

[REDACTED]

From: Paul Duffy [REDACTED]
Sent: 01 August 2022 10:41
To: Nelson, Aileen
Cc: O'Reilly, Paul; Symington, Scott
Subject: RE: Planning update

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Aileen

I have a Planning committee this week and would appreciate an update on these applications to brief Members.

Regards
Paul

Paul Duffy [REDACTED]
Head of Planning & Building Control [REDACTED]

From: Nelson, Aileen [REDACTED]
Sent: 08 July 2022 10:13
To: Paul Duffy [REDACTED]
Subject: RE: Planning update

Caution: This is an external email.

Paul

I hope you are well. I have been asked to respond to your email on Angus's behalf. The notifications, in relation to planning applications LA02/2019/0775/F and LA02/2021/0770/F, are currently being assessed and we hope to finalise these assessments shortly in order to respond to your council with a decision as to whether or not the applications should be referred to the Department.

Regards

Aileen

Aileen Nelson | Principal Planning Officer | Operational Governance & Oversight Team | Regional Planning Directorate | Department for Infrastructure | Clarence Court | 10-18 Adelaide St | BELFAST | BT2 8GB

[REDACTED]

From: Paul Duffy [REDACTED]
Sent: 07 July 2022 16:05
To: Kerr, Angus [REDACTED]
Subject: Planning update

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Angus

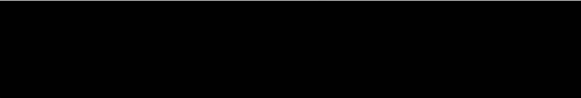
Would it be possible to get an update on the following applications which the Department has issued MEA with a holding Direction:

- LA02/2019/0775/F Hotel Crankill Road Ballymena
- LA02/2021/0770/F Larne Cemetery

Thanks

Paul Duffy
Head of Planning & Building Control

Silverwood Business Park
190 Raceview Road
Ballymena
BT42 1HN

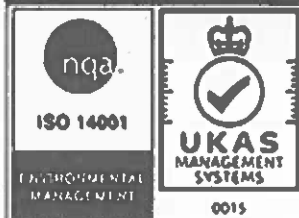


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[REDACTED]

From: Nelson, Aileen
Sent: 18 May 2022 17:02
To: Dfl PG Secretariat [REDACTED]
Cc: [REDACTED] Symington, Scott
Subject: FW: LA02/2021/0770/F Notification Direction for proposed cemetery Old Glenarm Road, Larne
Attachments: Larne Cemetery.pdf; CemeteryCommittee.docx; Dfl-Direction-Larne Cemetery.doc; Statement-Cemetery Larne.docx

Dawn- grateful if this notification from Paul Duffy could be logged, provided with a reference number and allocated to myself and [REDACTED] please?

Denise- can you please update the relevant notification table?

Many thanks

Aileen

From: Symington, Scott [REDACTED]
Sent: 18 May 2022 16:33
To: Nelson, Aileen [REDACTED]
Subject: FW: LA02/2021/0770/F Notification Direction for proposed cemetery Old Glenarm Road, Larne

From: Paul Duffy [REDACTED]
Sent: 18 May 2022 16:32
To: Kerr, Angus [REDACTED]
Cc: [REDACTED] Symington, Scott [REDACTED]
Subject: RE: LA02/2021/0770/F Notification Direction for proposed cemetery Old Glenarm Road, Larne

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Angus

Please see attached letter and enclosures in response to the Departments letter and accompanying Direction, dated 13 May 2022, preventing the Council from issuing the decision on planning application LA02/2021/0770/F.

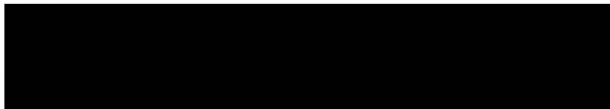
Regards

Paul Duffy
Head of Planning & Building Control

Silverwood Business Park
190 Raceview Road
Ballymena

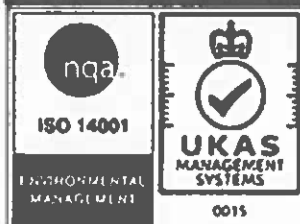


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From: [Redacted] On Behalf Of Kerr, Angus

Sent: 13 May 2022 10:13

To: Paul Duffy [Redacted]

Subject: LA02/2021/0770/F Notification Direction for proposed cemetery Old Glenarm Road, Larne

Caution: This is an external email.

Mr Duffy

Please see attached letter & enclosure from Angus Kerr, Chief Planner & Director of Regional Planning, DfI for your attention.

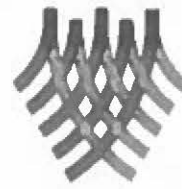
Kind regards



[Redacted] Personal Secretary for Angus Kerr, Chief Planner & Director of Regional Planning
| Department for Infrastructure | Rm 1.01 | Clarence Court | 10-18 Adelaide Street | BELFAST BT2 8GB



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Our ref: LA02/2019/0770/F

Mr Angus Kerr
Chief Planner
Department for Infrastructure
Strategic Planning Directorate
Clarence Court
10 -18 Adelaide Street
Belfast
BT2 8GB

18 May 2022

Dear Mr Kerr

LA02/2021/0770/F - Construction of a Municipal Cemetery, Old Glenarm Road, Larne.

I am replying to your letter dated 13 May and accompanying Direction issued under Articles 17 and 18 of the Planning (General Development Procedure) Order (NI) 2015, preventing the Council from issuing the above planning application, which was approved by the Planning Committee on the 12 May 2022.

In respect to 3.0 of said Direction, **Information to the Department**, I would comment as follows:

- (a) Copy of the application to follow i.e. (hard copy);
- (b) Not applicable;
- (c) Copy of representations attached.
- (d) Copy of Committee Report attached;
- (e) Copy of Statement attached.

I can confirm that the Council will not determine the application further until notified by the Department. A hard copy of the file will be delivered to Clarence Court in due course; however, all relevant information is available on the Planning Portal.

Yours sincerely

Paul Duffy
Head of Planning & Building Control

Please reply to:

Head Office
The Braid
1-29 Bridge Street
Ballymena BT43 5EJ

Ballymena Office
Ardeevin
80 Galgorm Road
Ballymena BT42 1AB

Carrickfergus Office
Museum & Civic Centre
11 Antrim Street
Carrickfergus BT38 7DG

Larne Office
Smiley Buildings
Victoria Road
Larne BT40 1RU

Planning Office
Silverwood Business
Park
190 Raceview Road
Ballymena
BT42 4HZ

Tel: 0300 1245 000

www.midandeastantrim.gov.uk

Chief Executive OBE
Anne Donaghy

LA02/2021/0770/F Construction of a municipal cemetery, Old Glenarm Road, Larne

Statement setting out the Council's reasons for proposing to grant planning permission

At the Planning Committee of Mid and East Antrim Borough Council held on the 12 May 2022, Elected Members voted to approve an application for a municipal cemetery on the Old Glenarm Road, Larne.

