of the sale of the plot.

All hard and soft landscaping works shown on the approved plans shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice.

Reason: To ensure that the public open space, peripheral planting and landscaping provision and equipped children’s play area are provided in a timely manner for the benefit of the occupiers and to aid integration of the development into the local landscape as soon as possible.

10. The open space, amenity areas and play area indicated on the stamped approved Drawings no 41, 42 and 43 date stamped 07 February 2017 shall be maintained in accordance with the
Landscape Schedule documents ‘Specification for Landscape Works,’ ‘Planting Schedule’ and ‘Play Equipment Schedule’ received on 07 February 2017. Any changes or alterations to the approved landscape management arrangements shall be submitted to and agreed in writing by the Council.

Reason: To ensure successful establishment and ongoing management and maintenance (in perpetuity) of the open space, amenity areas and play area in the interests of visual and residential amenity.

11. No dwelling shall be occupied in the proposed development until a Landscape Management Agreement for all areas of open space as referred to in Condition 10 has been entered into and agreed with an Open Space Manager, the details of which shall be submitted to and agreed in writing with the Council.

Reason: To ensure the open space provision is managed in perpetuity in accordance with the Planning Policy Statement 8 (PPS8) Open Space, Sport and Outdoor Recreation.

12. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

13. The boundary treatments for the site as identified on Drawing no 09 Revision 4 (Proposed Boundary Treatments), 10 Revision 3 (Proposed Boundary Treatments Details) and 23 Revision 4 (Retaining walls) date stamped 25 January 2017 shall be completed prior to the occupation of any individual unit hereby approved, and shall be retained as such thereafter.

Reason: To secure a quality residential environment.

The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No 31 Rev 2 bearing the date stamp 25 January 2017.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.


No other development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing Number 31 Rev 2 bearing the date stamp 25 January 2017. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3(4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

16. The visibility splays of 4.5 metres by 70 metres at the junction of the proposed access road with Trench Road, shall be provided in accordance with Drawing Number 31 Rev 2 bearing the date stamp 25 January 2017, prior to the commencement of any other works or other development.

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

17. The visibility splays of 4.5 metres by 70 metres at the junction of the proposed access road with Corrody Road, shall be provided in accordance with Drawing Number 31 Rev 2 bearing the date stamp 25 January 2017, prior to the commencement of any other works or other development.
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

18. No other development hereby permitted shall be commenced until the Right Turn Lane on Trench Road as indicated on Drawing No 31 Rev 2 bearing the date stamp 25 January 2017 has been fully completed in accordance with the approved plans. A Stage 3 Safety Audit shall be carried out upon completion of the works and signed off in accordance with the Design Manual for Road and Bridges.

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the site are carried out at the appropriate time.

19. No other development hereby permitted shall be commenced until Corrody Road has been widened to 6metres and a 2metre footway provided along the site frontage onto Corrody Road as indicated on Drawing no 31 Revision 2 bearing the date stamp 25 January 2017.

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

20. The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses 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.

21. No dwelling(s) shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.