

Application Ref. A/1986/0723
Status PERMISSION GRANTED
Proposal Site for travelling peoples caravan park

Site Location FORMER CAMELOT SITE DAISYFIELD
LETTERKENNY ROAD LONDONDERRY

Application Type Outline
Application Src Paper Retrospective
Original Reference
Workflow Ref
Applicant

Application Submitted Date Time
Application Received Date 30.10.1986 Time
Agent/Appl Ref

Applicant Type
Address

Agent
Contact Name
Address All personal information has been removed under Data Protection

Contact Types

Contact Types

Authority Derry and Strabane
Office Derry and Strabane
DM Team Derry
Case Officer

Related Appeals/Applications/Agreements >>

| Type | Reference | Date Rec'd | Date Decided |
|------|-----------|------------|--------------|
| | | | |

Called-In by DOE



OK Cancel

Application Ref. A/1986/0723
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Agent
Contact Name
Address All personal information has been removed under
Data Protection

Contact Types

Contact Types

Authority Derry and Strabane
Office Derry and Strabane
DM Team Derry
Case Officer
Called-In by DOE

Related Appeals/Applications/Agreements >>

| Type | Reference | Date Rec'd | Date Decided |
|------|-----------|------------|--------------|
|------|-----------|------------|--------------|



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OK

Cancel

Application Ref. A/1986/0723 Site Location FORMER CAMELOT SITE DAISYFIELD
 Status PERMISSION GRANTED LETTERKENNY ROAD LONDONDERRY
 Proposal Site for travelling peoples caravan park

— Decisions

| Decision Made By | Decision Type | Decision | Decision Date | Reason for Pre Determination Hearing | Date of Hearing |
|------------------|---------------|--------------------|---------------|--------------------------------------|-----------------|
| ▶ Council | View | Agree | 02.12.1986 | | |
| ▶ Department | Decision | Permission Granted | 23.12.1986 | | |
| Null | Null | | | | |
| Null | Null | | | | |

— Date of Meetings

| Meeting Type | Date of Meeting |
|--------------|-----------------|
| | |

— Decision Notices

| Letter Type | Decision Produced | Decision Issued | Decision Expires |
|-------------|-------------------|-----------------|------------------|
| | | | |

— Revocations and Judicial Reviews

| Date Decision Revoked | Date Decision Null and Void |
|-----------------------|-----------------------------|
| | |

Print Decision Record 2 of 2
 OK Cancel

01 As required by Article 35 of the Planning (Northern Ireland) Order 1991 application for approval of the matters reserved in conditions 02 and 03 must be made within three years of the date on which this permission is granted and the development to which this permission relates must be begun by whichever is the later of the following dates:

- (i) the expiration of a period of five years from the date hereof; or
- (ii) the expiration of two years from the final approval of any matters reserved in conditions 02 and 03.

02 The under-mentioned details shall be as may be approved by the Department:

- (a) Siting of the building(s).
- (b) (i) Means of vehicular access.
(ii) Means of pedestrian access.
- (c) Design of the building(s) including floor space, height, massing, internal planning and suitability for display of advertisements.
- (d) The extent of the floor space devoted to the various uses hereby permitted, and the position of such uses in the building(s).
- (e) External appearance of the building(s) including materials used and their colour and texture.
- (f) The use of any part of the site not covered by building(s) and the treatment thereof, including planting, walls and fences.
- (g) (i) The extent and position of accommodation for car parking.
(ii) The extent and position of accommodation for loading and unloading of vehicles.
(iii) The extent and position of accommodation for picking up and setting down of persons calling at the building.

Reason: To enable the Department to consider in detail the proposed development of the site.

03 Full particulars and detailed plans and sections of the proposed development to a scale of 1:200 (16" to 1") or greater and elevations to a scale of 1:100 (8" to 1") or greater, indicating the details required by condition 02 shall be subject to the approval of the Department before any work on the site commences.

Reason: To enable the Department to consider in detail the proposed development of the site.