The proposed cemetery comprises of 3,900 burial plots, which will provide for at least 25 years capacity. There are presently two cemeteries in Larne, McGarel and Greenisland. McGarel is at capacity and Greenisland only has 9 years supply remaining. The Council therefore need a long term strategy going forward. The proposed site has been identified following an extensive search, which included a call for expressions of interest in 2016, with none forthcoming. The Council considered a total of 7 sites, however, following detailed site investigations, these sites were eliminated due to unsuitable ground conditions.

The site is located outside the settlement "development limit" of Larne as defined within the Larne Area Plan 2010. The Area Plan zoned land for a cemetery extension at Greenisland Cemetery, but following detailed site investigations, the ground conditions were deemed unsuitable. Although outside the "development limit" of Larne, the site is adjacent the settlement "development limit".

The relevant planning policy for assessing the application is the Larne Area Plan 2010, Planning Policy 21; Sustainable Development in the Countryside, Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation and A Planning Strategy for Rural Northern Ireland.

Planning Policy Statement 21, policy CTY 1 allows for certain types of non-residential development within the countryside. Two such examples are outdoor sport and recreation uses in accordance with Planning Policy Statement 8, and necessary community facilities to serve the local rural population. Annex A of PPS 8 provides a definition of Open Space, which includes cemeteries. Given the definition of open space is taken to mean all open space of public value, policy OS3: Outdoor Recreation in the Countryside, of PPS 8 is a relevant material consideration. Under this policy, the development of proposals for outdoor recreational use in the countryside will be permitted, subject to meeting criteria i – viii. The Council is satisfied that the proposed development does not offend the criteria of policy OS3.

A Planning Strategy for Rural Northern Ireland, Policy PSU 8: New Infrastructure, is also relevant. Given that a new cemetery services a local community need, it can be considered as new infrastructure. Policy PSU8 states that the need for new infrastructure will be balanced against the objective of conserving the environment and protecting amenity. In dealing with the specific proposal the decision maker will wish to be satisfied that there is an overriding regional or local requirement for development and that a thorough exploration of alternative sites has been carried out.

In this particular case, the land zoned within the Larne Area Plan 2010 for a cemetery extension is unsuitable. A number of alternative sites have been considered over a period

of time, which include the land zoned adjacent Greenisland Cemetery, Brustin Braes, Antiville Playing Fields and Drumaliss. Following detailed investigations these sites have been eliminated. Expressions of interest were advertised in 2016, with no sites forthcoming. There is a clear need for the facility and the Council has spent considerable time investigating and eliminating alternative sites. The proposed site is the only suitable site which has been identified following an extensive search.

The site has been carefully considered against relevant objectives of conserving the environment and protecting amenity and is considered acceptable.

The Council do not consider that this application represents a major development application which would significantly prejudice the implementation of the Local Development Plans objectives and policies. The proposed Cemetery meets the relevant planning policy requirements, and as such, is acceptable.

The Planning Committee agreed with the Officers recommendation and voted to approve the planning application. Note, one Member declared an interest, in that he was a Minister in Larne, and the Ministers Forum was in support of the application. The Member left the Council Chamber and did not participate in the decision to grant planning permission.

Mid and East Antrim Borough Council – Planning Committee

Application Ref:	LA02/2021/0770/F
Application type:	Full Planning Application
Date of Committee:	7 th April 2022 & 12 May 2022
Case Officer:	Henry McAlister
Email:	henry.mcalister@midandeastantrim.gov.uk
Telephone:	028 25633225
Proposal:	Construction of new municipal cemetery to include new burial plots, memorial garden, staff facilities building including public toilets, maintenance/operations/storage building and service yard, new right hand turning lane access from Old Glenarm Road, parking provision, bus stop and associated landscaping.
Location:	Land opposite 382 Old Glenarm Road, Larne
Applicant:	Mid and East Antrim Borough Council
Agent:	Braniff Associates, 5 Windsor Avenue North, Belfast 028 90662050
Objections:	5
Support:	2
Recommendation:	Approve

1. Description of site and surroundings

The site is located on the Old Glenarm Road, opposite an existing dwelling at no.382, to the north of Larne town and consists of two roadside agricultural fields which fall away slightly from the road towards the sea. Site boundaries are currently marked by mature hedges and trees with an undesignated water course running along the northern side of the site. To the east of the site boundary, the land falls away steeply towards the residential area of Drains Bay.

The site is within a rural area, just outside the settlement limits for Larne as defined in the extant Larne Area Plan 2010. The site lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty. Surrounding land uses are predominately agricultural with a dispersed pattern of development consisting mainly of individual dwellings and associated outbuildings.



2. Proposed Development

Full planning permission is sought for a new municipal cemetery to include 3, 900 burial plots new vehicular access and 140 car parking spaces along with staff building, toilets and associated landscaping.

Due to the size of the site at 6.7 hectares the proposal falls within the Major Category of development as defined in the Planning (Development Management) Regulations (NI) 2015. The applicant is Mid and East Antrim Borough Council. Therefore, this is a mandatory application for determination by the Planning Committee.

3. Relevant Planning History

LA02/2019/0850/PAD – Pre-application discussions regarding the proposed cemetery including input from consultees.

LA02/2021/0175/PAN – The Planning Department accepted the pre application community consultation undertaken in accordance with Section 27 of the Planning Act (Northern Ireland) 2011 and the Planning (Development Management) (Temporary Modifications – Coronavirus) Regulations (Northern Ireland) 2020.

4. Planning Policy Context

Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the Council, or as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.

The Regional Development Strategy 2035 (RDS)

An overarching strategic planning framework to facilitate and guide the public and private sectors.

The Larne Area Plan 2010

Land use planning designations and policies for the future development of Larne Borough. The site is outside the settlement limits for Larne within the open countryside in the Antrim Coast and Glens Area of Outstanding Natural Beauty.

Strategic Planning Policy Statement (NI) – Planning for Sustainable Development

The guiding principle 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.

Planning Policy Statement 21 – Sustainable Development in the Countryside

Provides planning policies to manage development in the countryside in a manner that strikes a balance between the need to protect the countryside from unnecessary or inappropriate development while supporting rural communities.

