

<p>Title of Report:</p> <p>Item 5 - Planning Applications Open for Decision</p>	<p>Officer Presenting: Planning Case Officers</p> <p>Author: Planning Case Officers</p>
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1 Purpose of Report/Recommendations

1.1 To present to Members, planning applications for decision.

2 Background

2.1 Following the transfer of Planning to Local Government on 1st April 2015, the Planning Committee will now decide on applications presented by Council's Planning Officers.

3 Key Issues

1. Summary of applications presented to Committee:

RECONSIDERED APPLICATIONS FOLLOWING SITE VISIT

1. A/2014/0086/F

Redevelopment of vacant lands for an unattended 24 hour operating filling station (incorporating new canopy, 4 fuel dispensers, new underground fuel tanks, upgraded associated site works and site boundaries plus a "fuel cash and carry" sales building and car wash. (Transport assessment received).
Lands adjacent to Rosstowney Road and Crescent Link Junction.

2. LA11/2018/0614/O

Site for single storey dwelling at lands adjoining 216 Tamnaherin Road, Derry.

NEW APPLICATIONS FOLLOWING SITE VISIT

3. A/2008/0236/O

Site for residential development at Elagh Road / Runcrana Road.

Recommendation: Refuse

4. LA11/2018/0558/O

Proposed site for a dwelling. Approximately 60m NW of 58 Carnareagh Road, Claudy.

Recommendation: Refuse

5. LA11/2018/0698/O

Proposed erection of dwelling and domestic garage. Adjacent to and SE of 61 Woodend Road, Strabane.

Recommendation: Refuse.

NEW APPLICATIONS

6. J/2013/0183/F

The proposed development consists of a single wind turbine extension to the operational Church Hill Wind Farm (J/2005/0358/F). The proposal includes for the erection of 1 no wind turbine with a base to blade-tip height of 99.5m, a wind turbine transformer located internally or underground, a turbine hardstand, the upgrade of an existing access track and construction of a section of new access track, drainage management measures, underground communication and electrical cables linking the proposed turbine with the operational Church Hill Wind Farm, and all associated works and ancillary developments at Meenamullan Townland, Church Hill, Killeter, Strabane.

Recommendation: Approve

7. LA11/2019/0012/F

Retrospective change of use of domestic shed to provide Hippotherapy sessions to rear of 14 Cregg Road, Claudy.

Recommendation: Approve

8. LA11/2018/0929/F

Retention of shed erected to provide a waiting room for parents and therapy equipment store for Hippotherapy service at land to the rear of 14 Cregg Road, Claudy.

Recommendation: Approve

9. LA11/2018/1100/F

Alterations and extension (300m²) to the 4th floor to provide an additional 39 bedrooms. The application also includes the retention to live planning approval granted under LA11/2016/0527/F to include the following:

1. Retention of change of material to 3rd floor elevations from aluminium cladding to red facing brick and stone.
2. Retention of increase in height of lift shafts to 4th floor.
3. Retention of placement of external plant on 4th floor roof.
4. Material change to fenestration and door positions on ground floor elevations.

The application also includes for the change of use granted under LA11/2016/0527/F from ground floor & basement retail units (550m²) to bar/restaurant facilities ancillary to the hotel use at 29- 35 Strand Road and lands between 61 and 8 Great James Street, Derry.

Recommendation: Approve

10. LA11/2016/0422/O

New residential neighbourhood, with small convenience retail and professional services, provision of formal and informal open/play spaces, new signalised junction (at Gransha) and associated landscaping and access works at Site Bounded by Clooney Road (to the West) Crescent Link (to the South West) and Rosstowney Road (to the East).

Recommendation: Approve

11. LA11/2018/0702/F

Street environmental improvement works including footpath widening and upgrade comprising natural stone paving and kerbing. Street tree planting, bespoke designed bollards and street lighting upgrade. The redevelopment of Society Street car parking to create a new urban park, with tree and shrub planting seating, a grassed area and associated feature lighting. The establishment of new pedestrian access connecting Palace Street and Bishop Street car parking, through lands adjoining St. Augustine's Church Hall.

Palace Street, Society Street, Magazine Street, Magazine Street Upper, Union Hall Place, Bank Place, Linenhall Street, Society Street Car Park and land adjoining St Augustine's Church Hall, Derry/Londonderry

Recommendation: Approve

12. LA11/2018/0187/RM

Proposed new fresh fruit and vegetable processing and distribution facility/premises, together with associated ancillary accommodation, parking and site works. Lands opposite 613 Baranailt Road, Claudy, Co. Derry

Recommendation: Approve

13. LA11/2018/1150/A

1 no. free standing advertising sign at 45 degree angle to the road and 1 no. wall mounted advertising sign on the buildings front elevation. Diamond Centre Baranailt Rd, Claudy

Recommendation: Approve

14. LA11/2018/0828/F

Change of use from a house of multiple occupation to five self-contained one bedroom apartments. 88 Beechwood Avenue, Derry

Recommendation: Approve

15. LA11/2018/0667/F

Change of use from dwelling to provide 4 no self-contained one bed flats, and erection of 3 storey extension to same to provide 3 no self-contained one bed flats (7 units in total). 60 Northland Road, Derry.