04 The access shall be sited and constructed to the satisfaction of the Department and detailed drawings shall be submitted showing the standards listed on the accompanying Guidance Form (RA4) with the application for the approval of Reserved Matters.

Reason: In the interest of public safety and traffic management.

OK

Cancel

Application Ref. A/1987/0568 Site Location FORMER CAMELOT SITE DAISYFIELD
 Status PERMISSION GRANTED LETTERKENNY ROAD LONDONDERRY
 Proposal Construction of travelling peoples caravan park

Application Type Reserved Matters Application Submitted Date Time
 Application Src Paper Retrospective Application Received Date 11.09.1987 Time
 Original Reference Agent/Appl Ref
 Workflow Ref Agent
 Applicant Contact Name
 Applicant Type Address All personal information has been removed under Data Protection
 Address All personal information has been removed under Data Protection
 Contact Types
 Contact Types
 Authority Derry and Strabane
 Office Derry and Strabane
 DM Team Derry
 Case Officer
 Called-In by DOE
 1 1
 [Navigation icons: back, forward, search, etc.] OK Cancel

| Related Appeals/Applications/Agreements >> | | | |
|--|-----------|------------|--------------|
| Type | Reference | Date Rec'd | Date Decided |
| [Redacted] | | | |

Application Ref. A/1987/0568 Site Location FORMER CAMELOT SITE DAISYFIELD
 Status PERMISSION GRANTED LETTERKENNY ROAD LONDONDERRY
 Proposal Construction of travelling peoples caravan park

Decisions

| Decision Made By | Decision Type | Decision | Decision Date | Reason for Pre Determination Hearing | Date of Hearing |
|------------------|---------------|--------------------|---------------|--------------------------------------|-----------------|
| Council | View | Agree | 03.11.1987 | | >> |
| Department | Decision | Permission Granted | 02.03.1988 | | >> |
| Null | Null | | | | |
| Null | Null | | | | |

Date of Meetings

Meeting Type Date of Meeting

[Redacted] 

Decision Notices

Letter Type Decision Produced Decision Issued Decision Expires

[Redacted]

Revocations and Judicial Reviews

Date Decision Revoked Date Decision Null and Void



01 As required by Article 26 of the Planning (Northern Ireland) Order 1972 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 five years from the grant of outline planning permission; or
- (ii) The expiration of a period of two years from the date hereof.

02 The change of use of the land hereby permitted shall not take place until the access to the site has been constructed in accordance with the approved plans.

Reason: To ensure that there is a satisfactory means of access to the site in the interests of road safety.

03 None of the building or engineering operations authorised by this permission shall be commenced until the sight lines specified have been provided at the junction of the proposed access with the existing public road

Reason: To ensure that adequate standards of visibility are provided at the site entrance both during and after the development of the site in the interests of road safety.

04 Adequate provision shall be made to ensure that surface water does not flow from the site onto the public road.

Reason: In the interest of public safety and traffic management.

05 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity.

OK

Cancel

Development Control Officer's Professional Planning Report

| | | | |
|-------------------------------------|---|--------------------------------------|--|
| Case Officer: Miss A Donaghy | | Application ID: A/2006/0059/F | |
| | | Application Type: Full | |
| Applicant Name and Address: | N.I.H.E. Richmond Chambers The Diamond Londonderry BT48 6QP | Agent Name and Address: | Miss Elaine Adair N.I.H.E. Design & Properties Services Richmond Chambers The Diamond Londonderry BT48 6QP |

Location: Ballyarnett Park, Racecourse Road, Londonderry

Development Type: Minor Works/Env. Improve.