Planning Policy Statement 8 – Open Space, Sport and Outdoor Recreation

Open space is defined as all open space of public value and includes not just outdoor sports facilities, parks and gardens but natural and semi-natural urban green spaces, allotments, cemeteries, green corridors and civic spaces.

Planning Policy Statement 2 – Natural Heritage

Requires proposals to contribute to rural renewal and urban regeneration by ensuring developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.

Planning Policy Statement 3 – Access, Movement and Parking

Planning policies for vehicular and pedestrian access, transport assessment, the protection of transport routes and parking. It forms an important element in the integration of transport and land use planning. It embodies the Government's commitments to the provision of a modern, safe, sustainable transport system, the improvement of mobility for those who are socially excluded or whose mobility is impaired, the promotion of healthier living and improved road safety.

A Planning Strategy for Rural Northern Ireland

Published in 1993 but with some policies still relevant following the publication of the SPSS and prior to the completion of the new local development plan for Mid and East Antrim.

5. Consultations

DFI Roads Service – no objections have been offered following a consideration of the proposed road access and car parking arrangements.

DAERA Northern Ireland Environment Agency

Water Management Unit – content that the proposal presents no unacceptable risks to groundwater.

Drinking Water Inspectorate – no objections with standing advice provided.

Regulation Unit – Based upon the Habitats Regulations Assessment submitted, there are no significant risks identified to the water course at the northern edge of the site with a 30m buffer included.

Natural Environment Division – No objections to the proposal subject to conditions relating to construction practices, drainage and landscaping.

Shared Environmental Services – concluded that the proposal would not be likely to have a significant effect on any European site.

Mid and East Antrim Borough Council, Environmental Health Department – no objections to the proposal.

Rivers Agency – no objections following submission of a Drainage Assessment.

6. Representations

Following neighbour notification and advertisement in the local press, four letters of objection have been received with two letters of support. A further detailed objection was received following the publication of the schedule for the March 2022 Planning Committee. This committee report considers the most recent correspondence submitted by a solicitor on behalf of a resident at 382 Old Glenarm Road.

7. Consideration and Assessment

The proposal falls within Category 10(b) of Schedule 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. The Council have determined that the application does not need to be accompanied with an Environmental Statement and that the application can be adequately assessed on the basis of the supporting information submitted.

The Design and Access Statement submitted with this Major planning application explains the process undertaken to identify alternative sites within Larne for use as a cemetery, prior for choosing this site in the countryside to the north of Larne town. At present there are two main cemeteries in Larne. The McGarel Cemetery on the Old Glenarm Road is already at capacity whilst there were approximately 350 plots available in the Greenland Cemetery on the Upper Cairncastle Road which would mean with 3 burial spaces available per plot would leave around 9 years of supply based upon the average uptake of 50 plots per year.

The Larne Area Plan 2010 includes land zoned for use as a cemetery to the east of the existing Greenland Cemetery. However following detailed investigations of this site, ground conditions were found to be too rocky to allow development for burial plots.

Other sites within Larne were considered but for a variety of reasons including ground conditions, traffic issues and the size of sites have meant that alternative sites within the town have been unviable.

A letter of support has been received from Larne Ministers Club, an inter-church forum for churches and clergy in the Larne area and who would be involved with funerals on a regular basis. They have emphasized the need for this proposal due to the limited supply of available burial plots within the existing cemetery.

The Planning Department have no reason to dispute the stated case of need put forward for this proposal and have accepted the reasoning behind the approach to site selection and discounting of alternative locations.

Until such times as a Plan Strategy has been published for the whole of the council area, the Strategic Planning Policy Statement sets out a transitional period whereby existing planning policy contained in previously published Departmental Planning Policy Statements as well as relevant parts of the Planning Strategy for Rural NI prevails. Any published guidance documents also apply. To date Mid and East Antrim Borough Council have published a Draft Plan Strategy.

Policies PSU1 – Community Needs and PSU8 – New Infrastructure from the Planning Strategy for Rural Northern Ireland are still extant policy provisions. Neither policy specifically mentions cemeteries but the listed examples of individual infrastructure projects such as new roads, sewage treatment works, water sources or electricity generation should not necessarily be considered to be exhaustive. Cemeteries by their nature can fulfill a community need and can be considered to be infrastructure.

Cemeteries are defined as Open Space under Annex A of PPS8 – Open Space, Sport and Outdoor Recreation however planning policy does not specifically mention cemeteries with both the Strategic Planning Policy Statement and PPS21 – Sustainable Development in the Countryside being silent on the matter.

Policy CTY1 of PPS21 sets out the range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development. Other types of development will only be permitted where there are overriding reasons why that development is essential and could not be located in a settlement. Paragraph 5.11 in the Justification and Amplification to Policy CTY1 states that 'necessary infrastructure will be facilitated, as well as proposals for new community buildings and uses where these meet local needs.'

The proposal would therefore fall to be considered under general planning criteria with Policy OS3 of PPS8 being relevant with proposals for outdoor recreational use in the countryside being permitted where 8 separate criteria are met. It

should be noted that this policy does not specifically mention cemeteries but does set out general planning criteria for open space in the countryside which would be appropriate in this case.

(i) There is no adverse impact on features of importance to nature conservation, archaeology or built heritage.

There are no known built heritage or archaeological features to be considered as part of the proposal.

The site is made up of two existing agricultural fields consisting of improved grassland with field boundaries marked by mature hedges and trees. There is a small stream running eastwards along the northern side of the site.

As part of the application submission supporting information has been included in the form of a Preliminary Ecological Appraisal. It was found that there was moderate potential for bat roosting habitat within trees and hedges on the northern and eastern sides of the site. The submitted plans do not include the removal of these trees and the protected bats should not be adversely impacted by the proposal. There was no evidence found of badger setts on the site, although there does appear to be badger activity in the surrounding area.

The nature of cemetery development and the digging of graves clearly involves the disturbance of ground and the use of chemicals in the embalming process prior to burials means there can be the potential for adverse impact in the form of ground and water contamination. The applicant has submitted a robust Hydrogeological Risk Assessment to identify these risks. Mid and East Antrim Borough Council in its role as the competent authority under the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended) has adopted the Habitats Regulations Assessment, and conclusions therein. This found that the project would not be likely to have a significant effect on any European site.

Advice has been taken from DAERA and from Shared Environmental Services who are satisfied that the proposal is not likely to have any significant adverse effect on the natural environment.

(ii) there is no permanent loss of the best and most versatile agricultural land and no unacceptable impact on nearby agricultural activities;

The proposed cemetery takes up a total area of 6.7 hectares made up of two roadside agricultural fields in a raised position to the west of Drains Bay, north west of Larne along the Antrim Coast. The site is made up of improved grassland. Surrounding fields are used for agricultural pasture. Whilst development of the site as a cemetery would result in the loss of this agricultural land, there would be no unacceptable impact on nearby agricultural activities as a consequence.