Recommendation: Approve

16. LA11/2018/0646/LBC

Change of use from dwelling to provide 4 no self-contained one bed flats, and erection of 3 storey extension to same to provide 3 no self-contained one bed flats (7 units in total). 60 Northland Road, Derry.

Recommendation: Approve

17. LA11/2018/0711/F

Renovation of existing 9 no. self-contained 1 bed flats and demolition of existing rear returns. 3 storey rear extensions to provide an additional 6 no. self-contained 1 bedroom flats (14 units in total). 56 and 58 Northland Road, Derry.

Recommendation: Approve

18. LA11/2018/0712/LBC

Renovation of existing 9 no. self-contained 1 bed flats and demolition of existing rear returns. 3 storey rear extensions to provide an additional 6 no. self-contained 1 bedroom flats (14 units in total). 56 and 58 Northland Road, Derry.

Recommendation: Approve

19. LA11/2018/0841/RM

Proposed residential development comprising of 146 no. dwellings; consisting of 10 x 6 Person/4Bed houses, 53 x 5 Person/3 Bed houses, 41 x 3 Person/2Bed houses, 5 x 5Person/3Bed complex needs houses, 18 x 3Person/2Bed duplex apartments, 13 x 2Person/1Bed apartments, 4x 3Person/2Bed complex needs apartments & 2x 2Person/1Bed complex needs apartments at Vacant lands at Galliagh, south of Skeoge Link, north of Lower Galliagh Road and Woodbrook west of no.14 Lower Galliagh Road, Derry.

Recommendation: Approve

20. LA11/2017/0870/F

Retention of 16 no semi-detached dwellings and one detached dwelling at 4, 5, 6, 7, 8, 9, 28, 29, 30, 31, 32, 33, 34, 45, 36, 37 & 38 Glenview Manor, Strabane.

Recommendation: Approve

21. LA11/2018/0969/F

St Columb's Road Pedestrian Access and Public Realm. The re-development of existing open space to form a public realm pedestrian entrance to Ebrington site, off St Columb's Road. The development will involve construction of a high quality hard and soft landscaped space at Site immediately west of Building 104, Former Ebrington Barracks site, Limavady Road, Derry~Londonderry.

Recommendation: Approve

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

- 4.1 There are no additional costs associated with the proposed recommendations, however, Members are reminded that the protocol for Planning Committee procedures and the Code of Conduct for Councillors must be adhered to at all times to avoid risk of legal challenge and potential financial costs implications.

5 Recommendations

- 5.1 That Members consider and agree with the recommendations proposed.

Background Papers

Planning Report A/2014/0086/F *(Appendix 1)*

Planning Report LA11/2018/0614/O *(Appendix 2)*

Planning Report A/2008/0236/O *(Appendix 3)*

Planning Report LA11/2018/0558/O *(Appendix 4)*

Planning Report LA11/2018/0698/O *(Appendix 5)*

Planning Report J/2013/0183/F *(Appendix 6)*

Planning Report LA11/2019/0012/F	<i>(Appendix 7)</i>
Planning Report LA11/2018/0929/F	<i>(Appendix 8)</i>
Planning Report LA11/2018/1100/F	<i>(Appendix 9)</i>
Planning Report LA11/2016/0422/O	<i>(Appendix 10)</i>
Planning Report LA11/2018/0702/F	<i>(Appendix 11)</i>
Planning Report LA11/2018/0187/RM	<i>(Appendix 12)</i>
Planning Report LA11/2018/1150/A	<i>(Appendix 13)</i>
Planning Report LA11/2018/0828/F	<i>(Appendix 14)</i>
Planning Report LA11/2018/0667/F	<i>(Appendix 15)</i>
Planning Report LA11/2018/0646/LBC	<i>(Appendix 16)</i>
Planning Report LA11/2018/0711/F	<i>(Appendix 17)</i>
Planning Report LA11/2018/0712/LBC	<i>(Appendix 18)</i>
Planning Report LA11/2018/0841/RM	<i>(Appendix 19)</i>
Planning Report LA11/2017/0870/F	<i>(Appendix 20)</i>
Planning Report LA11/2018/0969/F	<i>(Appendix 21)</i>