

Derry City and Strabane District Council Planning Committee Report

COMMITTEE DATE:	25 th March 2019
APPLICATION No:	LA11/2018/0187/RM
DATE RECEIVED:	27 th February 2018
APPLICATION TYPE:	Reserved Matters
PROPOSAL:	Proposed new fresh fruit and vegetable processing and distribution facility/premises, together with associated ancillary accommodation, parking and site works
LOCATION:	Lands opposite 613 Baranailt Road, Claudy, Co. Derry, BT47 4EF
APPLICANT:	Season Harvest
AGENT:	McGirr Architects Ltd
ADVERTISEMENT:	20/03/2018
STATUTORY EXPIRY:	04/04/2018
RECOMMENDATION:	Approve

REASON FOR PRESENTATION TO COMMITTEE: Major Application

All planning application forms, drawings, letters etc. relating to this planning application are available to view on www.planningni.gov.uk

1. Description of Proposed Development

The proposal is for a new fresh fruit and vegetable processing and distribution facility/premises, together with associated ancillary accommodation, parking and siteworks. The site has outline approval for New Processing and Distribution facility for Season Harvest approved under A/2012/0583/O dated 10th March 2015.

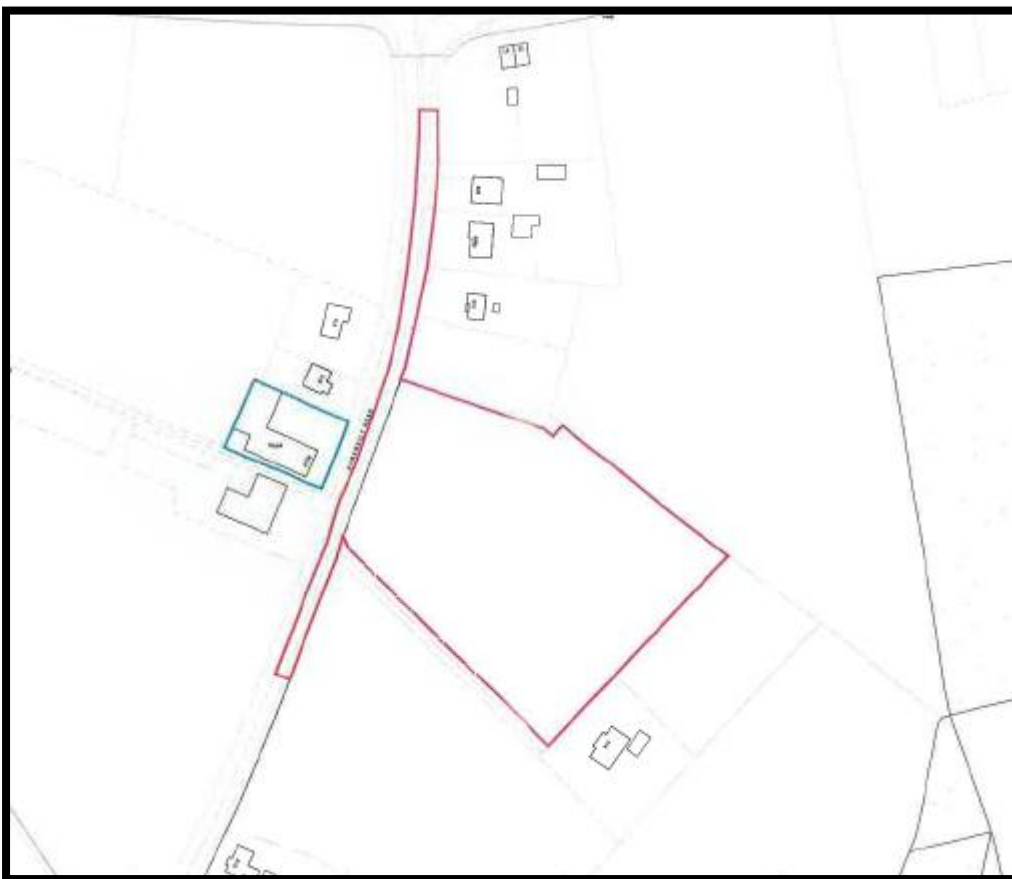
2. EIA Determination

The development is within Schedule 2 of The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2015. An EIA determination has been carried out and it is considered that the proposal will not have a significant environmental impact.