- (iii) there is no adverse impact on visual amenity or the character of the local landscape and the development can be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography;**

The visual impact of the proposed cemetery will evolve incrementally from development as each individual grave is utilized and headstones etc are added. Initially the development will consist of the vehicular access from the Old Glenarm Road internal roads and car parking areas. Ancillary buildings for maintenance and staff facilities are included but these would not have any significant visual impact. The retention of existing hedges and trees along the site boundaries will help with screening and integration. The roadside hedge is to be removed to facilitate road widening and access arrangements but is to be re-planted along the new boundary.

- (iv) there is no unacceptable impact on the amenities of people living nearby;**

In terms of impacts on residential amenity, the main issue to consider is likely to be an increase in vehicular traffic attracted to the site. The proposed main entrance is on the Old Glenarm Road, approximately 50m to the north west of an existing dwelling at 382 Old Glenarm Road which sits on the opposite side of the road. There would inevitable be an increase in traffic figures from the existing situation, however the proposed access arrangements to include road widening and right hand turn lane would allow vehicles to enter and leave the site efficiently whilst avoiding a build-up of traffic along the Old Glenarm Road. Details provided with the application anticipate approximately 180 burials per year at the cemetery with a maximum of 3 per day. In order to manage these burials, a gap of at least 90 minutes is to be implemented between funerals on any given day.

Given the separation distance involved from the closest dwelling to the site, the Planning Department do not consider the likely impacts on residential amenity to be so significant as to merit a refusal of permission, however it is acknowledged that there will inevitably be an increase in traffic and resultant possible noise and disturbance.

- (v) public safety is not prejudiced and the development is compatible with other countryside uses in terms of the nature, scale, extent and frequency or timing of the recreational activities proposed;**

There are no anticipated issues with public safety as a result of the proposal. Detailed consultation has taken place with DFI Roads Service regarding the proposed vehicular access arrangements and no issues have been raised with road safety.

There are an anticipated 180 funerals to be held per year, with a maximum of three per day. It is expected that there will be disparities between the numbers attracted to each individual funeral. Most of the traffic is likely to be from Larne, to the south east of the site with a right hand turning lane proposed as part of the application. Other countryside uses in the surrounding area consist mainly of agricultural activities along with individual residential properties. The proposed cemetery would be compatible with the existing land uses in the surrounding area.

- (vi) any ancillary buildings or structures are designed to a high standard, are of a scale appropriate to the local area and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;**

Ancillary buildings are proposed to provide staff facilities and toilet provision. The buildings are single storey and appropriately designed for their intended use and in general accordance with the design guide for the Antrim Coast and Glens Area of Outstanding Natural Beauty. The proposed buildings can be adequately integrated into the rural landscape in accordance with the requirements of the SPPS and Policy CTY13 and CTY14 of PPS21.

- (vii) the proposed facility takes into account the needs of people with disabilities and is, as far as possible, accessible by means of transport other than the private car;**

The proposed layout includes access arrangements for people with disabilities, with disabled parking bays shown around the site. A bus stop has been indicated and it would appear that discussions are ongoing with Translink around the potential for public bus services to access the site. Pedestrian access to the site would be available along the Old Glenarm Road but pavements are not proposed as part of this application.

- (viii) the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for access, parking, drainage and waste disposal.**

Consultation with DFI Roads Service has taken place. The local roads network is likely to be able to safely handle the extra vehicular traffic that would be attracted to the site and the addition of a right hand turn lane on the Old Glenarm Road at the site entrance will aid traffic flow. Appropriate levels of car parking are proposed within the site.

DFI Rivers Agency have been consulted with a Drainage Assessment and have offered no objections in terms of the proposed drainage disposal.

Policy NH6 of PPS2 relates to development within Areas of Outstanding Natural Beauty. New development is expected to be of an appropriate design, size and scale which is sympathetic to the locality and should respect or conserve features of importance to the character, appearance and heritage of the area.

In this case, whilst the development of a cemetery will undoubtedly change the character and appearance of the locality over time, the proposal includes the retention of boundary vegetation and a buffer to the stream on the northern side of the site. Whilst the roadside hedge is to be removed in order to accommodate the proposed road access arrangements, this is to be re-planted and when grown will provide screening from the main public views of the site which are from the Old Glenarm Road frontage.

The design and appearance of ancillary buildings as part of the proposed development are appropriate for this rural area within the Antrim Coast and Glens AONB. Individual burial plots would be likely to include head stones and grave surrounds but these would be relatively low level structures which should be screened by existing and proposed vegetation.

PPS2 also contains specific policies under NH1 and NH3 with regard to European/International Protected Sites and National Sites of Nature Conservation Importance. The Planning Department are satisfied that these policies have been complied with following consultation with Northern Ireland Environment Agency and Shared Environmental Services.

Mid and East Antrim Borough Council in its role as the Competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 16/12/2021. This found that the project would not be likely to have a significant effect on any European site.

8. Consideration of Representations

Following neighbour notification and press advertisement, two letters of support and four letters of objection were received.

The two letters of support for the proposal came from Larne Minister's Club and from St Cedma's Church where the need for a new cemetery in the Larne area was emphasised.

The main issues raised from objectors included increased traffic along the Old Glenarm Road and loss of habitat and wildlife as a result of the proposal. These points have been carefully considered in the above report with no objections received from the statutory consultees at DFI Roads Service or the Northern Ireland Environment Agency.

One resident on the Coast Road raised issues with overlooking and loss of privacy to their rear garden which is located 95m away from the eastern boundary of the site. Little weight can be given to this objection due to the significant separation distances involved and the retention of trees and hedges along the boundary.

A solicitor's letter was received on behalf of the closest residential dwelling to the site entrance on Old Glenarm Road on 31st August 2021 indicating that they objected to the proposal and would be submitting a comprehensive objection. This was received on 8th March 2022, two days before the application was scheduled for the Planning Committee meeting. In order to fully consider this objection letter the application was removed from the Schedule by the Head of Planning.

The points raised in the objection letters have been fully considered and the most recent detailed objection is carefully considered in the addendum to this report.

NB: The application was deferred at the Planning Committee on 7 April for a site visit to allow Members to familiarise themselves with the site and consider its impact on residential amenity and landscape character.

A site visit was held on 22 April 2022. The following Members attended:

Ald Wales, Cllr Smyth, Ald Williams, Cllr Logan, Cllr Hadden, Cllr Turner, Cllr McKeown, Cllr Gordon. Officers: P Duffy & G McGuinness.