Proposal: Alterations to layout and associated site works at travellers transit site

Date Valid: 3rd February 2006

Statutory Expiry Date: 31st March 2006

Date of last Neighbour Notifications: 9th February 2006

Date of District Council Consultation: 16/5/06

Date of A31 Determination & Decision: No

EIA Determination: Not Applicable

Date First Advertised: 14th February 2006

Date Last Advertised: 15th February 2006

Consultees

Environmental Health Department (COUNCIL), Derry City Council, 98 Strand Road, LONDONDERRY
 Roads Service - Londonderry Office (DEPARTMENTAL), 1 Crescent Road, LONDONDERRY
 Water Service - Londonderry Office (DEPARTMENTAL), 1A Belt Road, Altnagelvin, LONDONDERRY

Notified Neighbours

Owner/Occupier (NEIGHBOUR), Community Centre, Ballyarnett Park, Londonderry

Representations

No data found

Consultation Summary

No data found

Consultation replies text

Environmental Health Department, Derry City Council
Roads Service - Londonderry Office
Water Service - Londonderry Office

Consultee replies

Environmental Health Department, Derry City Council, Derry City Council, 98 Strand Road,
LONDONDERRY, BT48 7NN (COUNCIL), Statutory, Letter, 3rd March 2006

Roads Service - Londonderry Office, 1 Crescent Road, LONDONDERRY (DEPARTMENTAL), Statutory,
Consultation Reply, 15th February 2006

Water Service - Londonderry Office, 1A Belt Road, Altnagelvin, LONDONDERRY, BT47 2LL
(DEPARTMENTAL), Statutory, Consultation Reply, 15th February 2006

Site History

A/1977/0372
PARKLAND
BALLYARNET
Not Supplied
R
Local Authority decision
Approval (historical)
23-AUG-77

A/1979/0044
PLAYING FIELDS, 18 HOLE GOLF COURSE, PAVILION AND CLUBHOUSE
BALLYARNETT/SHANTALLOW DISTRICT PARK, RACECOURSE ROAD
Not Supplied
R
Local Authority decision
Approval (historical)
15-JUN-79

A/1980/0540
DISTRICT PARK
SHANTALLOW, BALLYARNETT
Not Supplied
R
Local Authority decision
Approval (historical)
17-SEP-80

A/1990/0309
Derry City Council
Site for travelling peoples caravan park
BALLYARNETT DISTRICT PARK RACECOURSE ROAD/SPRINGFIELD ROAD LONDONDERRY
Outline
Change of Use
Local Authority decision
Approval (historical)
11-JUN-90

A/1990/0655

WDR & RT Taggart

8 Columba Terrace Londonderry

Construction of travelling peoples caravan park

BALLYARNETT DISTRICT PARK RACECOURSE ROAD/SPRINGFIELD ROAD LONDONDERRRY

Full

Change of Use

Local Authority decision

Approval (historical)

15-NOV-90

A/1998/6031

DERRY TRAVELLERS SUPPORT GROUP.

C/O AGENT.

CENTRE FOR TRAVELLERS. RACECOURSE RD.

Pre App Preliminary Enquiry

Erection of Building(s)

Local Authority decision

Enquiry: Other Letter Issued

07-SEP-98

A/2005/0978/F

North West Housing LTD

18 Magazine Street Londonderry BT48 6HH

Erection of 10 no. semi-detached two storey dwellings replacing existing units in travellers site.

Ballyarnett Park, Racecourse Road, Londonderry

Full

Erection of Building(s)

17th October 2005

Recommended decision

A/2005/1259/F

N.I.H.E.

Richmond Chambers The Diamond Londonderry BT48 6QP

10no. caravans to be provided on temporary basis for tenants during construction of new dwellings

Ballyarnett Park, Racecourse Road, Londonderry

Full

Temporary Building

5th January 2006

Local Authority decision

Approval

20-MAR-06

Constraints

F - Foyle

Foyle

Parl Constituency Boundary - RESIDUAL ITEMS

Effective

Representations – including objections

1. Brief Summary of Issues
2. Consideration of Issues

Policies

APB/A/002 - Londonderry Area Plan Boundary
Derry District
Area Plan Boundary - PLAN POLICIES
Adopted

L/A/001 - Development Limit of Derry City
Derry District
Development Limit - PLAN POLICIES
Adopted

L/A/019 - Development Limit of Derry City
Derry District
Development Limit - PLAN POLICIES
Adopted

DB/A/001 - Londonderry District Council Bounda
Derry District
District Boundary - PLAN POLICIES
Adopted

