



Armagh design

Executive summary

Armagh Design was appointed by Premier Property Services Ltd, on 27th April 2022 whom sought professional consideration and an opinion as to whether the site at 14 Drumcairn Road, Armagh BT61 7SA has development potential for the purposes of a future planning application to seek approval for proposed residential development.

The report has considered relevant information relating the principle of development which Council Planning will when dealing with a planning application. The main purpose of planning is to ‘encourage development’ and to prevent ‘undesirable development’. The basis for determining planning applications is laid down by statute and a variety of policy guidance notes.

Restrictions

We have not undertaken investigations on site in order to determine the suitability of ground conditions and services, nor have we undertaken environmental, ecological, archaeological or geotechnical surveys. It is assumed that the subject site is clear of any underground mineral or other workings, methane gas or other hazardous substances.

No investigations or detailed enquiries were made in respect of rating or legal issues. It has been assumed that the subject site is not encumbered by any restrictive or adverse covenant.


Planning history

Previously planning application provide a benchmark of acceptability in respect of the use of the site, scale, massing and the relationship with the existing environment at this location.

Searches to date have identified the following application; **O/2005/1250/O** Site for ten two storey semi-detached dwellings adjacent to and NE of No 14 Drumcairn Road, Armagh

However, this was a refusal by the former Planning Authority, the Department of the Environment. Armagh City, Banbridge & Craigavon Borough Council as the new planning authority, with local elected representatives are **not bound by the decisions of the former Planning Authority.**

Whilst the planning history is a material consideration, it is clearly apparent that there have been several significant changes in planning since O/2005/1250/O was determined and only limited reliance can be placed upon the earlier refusal.



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Planning » Application Map

O/2005/1250/O | Site for ten two storey semi-detached dwellings | Adjacent to and NE of No 14 Drumcairn Road, Armagh

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Showing search results
[filter](#) and remove
Within the last 6 months

- Planning
- Application
- Property

[Save a rectangular area](#)
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Fig 1 – Planning History

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Location

The site is situated fronting the Drumcain Road in close proximity to all main amenities. The area is considered a predominantly residential area which benefits from a pedestrian footpath link.

The subject site comprises a detached residential bungalow (c1970s) and various (agricultural/equestrian/domestic) outbuildings. The site is bounded by the River Callan to the North East, the Drumcain Road to the South East a private laneway to the South West and agricultural lands to the North West.



Fig 2 Land Registry Digital Database



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Figure 1 depicts the site on the Land Registry digital database however the is presently unregistered at Land Registry (Land Registry only when digital about 20yrs ago) and must be registered at Registry of Deeds. This is not particularly unusual but does present some difficulties when trying to develop lands.

Recommendation:

Establish the legal boundaries.

Armagh design

Armagh area plan 2004

The site is located within the settlement development limits of Armagh, as defined by the Armagh Area Plan 2004. The site itself is not zoned, it is not located within the Central Area of Armagh, and it is not located within the Armagh Conservation Area. The site is adjacent to the edge of the settlement limit and is considered 'whiteland'.



Fig 3 Armagh Area Plan 2004

Recommendations:

Establish the development limit in relation to the legal boundaries

Ensure a settlement limit planted buffer to the NW to protect the integrity of the settlement limit

PPS 15 (Revised): Planning and Flood Risk

The flood maps (Northern Ireland) indicate that the site does partially lie within the 1 in 100 year fluvial flood plain and therefore policies FLD 1, FL2 and FLD 5 are applicable to this site.



Fig 4 Flood Maps (NI)