3. Site and Surrounding Area

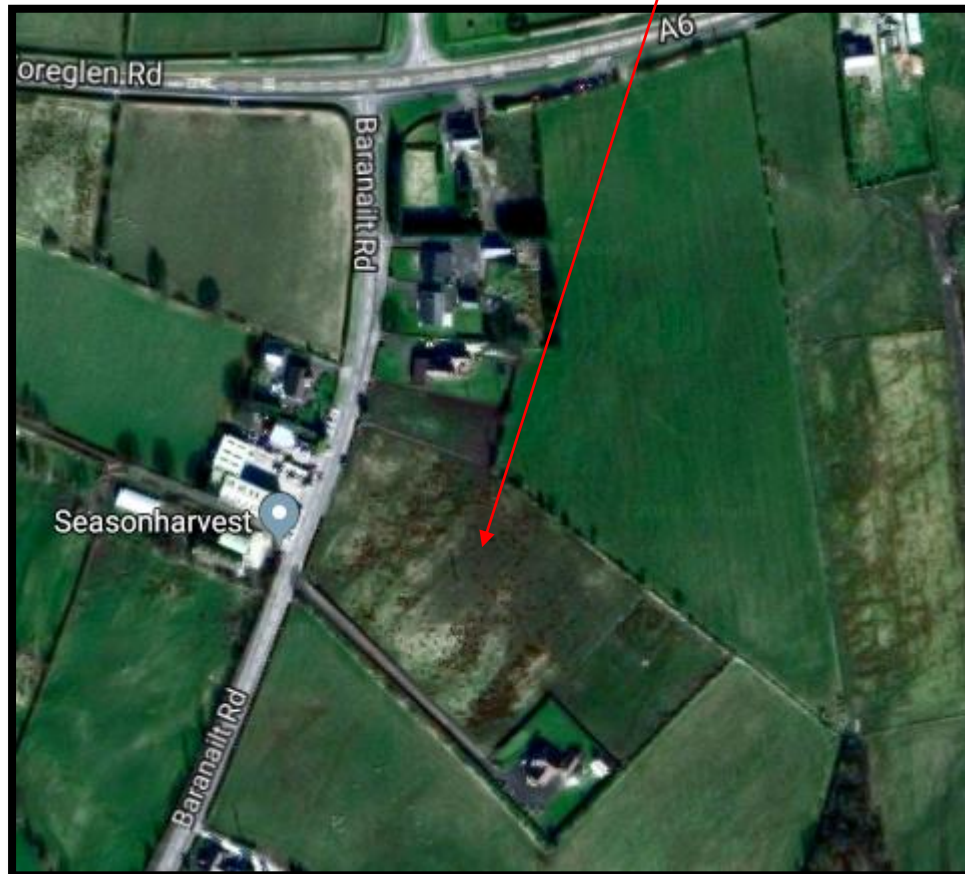
The application site comprises a road side field approx. 1.4Ha in size and set in the open countryside close to the development limits of Claudy. The site slopes gently to the south and boundary definition is provided by mature low lying hedging. Views of the site on approach along the Baranailt Road in both directions is restricted to immediate views only. The established Season Harvest business is currently located immediately across the Baranailt Road to the west. These premises comprises an L-shaped configuration of corrugate sheds with parking along the front façade (See Figure 6 below). There are several residential dwellings in the vicinity of the application site to the north of the proposed site, adjacent to the existing premises on Baranailt Road with a further dwelling immediately located to the rear of the proposal.

Figure 1: Site Location Plan



SITE

Figure 2: Overview of the Area



4. Site Constraints

No site constraints

5. Neighbour Notification Report

Neighbour Notification Report

	Reference Number	Neighbour Address	Notification Letter	Date Neighbour Notified
1	LA11/2018/0187/RM	608 Baranait Road Claudy Londonderry BT47 4EA	NEILET	20/03/2018
2	LA11/2018/0187/RM	608a Baranait Road Claudy Londonderry BT47 4EA	NEILET	20/03/2018