OSP/A/0016 - Ballyarnet Country Park & Racecours
Londonderry
LANDUSE ZONING - PLAN POLICIES
Adopted

OSP/A/0001 - Shantallow
Londonderry
LANDUSE ZONING - PLAN POLICIES
Adopted

Case Officer Report **Date of Site Visit:** **3rd January 2006**

SITE VISIT DETAILS/DESCRIPTIONS

1. Characteristics of Site

The site comprises the eastern section of the current traveller's caravan park at Ballyarnett Park. The caravan park currently contains a community centre and 12no. housing units with associated caravan hard standings and parking. Some of the housing units have been boarded up and no longer in use. Access to the site is off the Racecourse Road. The south west section of the site sits at a slightly lower level approx. 2 meters below the access road through the site. The site is surrounded by agricultural land and is within close proximity to the Ballyarnett Country Park and Equestrian Centre.

2. Characteristics of Area

This site is located within a transit site in the Ballyarnett area of the city. It lies within the development limits of the city as set down in the Derry Area Plan 2011 and to the north east of Ballyarnett Country Park.

3. Description of Proposal

Alterations to layout and associated site works at travellers transit site

ASSESSMENT OF POLICY AND OTHER MATERIAL CONSIDERATIONS

The proposal must comply with Derry Area Plan 201, a suite of Planning Policy Statements and supplementary planning guidance

Derry Area Plan 2011

Policy BE 1 - 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.

Planning Policy Statements

The proposal must also comply with **Planning Policy Statement 1** (PPS 1) regarding general principles that the Department observes in carrying out its planning functions, including exercising control of development. Of particular relevance to this application are paragraphs 15 to 22 of PPS1 regarding design and paragraph 52 relating to amenity.

Planning History

- A/1990/0309/O Approval for construction of travelling peoples caravan park
- A/1990/0655/F Approval for construction of travelling peoples caravan park

Assessment

The proposal is for a new transit site with a play area and landscaping scheme. The transit site will incorporate 11no. hard standings for vehicles and mobiles with portaloo bases and water points. The landscaping scheme will include new planting of native trees, hedges and shrubs surrounding the transit site. There will be a 1.8 meter paladin fence around the transit site and play area with metal lockable gates. The proposal will incorporate the removal of 3no. housing units and the existing road layout in this area.

This large site is capable of providing adequate space to accommodate the scheme without affecting the amenity of the site and the surrounding grounds. The works will upgrade the existing run down and poorly vegetated area and will prove to be a more resourceful use of the land, upgrading the existing facilities of the area and benefiting those using the site. The proposal will enhance the amenity and character of the site.

On the day of the site visit there were no objections to the proposal. Roads Service, Water Service & Environmental Health do not have any concerns regarding the proposal. Overall the proposal complies with policy therefore **approval** can be recommended.

Recommendations

Approval - Recommendation
Case Officer

Brief Summary of Reasons for Recommendation

Approval can be recommended as the proposal complies with policy

Brief Summary of Conditions

See below

Case Officer's Recommendation

Case Officer

Recommendation - Approval

Refusal Reasons

No data found

Conditions

No data found

Informatives

No data found

DC Officer's Signature: A. Donaghy

Date: 23rd March 2006

Brief Summary of DC Group Discussion

Agree with recommendation

APPROVE

D.C. Group Signatures:

Mulima Shupe
A. Donaghy
J. Freeman

Date:

14.4.06

Council View

- No Comment
- Agree
- Disagree
- Defer
- Referral

Application Ref. J/1987/0291B
Status PERMISSION GRANTED
Proposal Serviced site for travelling people

Site Location GREENBRAE, RAILWAY ROAD, STRABANE.