Following the deferral a minor amendment was made to the amenity block to include changing place toilets. This minor amendment made no significant material change to the overall development.

9. Conclusions

Significant weight has been attached to the need for a new cemetery in the Larne area. Ideally this would have been located within the settlement limits but it has not been possible to identify a suitable site. This site, which is close to the northern edge of the town has become available and the Planning Department have found it to be appropriate.

It is inevitable that there would be some degree of disturbance during construction and that increased traffic would be attracted to the site when developed. DFI Roads Service are satisfied with the access arrangements, including the road widening, right turning lane and parking provision within the site. Detailed surveys have been submitted with the application to demonstrate that there would be no significant adverse impact on the natural environment or protected European sites. The proposal includes the retention of most of the boundary trees and hedges and a 30m buffer to the stream along the north western boundary.

On balance, full permission is recommended.

10. Recommendations

Approval of Full Permission is recommended.

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) Prior to the commencement of any of the approved development on site, a final drainage assessment, compliant with FLD 3 and Annex D of PPS 15, and Sewers for Adoption Northern Ireland 1st Edition, including a detailed drainage network design and a demonstration of how out of sewer flooding due to exceedance of the drainage network will be managed and suitable maintenance and management procedures for the system, must be submitted to the Planning Authority for its consideration and approval.

Reason – To safeguard against flood risk to the development and from the development to elsewhere.

- (3) No development hereby permitted shall commence until the Right Hand Turn lane is completed in accordance with detailed engineering drawings to be submitted to and approved by DFI Roads. All works shall comply with the requirements of the Design Manual for Roads and Bridges and all other relevant standards and technical guidance, including approval of the necessary Departures / Relaxations from Standard.

Reason: To ensure that the proposed development is properly coordinated and constructed in the interests of road safety and convenience of road users.

- (4) The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with the approved drawings 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.

- (5) The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department 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 the approved drawings.

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.

- (6) The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. No other development hereby permitted shall be occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on the approved drawing. 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 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.

- (7) During the first available planting season after the commencement of development, a natural species hedge shall be planted in a double staggered row 200mm apart, at 450 mm spacing, 500 mm to the rear of the sight splays along the road side boundary of the site with trees planted in accordance with

the details on the landscaping plan, drawing number 03, date stamped received on 28th July 2021.

Reason: To ensure the amenity afforded by existing hedges is maintained.

- (8) 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.

- (9) No burials shall be placed within a 30m stand-off zone from the unnamed stream along the northern and north eastern site boundaries of the site.

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

- (10) The development hereby approved shall be developed and operated in accordance with the plans and documents referenced at the beginning of this decision notice.

Reason: To ensure that the development is developed and operated in accordance with the approved plans and documents.

Addendum - Consideration of Objection received on behalf of 382 Old Glenarm Road, Larne.

On Tuesday 8th March 2022 the Planning Department received a detailed objection on behalf of a resident at 382 Old Glenarm Road, Larne. The objection was submitted by a solicitor who advised that their client reserved his rights in Judicial Review should the application not be removed from the schedule for the Planning Committee on Thursday 10th March.

The objection consisted of a submission by JW McNinch & Son Solicitors instructing William Orbinson QC with a planning review statement from JPE Planning Consultants, a report from MRA Transport Planning Partnership and James O'Neill Associates Environmental Consultants.

The points raised have been carefully considered by the Planning Department.

Process Issues

The Planning Department are satisfied that sufficient information has been submitted with the application to enable a balanced decision to be reached with all material considerations fully considered. All documentation submitted with the application is available to view on the Planning Portal.

The Planning (Development Management) Regulations (NI) 2015. Whilst there may be a local impact from the development of a cemetery at this location, this would not be considered to be of regional significance. To date a recommendation has been formed that approval be granted but no planning decision has yet issued. Due to the Council interest, the application falls to be decided by Planning Committee. The Department for Infrastructure have not been notified to consider the application for 'call in'.

This application has been screened for Environmental Impact Assessment. The Planning Department have determined that the application does not need to be accompanied by an Environmental Statement. The site is within close proximity of a waterway and it is clear from the submitted drawings and supporting information submitted with the application that this has been taken into account with the overall

design and layout of the proposal with a buffer zone to the stream forming part of the final proposal.

The Planning Department have carried out extensive consultations with the Northern Ireland Environment Agency (a statutory consultee) and with Shared Environmental Services. A Hydrological Risk Assessment (Document 03) was submitted with the application. There are hydrological links between the application site and Protected Sites at sea, however it has been determined through the planning application process that due to the scale and design of the project and its location relevant to designated sites that it cannot have a likely significant effect on any site selection features in light of the conservation objectives.

Planning policy based grounds of objection

These points have been addressed through the above committee report. This includes an assessment of the application in terms of its compliance with the extant Larne Area Plan, the Strategic Planning Policy Statement for Northern Ireland, PPS21 Sustainable Development in the Countryside, PPS8 Open Space, Sport and Outdoor Recreation, PPS3 Access, Movement and Parking, PPS2 Nature Conservation and the Planning Strategy for Rural Northern Ireland.

Alternative sites for the proposed cemetery have been considered through the submitted Design and Access Statement.

The likely impacts on residential amenity and on the character of the surrounding area have been carefully considered.

Due to the topography of the landscape and the retention of mature boundary vegetation, views of the site are local and really limited to immediate views from the Old Glenarm Road. The roadside hedge is to be removed and re-planted to allow for road widening to accommodate the proposed access. This re-growth will screen the site again from the public road.

The Planning Department do not agree with the objector's view that the proposal would mar the distinction between Larne and Ballygally due to the separation between these settlements, the topography of the local landscape and the lack of inter-visibility between them. Drains Bay is part of Larne and is not a separate settlement within the Larne Area Plan. In any case the significant difference in levels would mean that the proposed cemetery would not be read in conjunction with Drains Bay, which is essentially a ribbon of development along the Coast Road to the east of the site.

Little weight can be attached to the objector's view that the proposal is in conflict with the emerging Mid and East Antrim Borough Council Development Plan. A Draft Plan Strategy has been published and the development plan process is at an early stage. The integrity of the new Development Plan for the Borough is not compromised by this proposal and prematurity is not an issue in this particular case.

Transport movement, access and parking

Extensive consultation has taken place with DFI Roads Service and the views of this statutory consultee have been given significant weight in the assessment of this planning application.

A Transport Assessment was submitted with the planning application.

The proposed access arrangements have been subject to extensive consultation to achieve a safe means of access/egress to include a central turning lane.

There is appropriate provision for car parking within the site to the satisfaction of DFI Roads Service.