3	LA11/2018/0187/RM	610 Baranait Road Claudy Londonderry BT47 4EA	NEILET	20/03/2018
4	LA11/2018/0187/RM	611 Baranait Road Claudy Londonderry BT47 4EA	NEILET	20/03/2018
5	LA11/2018/0187/RM	613b Baranait Road Claudy Londonderry BT47 4EA	NEILET	20/03/2018
6	LA11/2018/0187/RM	618 Baranait Road Claudy Londonderry BT47 4EA	NEILET	20/03/2018
7	LA11/2018/0187/RM	618a Baranait Road Claudy Londonderry BT47 4EA	NEILET	20/03/2018
8	LA11/2018/0187/RM	Jack Brolly 613a Warehouse Baranait Road Limavady Londonderry BT47 4EA	NEILET	20/03/2018
9	LA11/2018/0187/RM	Season Harvest N I Ltd 613 Baranait Road Claudy Londonderry BT47 4EA	NEILET	20/03/2018

6. Recent Relevant Site History

The planning history for the site includes:

Reference Number	Proposal	Decision	Date
A/2012/0583/O	Proposed new fresh fruit and vegetable processing and distribution facility/premises, together with associated ancillary accommodation, parking and siteworks.	Approve	11/03/15

7. Policy Framework

Regional Development Strategy for Northern Ireland 2035 (RDS)

Derry Area Plan 2011

Strategic Planning Policy Statement for Northern Ireland (SPPS) Planning for Sustainable Development

Planning Policy Statement 21 (PPS 21): Sustainable Development in the Countryside

Planning Policy Statement 4 (PPS 4): Planning and Economic Development

Planning Policy Statement 3 (PPS 3): Access, Movement and Parking

8. Consultee Responses

DFI Roads – No Objection

Environmental Health Department (EHD) – No Objection

NI Water Strategic- No Objection

Loughs- No Objection

9. Representations

No representations received.

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 (SPPS), PPS21 Sustainable Development in the Countryside, PPS 4: Planning and Economic development and PPS 3: Access, Movement and Parking.

Strategic Planning Policy Statement (SPPS)

The SPPS introduces transitional arrangements which will operate until the Council's Plan Strategy has been adopted. During this period Planning Authorities will apply existing policy set out in Policy CTY1

Sustainable Development in the Countryside of PPS21 and PPS4 planning and economic development (in this case Policy PED3 Expansion of an Established Economic Development Use in the Countryside) and PED 9 (General Criteria for Economic Development) together with the SPPS. Any conflict between the SPPS and the retained policies must be resolved in favour of the SPPS. In this case there is no policy conflict.

Policy CTY 1 of PPS21 lists the range of types of development which in principle are considered acceptable in the countryside and that will contribute to the aims of sustainable development. This proposal falls outside any criteria set out in CTY1, however this policy direct officers to PPS4 Planning and Economic Development. The previous site history- A/2012/0583/O- for the Erection of Fresh Fruit and vegetables processing and distributing facility was approved on 11th March 2015 by the Department of the Environment. The principle of development was established under policy PED3 of PPS 4 which refers to the expansion of an established business in the countryside. It was agreed that there was physical site restriction for expansion of the business and new premises to focus on their business model was required on lands opposite the existing facility on Baranait Road. The physical restriction is due to existing residential properties no 613 Baranait Road and lands for the A6 duelling scheme as well as lands not in their ownership. The outline application was approved subject to a number of conditions that have now been met under the current reserved matters application.

- The proposed distribution centre is 6.4m in height (Condition 5 relates to height restriction of 6.5m) and has a floor area of 1788sqm. This consists of A main floor/ambient & picking which is 850sqm, two cold store areas 290sqm, packing/wash room area 190sqm and ancillary accommodation including reception, w.c, canteen, changing and office space.
- A landscape management and maintenance Plan has been submitted to address Conditions 22, 23 & 24 of A/2012/0583/O which relate to site landscaping.
- Installation report relating to luminaire data has been submitted to address Condition 21 re Lux levels (used to measure intensity as perceived by the human eye) of any floodlighting. EHD are content with the findings of the report.
- Plans indicate ground floor loading bays as per condition 13. The unit is single storey with all loading at ground level.
- An acoustic barrier with earth bund (cross section provided) has been indicated along the northern boundary to address condition 11. (See Figure 3 below)
- Condition 8 relates to materials used. Drawing 04Rev1 notes the materials to be used which are as follows:

Productions Block- Grey panel cladding (walls), grey roofing panels, windows grey pvc, black/grey aluminium rain water goods

Administrations Block- Timber cladding/fibre cement board/tiling Grey/off white, corrugated profiled aluminium grey/blue/black, windows grey pvc, black/grey aluminium rain water goods

Customer and staff parking is located to front (west) and the SW boundary. Servicing vehicle are located to the northern sections of the site where loading bays are located

A number of post construction conditions were also attached to the outline approval in regarding noise testing.