Application Type Reserved Matters
Application Src Paper Retrospective
Original Reference [Redacted]
Workflow Ref [Redacted]
Applicant [Redacted]
Applicant Type [Redacted]
Address All personal information has been removed under Data Protection

Application Submitted Date [Redacted] Time [Redacted]
Application Received Date 04.12.1989 Time [Redacted]
Agent/ Appl Ref [Redacted]
Agent Contact Name [Redacted]
Address All personal information has been removed under Data Protection

Contact Types [Redacted]

Contact Types [Redacted]

Authority Derry and Strabane
Office Derry and Strabane
DM Team Strabane
Case Officer [Redacted]

| Type | Reference | Date Rec'd | Date Decided |
|------|-----------|------------|--------------|
| >> | | | |

Called-In by DOE 1 

OK Cancel

Application Ref. J/1987/0291B Site Location GREENBRAE, RAILWAY ROAD, STRABANE.
 Status PERMISSION GRANTED
 Proposal Serviced site for travelling people

—Decisions

| Decision Made By | Decision Type | Decision | Decision Date | Reason for Pre Determination Hearing | Date of Hearing |
|------------------|---------------|--------------------|---------------|--------------------------------------|-----------------|
| ▶ Council | View | Agree | 13.02.1990 | | |
| ▶ Department | Decision | Permission Granted | 01.03.1990 | | |
| Null | Null | | | | |
| Null | Null | | | | |

—Date of Meetings

| Meeting Type | Date of Meeting |
|--------------|-----------------|
| | |

—Decision Notices

| Letter Type | Decision Produced | Decision Issued | Decision Expires |
|-------------|-------------------|-----------------|------------------|
| | | | |

—Revocations and Judicial Reviews

| Date Decision Revoked | Date Decision Null and Void |
|-----------------------|-----------------------------|
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01 As required by Article 35 of the Planning (Northern Ireland) Order 1991 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 five years from the grant of outline planning permission; or
- (ii) The expiration of a period of two years from the date hereof.

02 All planting, **seeding** or turfing comprised in the approved 1/500 scale plan received on 15/01/90 and details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs, in the interests of amenity.


03 The development shall be carried out in all aspects in accordance with the approved drawings dated 01.03.90

Reason: To ensure a satisfactory form of development.

OK

Cancel

Application Ref. J/1990/0077 Site Location GREENBRAE, OFF RAILWAY ROAD, STRABANE
Status PERMISSION GRANTED
Proposal Temporary Site for Travelling People

Application Type Full Application Submitted Date Time
Application Src Paper Retrospective Application Received Date 12.03.1990 Time
Original Reference Agent/Appl Ref
Workflow Ref Agent
Applicant Contact Name
Applicant Type Address All personal information has been removed under Data Protection
Address All personal information has been removed under Data Protection
Contact Types
Contact Types
Related Appeals/Applications/Agreements >>
Type Reference Date Rec'd Date Decided
Authority Derry and Strabane
Office Derry and Strabane
DM Team Strabane
Case Officer
Called-In by DOE


Application Ref. J/1990/0077 Site Location GREENBRAE, OFF RAILWAY ROAD, STRABANE
 Status PERMISSION GRANTED
 Proposal Temporary Site for Travelling People

---Decisions

| Decision Made By | Decision Type | Decision | Decision Date | Reason for Pre Determination Hearing | Date of Hearing |
|------------------|---------------|--------------------|---------------|--------------------------------------|-----------------|
| ► Council | View | Agree | 08.05.1990 | | |
| ► Department | Decision | Permission Granted | 31.07.1990 | | |
| Null | Null | | | | |
| Null | Null | | | | |

---Date of Meetings

Meeting Type Date of Meeting

| | |
|--|--|
| | |
|--|--|

---Decision Notices

Letter Type Decision Produced Decision Issued Decision Expires

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

---Revocations and Judicial Reviews

Date Decision Revoked Date Decision Null and Void



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Print Decision

Record 2 of 2

OK

Cancel

01 The permission hereby granted shall be for a limited period of two years only and shall expire on 11/07/92

Reason: To enable the Department to consider the development in the light of circumstances then prevailing.