It is accepted that the site is not readily accessible by pedestrians with approximately 750m between the site access and the closest public pavement at Old Glenarm Road/Branch Road to the south.

This is a municipal cemetery, designed to serve the wider Larne area. Regardless of its location, it is likely that a significant number of visitors would need to use private cars to access it. The nature of funerals is such that whilst burials would take place in the cemetery, this could be following a service elsewhere. All funerals are different in terms of numbers attending and their time of day. Based on information available in terms of past use, it is not envisaged that there would be any more than a maximum of three funerals per day. There are also likely to be days when no funerals take place.

DFI Roads Service have not offered any objections to the proposal in terms of road safety, access arrangements, parking provision or the impact on traffic flow.

Breach of human rights

This point has been noted. The neighbour has had the opportunity to participate in pre-application discussions and was notified in writing when the planning application was submitted. He has been in a position to participate in the planning process at all stages. The points raised in his objection submissions have been carefully considered and taken into account when making a planning recommendation. The neighbour may experience some impact in terms of noise and general disturbance as a result of this proposal going ahead, however the Planning Department do not consider these to be significant and do not consider the neighbour's human rights to be breached in this case.

In summary, all points raised by the objector in their submission received on 8th March 2022 have been fully considered. The Planning Department maintain that an approval of full planning permission is appropriate.



EST. 1880

JW MCNINCH & SON

SOLICITORS

A.J. McNinch (Consultant)

Partners
S.B. Orr
E.M. Hill
A. McCrossan
M.J.D. Miller

Solicitors
J.M. Gillespie
R.I.W. Clarke

2 Cross Street
Larne
Co Antrim BT40 1JP
DX 2204 NR LARNE

Tel: 028 2827 2010
Fax: 028 2826 0173
Email: law@jwmcninch-larne.co.uk

Mid & East Antrim
Planning Office
Silverwood Business Park
190 Raceview Road
Ballymena
BT42 4HZ

24 August 2021

Your Ref: LA02/2021/0770/F
Our Ref: MM/Dunn/LIT7290

Dear Sirs

OBJECTION TO PLANNING APPLICATION – LA02/2021/0770/F

Re: Proposed construction of a municipal cemetery – Lands opposite 382 Old Glenarm Road, Larne
Our Client: Dr Brian Dunn, 382 Old Glenarm Road, Larne, Co. Antrim
Application - LA02/2021/0770/F

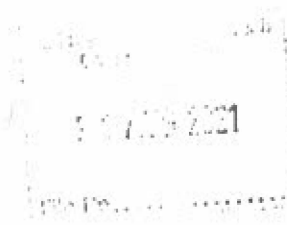
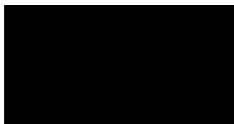
We refer to the above and confirm we have received instructions from Dr Dunn in respect of the above planning application. We wish to make you aware that our client objects to the planning application.

Please note, our client has instructed a number of experts with the intention to compile a comprehensive objection. However, this will not be available before the deadline of 26 August 2021 but will be forwarded to you as soon as possible.

Please ensure no further action is taken until you receive our clients detailed objection.

Please also ensure all correspondence relating to this application is sent to our Larne office and copied to our client at the above address.

Yours faithfully,



Ballyclare

Tel: 028 9332 2217
Fax: 028 9335 2518
law@jwmcninch.co.uk

Carrickfergus

Tel: 028 9336 8238
Fax: 028 9336 9194
law@jwmcninch.co.uk

Glengormley

Tel: 028 9083 6480
Fax: 028 9084 2662
law@jwmcninch.co.uk

Larne

Tel: 028 2827 2010
Fax: 028 2826 0173
law@jwmcninch-larne.co.uk



HOME CHARTER
SCHEME
JW MCNINCH & SON

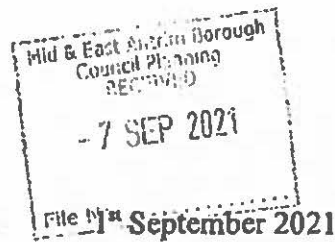
LARNE MINISTERS' CLUB

(Inter-Church Forum for Churches and Clergy of Larne and District)

Hon. Secretary
The Rev. Dr. J. W. Nelson
"Drumcorran",
102 Carrickfergus Road,
LARNE.
BT40 3JX
Tel: 028-28-272600

Mr. Paul Duffy,
Head of Planning and Building Control,
Silverwood Business Park,
Ballymena.

Your Reference LA02/2021/0770/F



Dear Mr. Duffy,

We write with reference to the application, now pending, for a new cemetery to the north of Larne Town.

On behalf of the clergy of Larne Ministers' Club, we write to declare our support for this application and to urge that it be given sympathetic consideration.

The clergy of Larne Ministers' Club, acting on behalf of clergy and churches of Larne and District, first raised this issue with Larne Borough Council on 7th October 2004. Already at that stage it was clearly apparent that the existing Larne Town Cemetery was close to being fully allocated, with very limited space for new graves. Over subsequent years that need has become acute.

As clergy we are especially aware of the need for graves and we visit cemeteries, especially Larne Town cemetery, on a regular basis. We are also aware that the preferred option for citizens of this town and district is burial, cremations are relatively rare. Because of our specialist knowledge in this subject we have continued to press this need with Larne Borough Council and, its successor, Mid & East Antrim Borough Council over the period of 17 years, having in that time no less than 66 separate meetings with Council officers.

On the basis of those numerous meetings we would point out that over the course of those years no fewer than six other sites have been considered and have been found to be unsuitable for one reason or another. Alternative sites seem to have been exhausted. This would imply that the approval of this site is all the more imperative.

Finally we would emphasise that Larne Ministers' Club covers a broad spectrum of Christian denominations and we are thoroughly that death and, the need for burial, touches all. As a united body we urge the approval of this application.

Yours faithfully

Rev. Dr. C. McClure
(Chairman)

Rev. Dr. J. W. Nelson
(Hon. Secretary)

**The following Clergy and Churches
are associated with Larne Ministers' Club
and endorse this letter**

Rev. Dr. C. McClure	First Larne Presbyterian Church
Rev. Dr. J.W. Nelson	Ballycarry Old Presbyterian Church Raloo Non-Subscribing Presbyterian Church
Rev. D. Lockhart	Church of Ireland, Rector of Larne, St. Cedmas Larne St. John's Glynn St. Columba's Gleno
Rev. P. Benson	Church of Ireland, Rector of Kilwaughter & Cairncastle All Saints Craigyhill St. Patrick's Cairncastle
Rev. F. O'Brien	Catholic, Parish Priest St. Macnissis Larne St. Anthony's Craigyhill
Rev. C. Skillen	Methodist Minister Larne Methodist Church Craigyhill Methodist Church Carnlough Methodist Church
Captains P & A Cole	Salvation Army Larne Corps
Rev. R. Turner	Church of the Nazarene Millbrook

7 1307 1

THE PARISH OF



**St. Cedma, Larne and Inver,
with St John's, Glynn and St Columba's, Gleno.**

Rector: The Rev D Lockhart.
The Rectory, 8 Lower Cairncastle Road, LARNE, Co. Antrim, BT40 1PQ.
Phone: 028- 2827 2788.