Policy PED3 Expansion of an established Economic Development Use in the Countryside of Planning Policy Statement 4 states that any new building should respect the scale, design and materials of the original building. The existing premises is finished with green aluminium panelling with a large roller shutter on the front façade. The existing premises are very industrial in nature and provide inadequate parking and services.

It is considered that the scale and design of this reserved matters proposal is in accordance with design concept submitted at Outline stage. This purpose built facility will be used for vegetable processing and distribution, however the design and materials used represents a significant design enhancement from that presently in operation. The proposal promotes good industrial design in terms of scale, layout, design, materials and landscaping, and it is considered the structure will integrate satisfactorily into the landscape.

In summary, this proposed reserved matters scheme has met all the conditions set at the outline stage, and it is considered the proposal accords with policy PED 3 of PPS 4, PPS 21, PPS 3 and SPPS.

Figure 3 Landscape Plan



Acoustic Earth Bund

Figure 4 Elevations

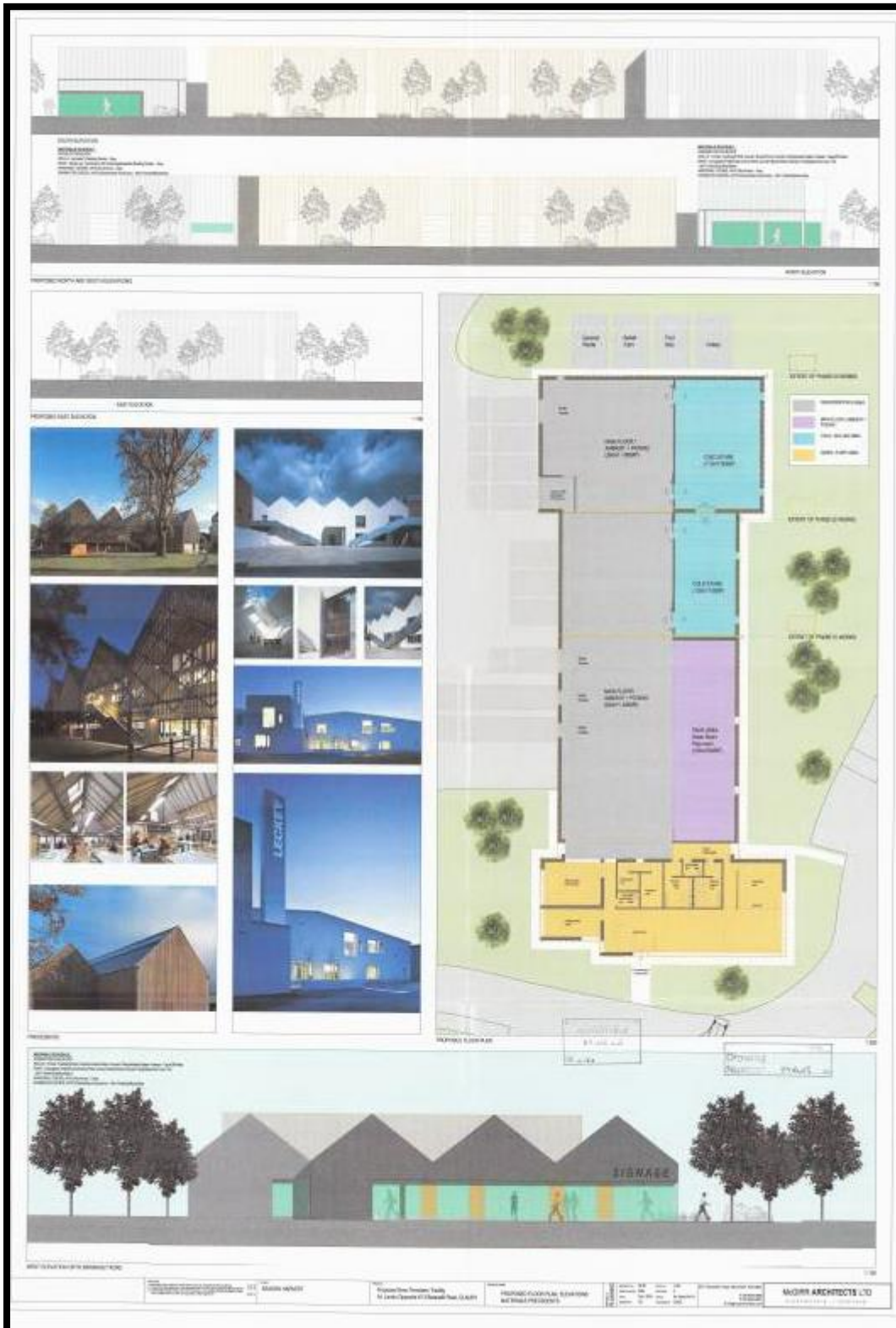


Figure 5 Site frontage on Baranailt Road



Figure 6 View of site frontage from the north on Baranailt road

Existing
Premises



Figure 7 Views of site from south on Baranailt Road

Proposed Site



Figure 8 Perspective View from Baranailt Road looking north towards site



Figure 9 Perspective View from Baranailt Road looking south towards site



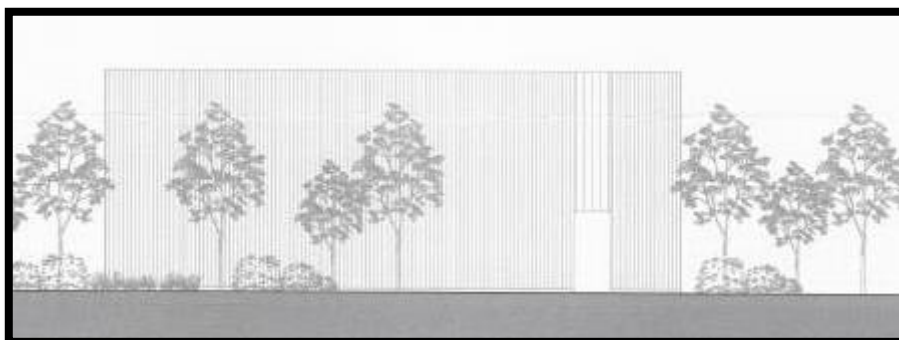
Figure 10 Front Elevation



Figure 11 Side Elevations



Figure 12 Rear Elevation



11. Conclusion

The principle of development has been established under previous outline approval A/2012/0583/O approved by the DOE on 11/03/15. Officers are now content that all relevant outline conditions have been addressed. These include acoustic, loading, luminaire, landscaping, siting and design details. A

number of operational conditions will have to be discharged upon commencement of operations on site.

Due to the nature of the proposed development and ridge height conditions attached (6.5m ridge height), Officers are of the opinion that the overall design concept is in line with the perspective views submitted under A/2012/0583/O, and the overall scheme will integrate satisfactorily into the landscape without having an adverse visual impact.

Having considered all material considerations, including the development plan, relevant planning policy, planning history of the site and consultation responses, it is considered the proposal accords with the PPS3, PPS4, PPS 21 and therefore approval is recommended subject to conditions set out in Section 12.

12. Proposed Conditions

1. As required by Section 62 (2) of the Planning Act (Northern Ireland) 2011 the development to which this approval relates must be begun by whichever is the later of the following dates:-

- (i) The expiration of a period of 5 years from the grant of outline planning permission; or
- (ii) The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02 Rev 1 bearing the date stamp 2 July 2018, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

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

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

4. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing No 02 Rev 1 bearing date stamp 2 July 2018 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

5. The development shall be carried out in accordance with the stamped approved Drawing No's: 01, 03 & 05 date stamp 14th March 2018, drawing 02 rev1 dated 2nd July 2018 and drawing 04Rev3 dated 4th march 2019.

Reason: To ensure the development is carried out in accordance with the approved plans.