02 The use hereby permitted shall be discontinued and the land restored to its former condition on or before 31/07/92

02 Reason: In the interest of the amenity of the area

OK

Cancel

Development Control Officer's Professional Planning Report

| | | | |
|------------------------------------|--|--------------------------------------|---|
| Case Officer: Mrs A McNee | | Application ID: A/2005/0978/F | |
| | | Application Type: Full | |
| Applicant Name and Address: | North West Housing Ltd. 18 Magazine Street Londonderry BT48 6HH | Agent Name and Address: | Adair N.I.H.E Richmond Chambers The Diamond Londonderry BT48 6QP |

| | |
|--|--|
| Location: | Ballyarnett Park, Racecourse Road, Londonderry |
| Development Type: | Erection of Building(s) |
| Proposal: | Erection of 10 no. semi-detached two storey dwellings replacing existing units in travellers site. |
| Date Valid: | 10th October 2005 |
| Statutory Expiry Date: | 9th January 2006 |
| Date of last Neighbour Notifications: | 20th October 2005 |
| Date of District Council Consultation: | 6th March 2006 |
| Date of A31 Determination & Decision: | No |
| EIA Determination: | No |
| Date First Advertised: | 25th October 2005 |
| Date Last Advertised: | 26th October 2005 |

Consultees

Environmental Health Department (COUNCIL), Derry City Council, 98 Strand Road, LONDONDERRY
 Roads Service - Londonderry Office (DEPARTMENTAL), 1 Crescent Road, LONDONDERRY
 Water Service - Londonderry Office (DEPARTMENTAL), 1A Belt Road, Altnagelvin, LONDONDERRY

Notified Neighbours

NEIGHBOUR, 33 Racecourse Road, Derry
 NEIGHBOUR, 1 Ballyarnet Village, Derry
 NEIGHBOUR, 119 Ballyarnet Village, Derry

Representations

No data found

Consultation Summary

No data found

Consultation replies text

Environmental Health Department, Derry City Council
Roads Service - Londonderry Office
Roads Service - Londonderry Office
Roads Service - Londonderry Office
Water Service - Londonderry Office

Consultee replies

Environmental Health Department, Derry City Council, Derry City Council, 98 Strand Road,
LONDONDERRY, BT48 7NN (COUNCIL), Statutory, Letter, 28th October 2005

Roads Service - Londonderry Office, 1 Crescent Road, LONDONDERRY (DEPARTMENTAL), Statutory,
Letter, 8th November 2005

Roads Service - Londonderry Office, 1 Crescent Road, LONDONDERRY (DEPARTMENTAL), Statutory,
Letter, 16th December 2005

Roads Service - Londonderry Office, 1 Crescent Road, LONDONDERRY (DEPARTMENTAL), Statutory,
Consultation Reply, 2nd February 2006

Water Service - Londonderry Office, 1A Belt Road, Altnagelvin, LONDONDERRY, BT47 2LL
(DEPARTMENTAL), Statutory, Letter, 26th October 2005

Site History

A/1977/0372

PARKLAND

BALLYARNET

Not Supplied

R

Local Authority decision

Approval (historical)

23-AUG-77

A/1990/0309

Derry City Council

Site for travelling peoples caravan park

BALLYARNETT DISTRICT PARK RACECOURSE ROAD/SPRINGFIELD ROAD LONDONDERRY

Outline

Change of Use

Local Authority decision

Approval (historical)

11-JUN-90

A/1990/0655

WDR & RT Taggart

8 Columba Terrace Londonderry

Construction of travelling peoples caravan park

BALLYARNETT DISTRICT PARK RACECOURSE ROAD/SPRINGFIELD ROAD LONDONDERRY

Full

Change of Use

Local Authority decision
Approval (historical)
15-NOV-90

A/1998/0734
Derry Travellers Support Group
Ballyarnet Park 141 Racecourse Road
Erection of single storey community centre
CAR PARK BALLYARNET TRAVELLERS CENTRE RACECOURSE ROAD LONDONDERRY
Full
Erection of Building(s)
Local Authority decision
Approval (historical)
05-MAR-99

A/1998/6031
DERRY TRAVELLERS SUPPORT GROUP.
C/O AGENT.
CENTRE FOR TRAVELLERS. RACECOURSE RD.
Pre App Preliminary Enquiry
Erection of Building(s)
Local Authority decision
Enquiry: Other Letter Issued
07-SEP-98