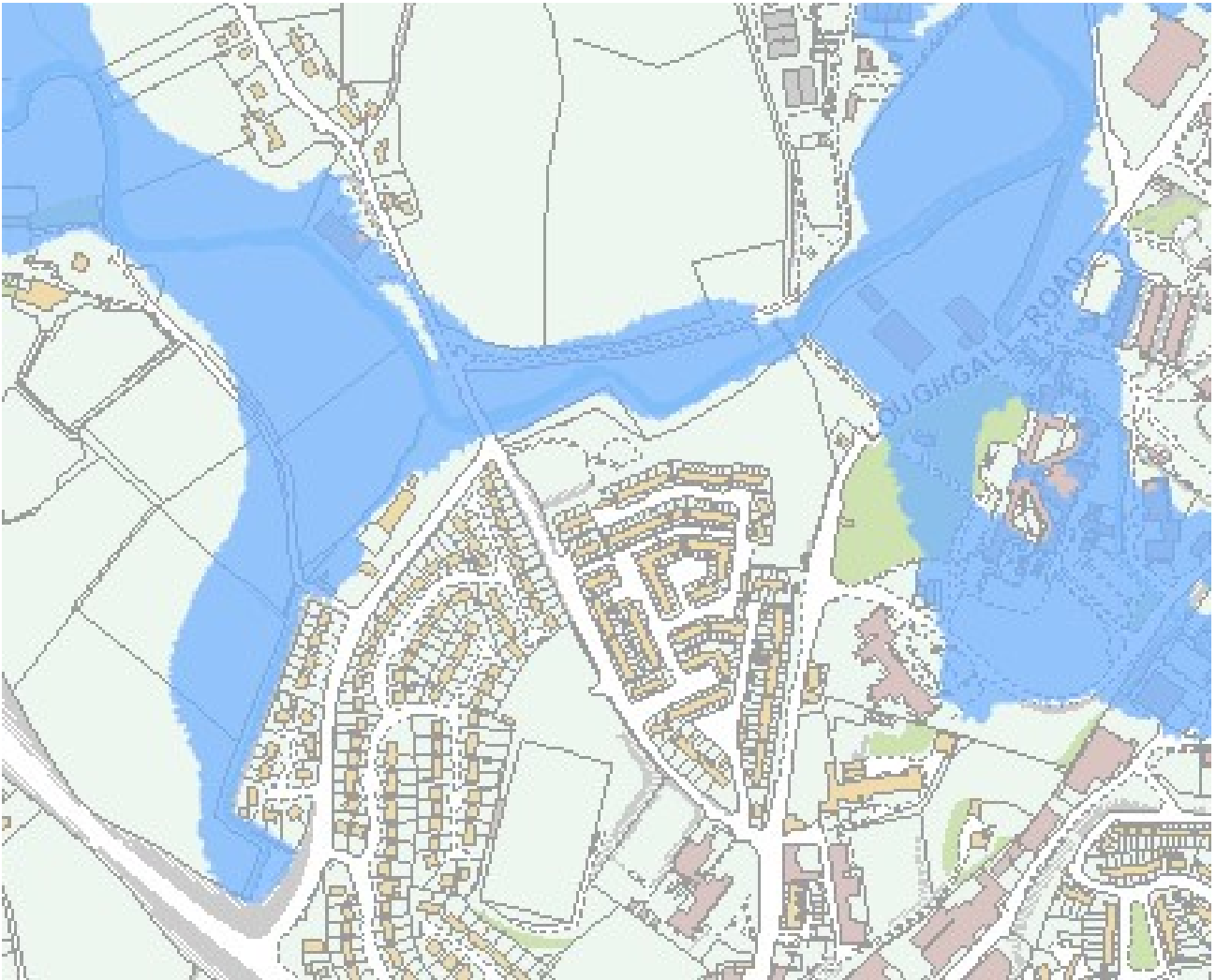


Fig 5 Reservoir Flood Mapping for Emergency Planning (Updated 01/02/2022)



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Recommendations:

Restrict development to permitted areas (Under PPS 15 FLD 1 - Development in Fluvial (River) and Coastal Flood Plains Development will not be permitted within the 1 in 100 year fluvial flood plain (AEP7 of 1%) or the 1 in 200 year coastal flood plain)

Restrict development to permitted areas (Under PPS 15 FLD 5 - Development will not be permitted within reservoir inundation areas)

Ensure 5m maintenance strip to River Callan and other watercourses to be protected from impediments (including tree planning).

Drainage Assessment

Flood Risk Assessment



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Other Environmental Considerations

Mains foul sewerage disposal. NI Water have advised that there is mains foul sewerage on the Drumcairn Road. NI Water have not confirmed if capacity exists at the Armagh WwTW to facilitate the development.

