

Regional Planning Directorate



Department for

Infrastructure

An Roinn

Bonneagair

www.infrastructure-ni.gov.uk

Mr. David Jackson
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Your reference:
LA01/2017/0689/F
LA01/2018/0446/LBC

29 August 2019

Dear Mr Jackson

RE: PLANNING ACT (NORTHERN IRELAND) 2011

THE PLANNING (NOTIFICATION OF APPLICATIONS) DIRECTION 2017

THE RETENTION AND PART REFURBISHMENT/ RESTORATION OF THE STRUCTURAL WALLS, SHOP FRONTS AND ROOFS OF BOTH NOS.39 AND 41 MAIN ST AND DEMOLITION OF THE RESIDUAL ELEMENTS OF THE LISTED BUILDING WITHIN THE FULL EXTENT OF THE SITE AT 39-41 MAIN STREET AND 2 ATLANTIC AVENUE PORTRUSH SO AS TO ERECT A 3-5 STOREY, 87 BEDROOM HOTEL WITH A RESTAURANT, A BAR AND ALL ASSOCIATED ANCILLARY SERVICES AT 39-41 MAIN ST AND 2 ATLANTIC AVENUE PORTRUSH

I refer to your Council's email of 28 January 2019 notifying the Department for Infrastructure (DfI) of application LA01/2018/0446/LB following consideration by Causeway Coast and Glens Borough Council who were minded to approve the development contrary to the advice of statutory consultee DfC Historic Environment Division.

The Department has determined that, under the terms of Section 88 of the Planning Act (Northern Ireland) 2011, application LA01/2018/0446/LBC should be referred to it for determination. The Department also requires the referral of application LA01/2017/0689/F under the terms of Section 29 of the Planning Act (Northern Ireland) 2011.

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Accordingly, Directions given in terms of Section 29 and Section 88 are enclosed for your attention. The Department has given these Directions in view of the proposed development's potential conflict with regional built heritage planning policies and with key aspects of the Strategic Planning Policy Statement in terms of sustainable development. It is considered that the regional issues raised would therefore benefit from further scrutiny by the Department.

Please be advised that a copy of the enclosed Directions should be placed on your planning register which you are required to keep under the terms of Section 242 of the Planning Act (Northern Ireland) 2011.

The Department would take this opportunity to remind you that it is the responsibility of the Council to inform the applicant of these Directions. Article 10 of the General Development Procedure Order (Northern Ireland) 2015 requires a District Council to serve a notice on the applicant setting out the terms of the direction, any reasons given by the Department for requiring the application to be referred to it, that the application has been referred to the Department and that the decision of the Department is final.

I would be grateful if you could forward all of the documentation pertaining to these applications to Mr. Alistair Beggs, Director of Strategic Planning, as soon as possible.

Yours sincerely



ANGUS KERR
Chief Planner
& Director of Regional Planning

**Section 29(1) Direction
Planning Act (Northern Ireland) 2011**

The Department for Infrastructure in exercise of its powers conferred on it by Section 29(1) of the Planning Act (Northern Ireland) 2011, and all of the other powers enabling it in that behalf, hereby directs that Causeway Coast and Glens Borough Council refer to it for determination the application for full planning permission under the Planning Act (Northern Ireland) 2011 received from Andras Hotels for:

Ref: LA01/2017/0689/F

Location: 39-41 Main Street and 2 Atlantic Avenue, Portrush.

Proposal: Retention and Part refurbishment/restoration of the structural walls, shop fronts and roofs of both No 39 and 41 Main Street and demolition of the residual elements of the listed building within the full extent of the site at 39-41 Main Street and 2 Atlantic Avenue Portrush, so as to erect a three to five storey, 87 bedroom hotel with a restaurant, bar and all associated ancillary services.

The Department has given this Direction in view of the proposed development's potential conflict with regional built heritage planning policies and with key aspects of the Strategic Planning Policy Statement in terms of sustainable development. It is considered that the regional issues raised would therefore benefit from further scrutiny by the Department.

This Direction may be cited as the:-

Department for Infrastructure Planning Act (Northern Ireland) 2011, LA01/2017/0689/F Causeway Coast and Glens Borough Council, retention and part refurbishment/restoration of the structural walls, shop fronts and roofs of both No 39 and 41 Main Street and demolition of the residual elements of the listed building within the full extent of the site at 39-41 Main Street and 2 Atlantic Avenue Portrush, so as to erect a three to five storey, 87 bedroom hotel with a restaurant, bar and all associated ancillary services at 39-41 Main Street and 2 Atlantic Avenue, Portrush Direction (S29) 2019.

Angus Kerr
Chief Planner & Director of Regional Planning
Department for Infrastructure
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Section 88(1) Direction Planning Act (Northern Ireland) 2011

The Department for Infrastructure in exercise of its powers conferred on it by Section 88(1) of the Planning Act (Northern Ireland) 2011, and all of the other powers enabling it in that behalf, hereby directs that Causeway Coast and Glens Borough Council refer to it for determination the application for Listed Building Consent under the Planning Act (Northern Ireland) 2011 received from Andras Hotels for:

Ref: LA01/2018/0446/LBC

Location: 39-41 Main Street and 2 Atlantic Avenue, Portrush

Proposal: Retention and part refurbishment/restoration of the structural walls, shop fronts and roofs of both No. 39 and 41 Main Street and demolition of the residual elements of the listed building within the full extent of the site at 39-41 Main Street and 2 Atlantic Avenue, Portrush, so as to erect a three to five storey, 87 bedroom hotel with a restaurant, a bar and all associated ancillary services at 39-41 Main Street and 2 Atlantic Avenue, Portrush.

The Department has given this Direction in view of the proposed development's potential conflict with regional built heritage policies and with key aspects of the Strategic Planning Policy Statement in terms of sustainable development. It is considered that the issues raised would therefore benefit from further scrutiny by the Department.

This Direction may be cited as the:-

Department for Infrastructure Planning Act (Northern Ireland) 2011,
LA01/2018/0446/LBC Causeway Coast and Glens Borough Council, retention and part refurbishment/restoration of the structural walls, shop fronts and roofs of both No. 39 and 41 Main Street and demolition of the residual elements of the listed building within the full extent of the site at 39-41 Main Street and 2 Atlantic Avenue, Portrush, so as to erect a three to five storey, 87 bedroom hotel with a restaurant, a bar and all associated ancillary services at 39-41 Main Street and 2 Atlantic Avenue, Portrush
Direction (S88)2019.

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