A/1999/0633/A41
Derry Traveller's Support Group
C/O Agent
Minor departure from approved plans.
Ballyarnet Park ,Racecourse Road ,Londonderry.
Article 41 Determination
Erection of Building(s)
25th August 1999

A/2003/0741
Roads Service
Northern Division Divisional Headquarters County Hall Castlerock Road Coleraine BT51 3HS
construction of a footway
B194 Racecourse Road
Pre App Preliminary Enquiry
To Be Determined

Constraints

LDY 14A:020 - Unknown
C44542150
Monument - Heritage
Unscheduled
Unk

F - Foyle
Foyle
Parl Constituency Boundary - RESIDUAL ITEMS
Effective

Representations – including objections

1. Brief Summary of Issues
2. Consideration of Issues

Policies

APB/A/002 - Londonderry Area Plan Boundary
Derry District
Area Plan Boundary - PLAN POLICIES
Adopted

L/A/001 - Development Limit of Derry City
Derry District
Development Limit - PLAN POLICIES
Adopted

L/A/019 - Development Limit of Derry City
Derry District
Development Limit - PLAN POLICIES
Adopted

DB/A/001 - Londonderry District Council Bounda
Derry District
District Boundary - PLAN POLICIES
Adopted

OSP/A/0001 - Shantallow
Londonderry
LANDUSE ZONING - PLAN POLICIES
Adopted

Case Officer Report

Date of Site Visit:

SITE VISIT DETAILS/DESCRIPTIONS

1. Characteristics of Site

The site comprises the north west section of the current travellers caravan park at Ballyarnett Park. The caravan park currently contains a community centre and 12no. housing units with associated caravan hard standings and parking. Some of the housing units have been boarded up and no longer in use. Access to the site is off the Racecourse Road. The site is surrounded by agricultural land and is within close proximity to the Ballyarnett Country Park and Equestrian Centre.

2. Characteristics of Area

This site is located within a transit site in the Ballyarnett area of the city. It lies within the development limits of the city as set down in the Derry Area Plan 2011 and to the north east of Ballyarnett Country Park.

3. Description of Proposal

Redevelopment of existing travellers site to provide 10no. semi-detached two storey dwellings to replacing existing units.

4. Planning History

- A/1990/0309/O Approval for construction of travelling peoples caravan park
- A/1990/0655/F Approval for construction of travelling peoples caravan park
- A/1998/0734/F Approval for erection of community centre
- A/2005/1259/F Current application for 10no. temporary caravans during construction of these
- A/2006/0059/F Current application for alterations to layout and associated site works at transit site

ASSESSMENT OF POLICY AND OTHER MATERIAL CONSIDERATIONS

Regional Development Strategy (RDS)

This document sets new directions to achieve a more sustainable pattern of development in the interests of future generations, recognising that encouraging development within the existing urban areas offers many advantages. However, it does stress that achieving an overall increase in town densities must not be interpreted as a mandate to force over-developed and unsympathetic housing schemes into established residential areas.

Derry Area Plan 2011

Policy BE 1 - 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 H 1 - Housing Design and Layout states the Department will require high standards of design and layout in all new housing developments and will have regard to the following:

- Scale & density should respect the location and characteristics of site i.e. topography, landscape features and character of surrounding area.
- Layout should contribute to townscape and respect residential amenity of existing/proposed occupiers.
- House type & design.
- Landscape proposal should include retention of trees and provide planting and boundary treatments.
- Satisfactory access arrangements, roads layout, pedestrian and cycle linkages, car parking, sewerage and drainage.
- Provision of open space.
- Quality Initiative

Planning Policy Statements

PPS 1 - General Principles emphasises the need for good design as a way of promoting sustainable development and improving the quality of existing environment, stressing that good design can ensure continued acceptance of new development.

Planning Policy Statement 3 - Access, Movement and Parking (PPS 3) is material in the consideration of this application. Of particular relevance to this proposal is **Policy AMP 7 – Car Parking and Servicing Arrangements** which states that the precise amount of car parking will be determined according to the specific characteristics of the development and its location. Proposals should not prejudice road safety or significantly inconvenience the flow of traffic.