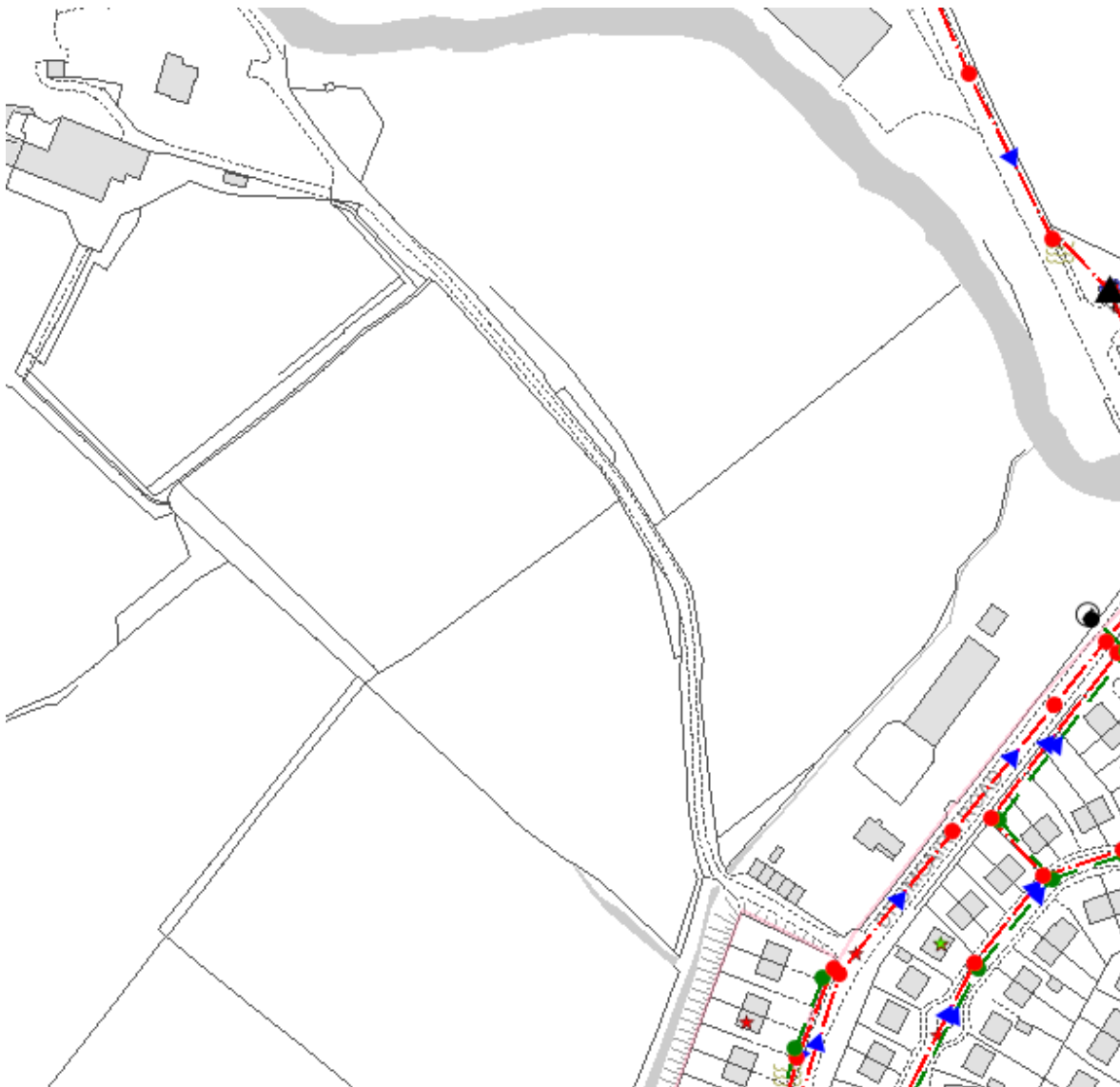


Fig 6 NIW Records Request

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The natural environment division will require a Biodiversity checklist and preliminary ecological appraisal to be content with any proposal for development. Its likely the site visit, assessment and write up will trigger further surveys. It's well documented the high foraging & commuting potential in the local area and the building to be demolished may present a risk of hosting roosting bats and Otter are regularly seen along the river.