Honorary Secretary (St Cedma's) Mrs A. Marcus, 325 Old Glenarm Road, Larne, BT40 1TU.

FAO Mr Paul Duffy
Head of Planning & Building Control
Mid & East Antrim Borough Council
Silverwood Business Park
Ballymena

27th September 2021

RE: Application L402/2021/0770/F

Dear Mr Duffy

The members of the Select Vestry of St Cedma's Parish Church, Larne have asked me to write expressing our support for the application by the Council to locate a new cemetery on the Old Glenarm Road.

We are aware of the necessity to provide new cemetery space within the area and welcome the extensive plans for the proposed new site at Old Glenarm Road which will benefit the entire community.

Yours sincerely

—
Anné Marcus Honorary Secretary..



EST. 1880

JW MCNINCH & SON

SOLICITORS

Partners:
S.B. Orr
A. McCrossan
M.J.D. Millar

Solicitors:
R. Clarke
T. Creighton

Consultant:
J.M. Gillopie

Legal Executive:
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Email: law@jwmcninch-larne.co.uk

Mid & East Antrim
Planning Office
Silverwood Business Park
190 Raceview Road
Ballymena
BT42 4HZ

8 March 2022

Your Ref: LA02/2021/0770/F
Our Ref: MM/Dunn/LIT7290

Dear Sir or Madam,

URGENT

Objection to application LA02/201/0770/F on behalf of Dr Brian Dunn

Proposal:

Construction of a municipal cemetery to include a new burial plots; Memorial garden; staff facilities building including public toilets; maintenance / Operations / storage building and service yard; new right hand turning lane. Access from Old Glenarm Road, parking provision, bus stop and associated Landscaping.

Location: Land opposite 382 Glenarm Road, Larne, BT40 2LG

We write on behalf of our client Dr Brian Dunn of 382 Old Glenarm Road, Larne, Co Antrim to object to the above planning application, which we understand is listed with a recommendation to approve for the Planning Committee this Thursday, 10th March.

At Dr Dunn's request, we have instructed William Orbinson QC, Senior Counsel specialising in planning and environmental law, and he has directed that we write to you in the following terms.

Ballyclare

Tel: 028 9332 2217
Fax: 028 9335 2518
law@jwmcninch.co.uk

Larne

Tel: 028 2827 2010
Fax: 028 2826 0173
law@jwmcninch-larne.co.uk

Glengormley

Tel: 028 9083 6480
Fax: 028 9084 2662
law@jwmcninch-gg.co.uk

Carrickfergus

Tel: 028 9336 8238
Fax: 028 9336 9194
law@jwmcninch-carrick.co.uk



Process issues

At the outset, we make the point that, being significantly contrary to the Larne Area Plan 2010 (as explained below) and a major application with Council interest, the application is required by the Planning (Development Management) Regulations (Northern Ireland) 2015 to be notified to the Department for Infrastructure to be considered for 'call-in' by the Department, which it appears not to have been.

Given that the proposal involves waste disposal and a development area exceeding 0.5 hectare and/or is within 100 metres of a waterway, it falls within category 11(b) of Schedule 2 to the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, it requires to be screened for EIA purposes, which it appears not to have been. Moreover, given the significant environmental effects likely to flow from the proposal, our client does not accept that it could validly be screened out for EIA, so that EIA is required for the proposal and has not been conducted.

This objection is supported by 3 detailed specialist reports, namely:

1. Memorandum, Conservation Regulations, by Dr James O'Neill, James O'Neill Associates
2. Transportation assessment by Mr Richard Agus, MRA Partnership;
3. Planning Review Statement by Ms Gemma Jobling, JPE Planning.

Your attention is requested to the detail of those reports, but in summary it is submitted that the application should be refused for the following reasons.

The Conservation (Natural Habitats etc) Regulations (Northern Ireland) 1995

1. The Conservation (Natural Habitats etc) Regulations (Northern Ireland) 1995 ('the Conservation Regulations') implement European Directives 2009/147/EC 2 (the 'Birds Directive') and 92/43/EEC 3 (the 'Habitats Directive').

2. There is a hydrological link between the application site and the following Natura 2000 sites:
 - The Maidens Special Area of Conservation
 - North Channel Special Area of Conservation
 - Larne Lough Special Protection Area.

3. These sites are designated for a variety of marine mammals and birds. Where these species are piscivores or feed on crustaceans or algae, they are naturally dependent upon their foraging resources and any impact upon the species within the foraging range of species using the designated sites gives rise to the potential for significant impact upon the favourable conservation status of these sites as detailed above. This is in direct contradiction to the objectives of the Conservation Regulations.

4. Significant potential impacts on the three Natura 2000 sites may arise from the leaching of deleterious compounds from the application site into the surface watercourses and ground waters linked to the site. This issue is not addressed by the application, and the planning file is entirely silent in that respect.

5. Moreover, no Test of Likely Significance has been carried out in respect of the application to screen the application for likely significant impacts that may arise in respect of the Natura 2000 sites. Such a test is explicitly required by the Conservation Regulations and by the European Directives they implement.

6. Accordingly, were the Council to decide to approve the application as things stand such development consent would breach the Conservation Regulations and also the Wildlife and Natural Environment Act (Northern Ireland) 2011, which places a statutory duty on all public bodies to consider biodiversity in all their functions.

7. Relatedly, this application cannot properly be determined without a Hydrological Risk Assessment addressing sensitive ecological receptors and possible risks to humans and domestic animals.

[REDACTED]

From: [REDACTED] on behalf of Kerr, Angus
Sent: 13 May 2022 10:17
To: Thompson, Julie; Kerr, Angus; Symington, Scott; Nelson, Aileen; Wilson, Andrew (PLANNING)
Subject: FW: LA02/2021/0770/F Notification Direction for proposed cemetery Old Glenarm Road, Larne
Attachments: Letter to Mr Paul Duffy re Notification Direction for proposed cemetery Old Glenarm Road, Larne - LA02 2021 0770 F - 13.05.22.pdf

Please see attached which issued to Mr Duffy today for your records.