Planning Policy Statement 7 – Quality Residential Developments is material in the consideration of this application. Of particular relevance to this proposal is **Policy QD 1 – Quality in New residential Development** states that proposals for housing development in established residential areas will not be permitted where they

would result in unacceptable damage to the local character, environmental quality or residential amenity of these areas.

Planning Policy Statement 12 – Housing in Settlements (PPS 12) is material in the consideration of this application. Of particular relevance to this proposal are:

- **Planning Control Principle 2 – Good Design** states good design should be the aim of all those involved in housing development and will be encouraged everywhere. All new housing developments should demonstrate a high quality of design, layout and landscaping.
- **Planning Control Principle 3 – Sustainable Forms of Housing Development** states that the use of Greenfield housing should be reduced and more urban housing accommodated through the recycling of land and buildings
- **Planning Control Principle 4 – Balanced Communities** requires social housing to be provided by developers as an integral element of larger housing developments where a need is identified. Where a need is identified for Travellers specific accommodation this should be facilitated at suitable sites. A mix of house types and sizes should be provided to promote choice and assist in meeting community needs.

Policy HS 3 – Travellers Accommodation states where a local housing needs assessment identifies that there is a demonstrable need for Travellers specific accommodation, planning permission will be granted for a suitable facility which meets this need. This may be provided through either a grouped housing scheme, a serviced site or a transit site where the following criteria are met:

- Adequate landscaping is provided;
- The development is compatible with existing and proposed buildings and structures in the area paying particular regard to environmental amenity;
- Where appropriate, the provision of workspace, play space and visitor parking is provided.

Development Control Advice Notes (DCAN)

DCAN 8 - Housing in Existing Urban Areas. Within this document the advice states that proposals for housing in established urban areas need to demonstrate an appreciation of the context in relation to building lines, boundary treatments, scale of built form and varied roof lines.

Concept Statement was received showing a band of planting to the frontage of the site forming a buffer between the application site and Ballyarnett Road.

Assessment

This proposal is for the provision of 10no. semi-detached with associated roads works and landscaping. The proposal incorporates a new access off the Ballyarnett Road to service these dwellings. There is existing barrier planting to the north and south of the site and the proposal will incorporate new planting of native trees, hedges and shrubs to the south of the site along the boundary between the new access road and the existing community centre. New 1.8 meter block work walls will be provided between the bitmac areas to the rear of the dwellings and there will be small grassed areas to the front.

The dwellings are of a similar scale to the existing units within the site but of an improved standard and design. The plots are of an adequate size to accommodate the dwelling units without affecting the amenity of the site and the surrounding facilities. Adequate provision has been made for a small front garden and bitmac area to the rear to provide amenity space. Privacy is not a concern with the proposal as there is adequate coverage on the boundaries between the dwellings. The proposal is part of a larger scheme to upgrade and improve the entire Traveller's site.

The new vehicular access to the site and associated road layout are acceptable and have been approved by Roads Service, although they have advised the applicant that they are responsible for the provision of street lighting and construction of streets.

Consultations

- On the day of the site visit there were no objections to the proposal
- Water Service do not have any concerns regarding the proposal
- Roads Service do not have any concerns regarding the proposal
- Environmental do not have any concerns regarding the proposal

Recommendation

Overall the proposal complies with policy therefore **approval** can be recommended

Recommendations

Approval - Recommendation
Case Officer

Brief Summary of Reasons for Recommendation

Approval can be recommended as the proposal complies with policy

Brief Summary of Conditions

See below

Case Officer's Recommendation

Case Officer
Recommendation - Deferred

Refusal Reasons

No data found

Conditions

No data found

Informatives

No data found

DC Officer's Signature: Alene Smyth

Date: 15/2/06

Brief Summary of DC Group Discussion

D.C. Group Signatures:

Trina M - Candice
Alana Prady
Katrina Hope

Date:

16/2/06

Council View

- No Comment
- Agree
- Disagree
- Defer
- Referral