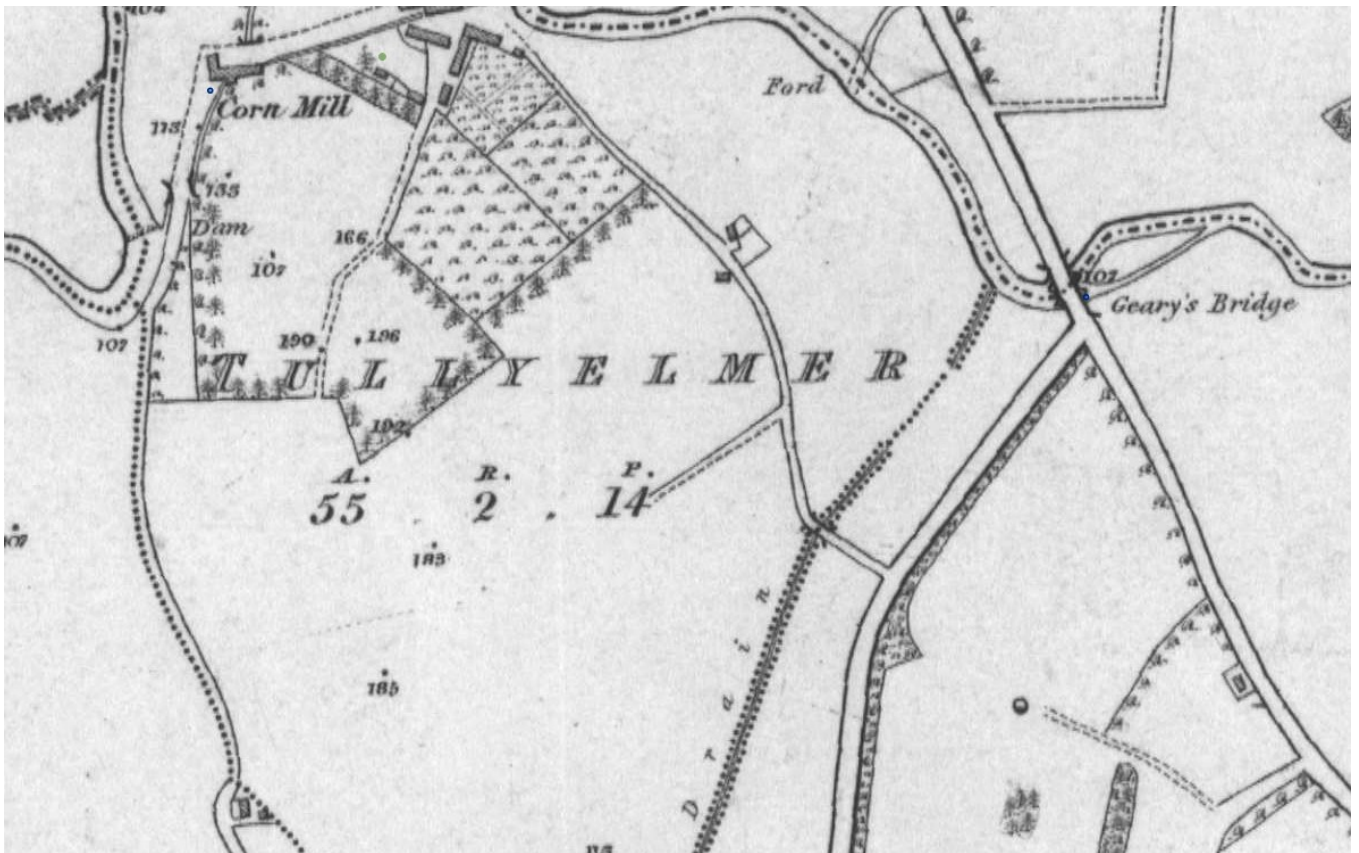


Fig 7 Historic Environment Map (1830)

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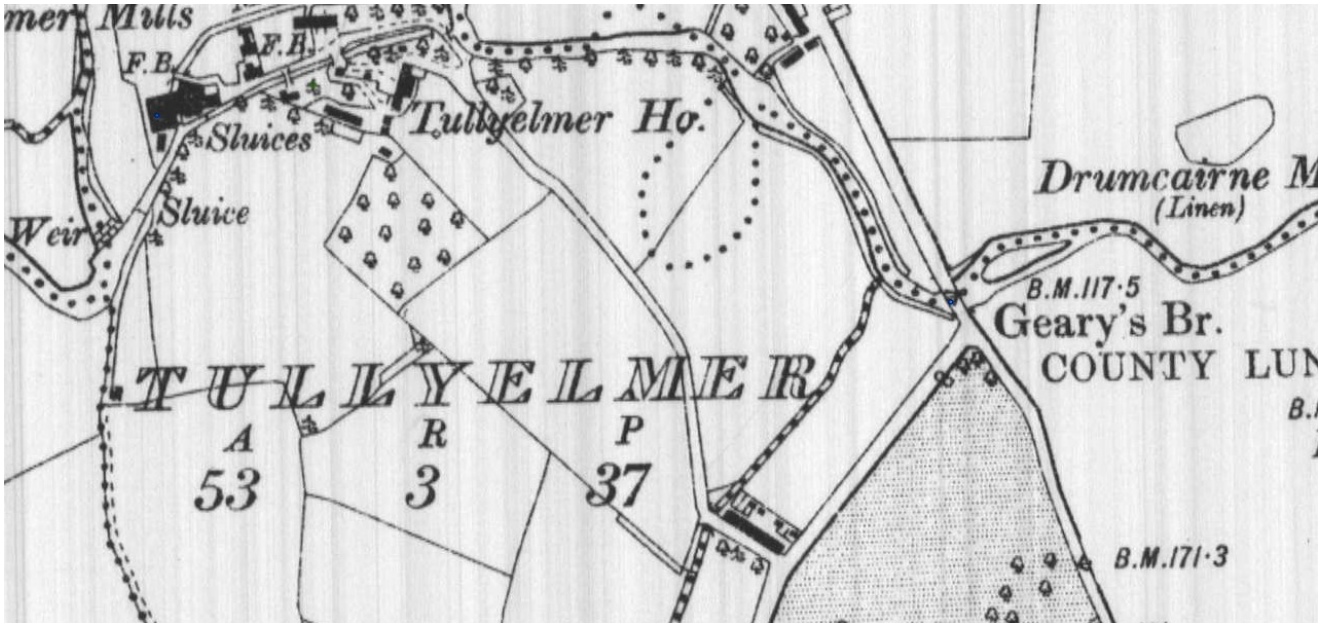