Andrew – grateful if you could save to CM.

Thank you.



[REDACTED] Personal Secretary for Angus Kerr, Chief Planner & Director of Regional Planning
| Department for Infrastructure | Rm 1.01 | Clarence Court | 10-18 Adelaide Street | BELFAST BT2 GB

Please consider the environment - do you really need to print this e-mail?

From: [REDACTED] On Behalf Of Kerr, Angus
Sent: 13 May 2022 10:13
To: paul.duffy [REDACTED]
Subject: LA02/2021/0770/F Notification Direction for proposed cemetery Old Glenarm Road, Larne

Mr Duffy

Please see attached letter & enclosure from Angus Kerr, Chief Planner & Director of Regional Planning, DfI for your attention.

Kind regards



[REDACTED] Personal Secretary for Angus Kerr, Chief Planner & Director of Regional Planning
| Department for Infrastructure | Rm 1.01 | Clarence Court | 10-18 Adelaide Street | BELFAST BT2 8GB

Please consider the environment - do you really need to print this e-mail?

Regional Planning Directorate



Department for

Infrastructure

An Roinn

Bonneagair

www.infrastructure-ni.gov.uk

Mr. Paul Duffy
Head of Planning and Building Control
Mid and East Antrim Borough Council
1-29 Bridge Street
Ballymena
BT43 5EJ

Clarence Court
10-18 Adelaide Street
BELFAST
BT2 8GB
Tel: 0300 200 7830

Email: [REDACTED]

Your reference: LA02/2021/0770/F
Our reference:

13 May 2022

Dear Mr Duffy

LA02/2021/0770/F - CONSTRUCTION OF A MUNICIPAL CEMETERY TO INCLUDE A NEW BURIAL PLOTS; MEMORIAL GARDEN; STAFF FACILITIES BUILDING INCLUDING PUBLIC TOILETS; MAINTENANCE/OPERATIONS/STORAGE BUILDING AND SERVICE YARD; NEW RIGHT-HAND TURNING LANE ACCESS FROM OLD GLENARM ROAD; PARKING PROVISION, BUS STOP; AND ASSOCIATED LANDSCAPING AT LAND OPPOSITE 382 OLD GLENARM ROAD LARNE BT40 2LG

With reference to the above application, I wish to draw your attention to the enclosed direction by the Department for Infrastructure (DfI) under the powers conferred on it by Articles 17 and 18 of The Planning (General Development Procedure) Order (Northern Ireland) 2015.

The direction has been made in order that the Department has the opportunity to assess, prior to a decision being issued on the application by your Council, if it wishes to require that the application is referred to it for determination.

Accordingly it is the Department's view that it would be appropriate for Mid and East Antrim Borough Council to notify the Department in relation to the application by the Council (Applicant) for the construction of a municipal cemetery to include a new burial plots; memorial garden; staff facilities building including public toilets; maintenance/operations/storage building and service yard; new right-hand turning lane access from Old Glenarm Road; parking provision, bus stop; and associated landscaping at land opposite 382 Old Glenarm Road, Larne.

Please note this direction does not commit the Department to 'calling in' any such application, but it does reserve the right to intervene.

Yours sincerely



ANGUS KERR
Chief Planner
& Director of Regional Planning

THE PLANNING (NOTIFICATION OF APPLICATIONS) (MID AND EAST ANTRIM BOROUGH COUNCIL) LA02/2021/0770/F CONSTRUCTION OF A MUNICIPAL CEMETERY TO INCLUDE A NEW BURIAL PLOTS; MEMORIAL GARDEN; STAFF FACILITIES BUILDING INCLUDING PUBLIC TOILETS: MAINTENANCE/OPERATIONS/STORAGE BUILDING AND SERVICE YARD; NEW RIGHT-HAND TURNING LANE ACCESS FROM OLD GLENARM ROAD; PARKING PROVISION, BUS STOP; AND ASSOCIATED LANDSCAPING AT LAND OPPOSITE 382 OLD GLENARM ROAD LARNE BT40 2LG DIRECTION 2018.

The Department for Infrastructure makes the following Direction, in exercise of powers conferred on it by Articles 17 and 18 of the Planning (General Development Procedure) Order (Northern Ireland) 2015.

1.0 Commencement

This direction comes into operation on 13 May 2022.

2.0 Interpretation

In this Direction:

“the 2011 Act” means the Planning Act (Northern Ireland) 2011;

“assessments” means any Flood Risk assessments, Environmental Impact assessments, Retail Impact assessments, Transport assessments or any other assessments that may be submitted with the application;

“council” means Mid and East Antrim Borough Council;

“the Department” means the Department for Infrastructure;

“pre-application material” means any material submitted with the planning application as prescribed by section 27 of the 2011 Act and regulations 4 and 5 of the Development Management Regulations;

“requisite notice” means notice in the appropriate form set out in Schedule 1 to the GDPO or in a form substantially to the same effect;

3.0 Information to the Department

3.1 In the event that the Council reach a recommendation on this application by Mid and East Antrim Borough Council for a **municipal cemetery to include a new burial plots; memorial garden; staff facilities building including public toilets: maintenance/operations/storage building and service yard; new right-hand turning lane access from Old Glenarm Road; parking provision, bus stop; and associated landscaping at Land opposite 382 Old Glenarm Road Larne BT40 2LG** they shall under the terms of Article 18 of The Planning (General Development Procedure) Order (Northern Ireland) 2015 provide the Department with the following information:

- (a) a copy of the application (including copies of any accompanying plans, drawings, statements, assessments, pre-application material and any other supporting information);
- (b) a copy of the requisite notice;
- (c) a copy of any representations made to the council in respect of the application;
- (d) a copy of any report on the application prepared by the council;
- (e) a copy of a statement, where applicable, setting out the councils reasons for proposing to grant planning permission, in cases where- i. the application would significantly prejudice the implementation of the local development plan’s objectives and policies; ii. the application would not be in accordance with any appropriate marine plan adopted under the Marine Act (Northern Ireland) 2013; and /or iii. a significant objection has been received by a statutory consultee or Government Department

3.2 Where the council holds the information set out in paragraph 3.1 (a) to (d), it may comply with some or all of the requirements to provide this information to the Department by means of an e-mail to the Department containing a link, or a series of links, to the relevant pages on the council's website.

4.0 Restriction on the Determination of Planning Permission

4.1 The council must not determine the development referred to in paragraph 3.1 before the Department has notified the council that it does not intend to issue a direction under section 29(1) of the 2011 Act, in respect of that application.

XXXX *

ANGUS KERR

A senior officer of the Department for Infrastructure