Fig 8 Historic Environment Map (1900)

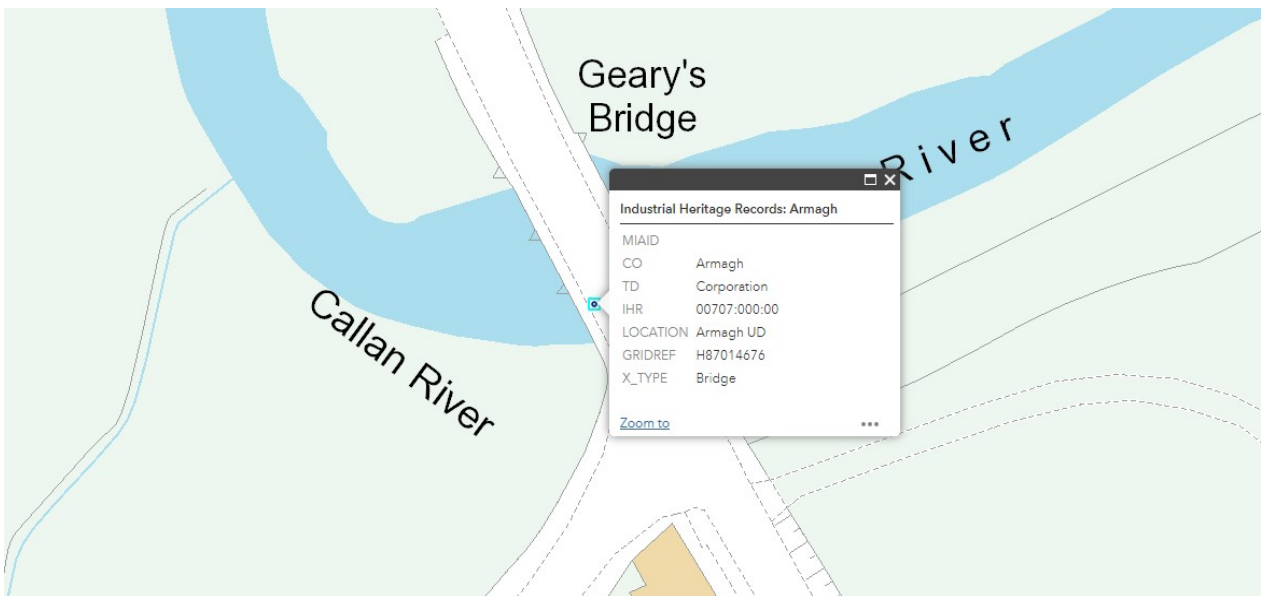


Fig 9 Industrial Heritage Records




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Recommendations

Submit Pre-Development Enquiry to NI Water (Foul Water)

Apply for Schedule 6 Consent under the Drainage Order to dispose of Storm Water

Commission Ecologist for Biodiversity Checklist & Preliminary Ecological Appraisal, Bat Roost Potential Survey and Otter Survey.



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Design, Layout and Amenity

In accordance with the Strategic Planning Policy Statement the guiding principle for Planning Authorities in determining planning applications is that sustainable development should be permitted, having regard to the Development Plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance. In short, therefore, the planning process operates a presumption in favor of development' unless harm is cause to interest of acknowledged importance.

Therefore, the assessment and consideration of the planning merits of the proposed development is informed by PPS 7 – Quality Residential Environments and in particular QD1 (Quality in new residential development). The Addendum to PP7 – Safeguarding the Character of Established Residential Area applies to this proposal also.

Parking Standards sets out the parking standards that Council Planning will have regard to in assessing proposals for new development. It includes parking standards for residential development previously published in 'Creating Places – Achieving Quality in Residential Developments'.

Access considerations are of note including the distance from junction with St. Brigid's Hill. Whilst is it not directly stated in DCAN15 it is mentioned in TD42/95 and then mentioned in Creating Places the location of first access road from a junction should be more than 20m. *'16.24 The first access road leading off a minor road should not be closer than 20m to the minor road junction with the priority road'.*

Its also of critical importance that the access should not be within $\frac{2}{3}$ of the Y-distance from the private lane. A discussion with a Dfi Roads Officer has confirmed the Y- distance to the private lane is 60m (or 2.4m x 60m) therefore the proposed access can not be with 40ms of this lane. Whilst no 14 already served from within the 40ms, it will be recommended that this be a retained access for a possible replacement dwelling.

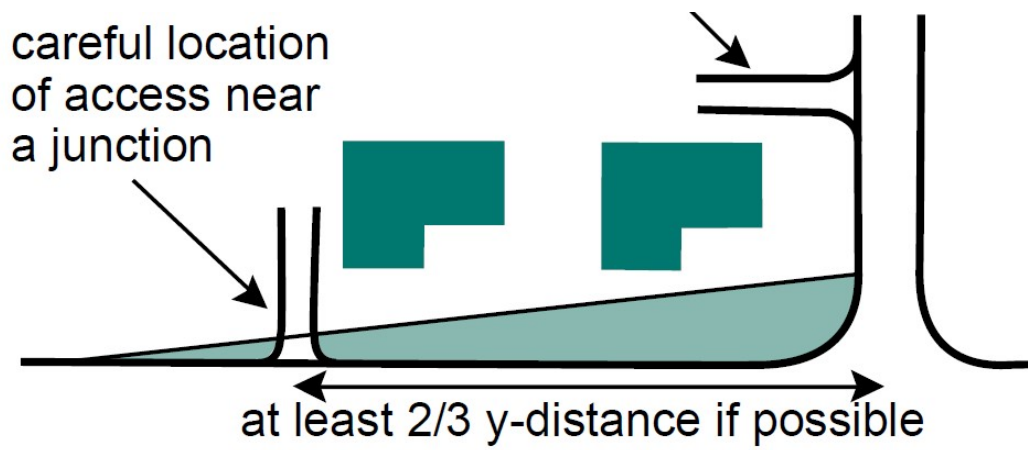


Fig 10 DCAN 15 – Vehicular access standards

Addendum to PP7 – Safeguarding the Character of Established Residential Area applies, and the density should not be too high for this area. The overarching property type is semi-detached.

Recommendations:

Respect surrounding context and be appropriate to character and topography of site

Ensure pattern of development is in keeping with the overall character and environmental quality of the established residential area.

Features of built heritage to be identified, protected and integrated into the design and layout of development

Adequate provision to be made for private amenity space (for any individual house an area of less than 40sq m will be unacceptable (Creating Places – achieving quality in residential developments)

Adequate provision for parking

Design of the development to draw upon best local traditions of form, material and detailing

The location of first access road from the St Brigid's Hill junction should be more than 20m.

The location of the access road from the private land should not be within 2/3 the Y (40ms).

Retain existing access to No 14 and retain or replace No 14.

Additional scheme to restricted to detached or semi-detached houses to be in keeping with Character of the area and comply with PPS 7 Safeguarding Character of Established Residential Areas.



Armagh design

Conclusion

In Conclusion, based on the information in the above in-depth analysis it's my professional opinion that I see no reason why a proposal, which is cognizant of this report, responds to the needs of the site can't achieve the requirements of planning policy comply with the Armagh area plan to receive a recommendation of approval from Council Planning Officers.

An outline scheme has been prepared, considering the matters in context of the legislation at the time of writing and taking account of the approach by Council Planning Officers. This scheme depicts No 14 retained (for possible future replacement) with 4 semi-detached (dual aspect) dwellings accessed from a private unadopted laneway and one further dual aspect detached dwelling accessed from the main Drumcairn road.

Ends.

