

Planning Committee Report LA01/2020/0834/O	16th December 2020
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>App No:</u>	LA01/2020/0834/O	<u>Ward:</u>	Portrush and Dunluce
<u>App Type:</u>	Outline Planning Permission		
<u>Address:</u>	Lands adj to Dunluce House, 87 Dunluce Road, Bushmills		
<u>Proposal:</u>	Demolition of existing agricultural, Storage and cafe/dining/retail buildings, erection of tourist/recreational/educational/hot food/retail/conference and office facilities to include a visitor centre building incorporating tourism, recreational, educational hot food, retail, conference and office uses and the creation of a new and amendment of an existing access onto Dunluce Road and ancillary development related to the proposal.		
<u>Con Area:</u>	No	<u>Valid Date:</u>	26.08.2020
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Pragma Planning, Scottish Provident Building, 7 Donegal Square West Belfast		
<u>Applicant:</u>	Mr S McKinley, Dunluce House, 87 Dunluce Road Bushmills		
<u>Objections:</u>	0	<u>Petitions of Objection:</u>	0
<u>Support:</u>	0	<u>Petitions of Support:</u>	0

Executive Summary

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The site is located outside the Settlement Development Limit of Bushmills and Portrush and is located within an Area of Outstanding Natural Beauty, a Local Landscape Policy Area, an Area of Significant Archaeological Interest and a Historic Park and Demesne.
- There has been no objection received regarding the proposed development. All concerns raised by the statutory consultees have been addressed.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS and Policy TSM 2 of PPS 16 Tourism. The proposal also complies with Policy CTY 13 and 14 of PPS 21 and Policy NH 6 of PPS 2 which relates to Areas of Outstanding Natural Beauty as the development proposed will be similar in appearance and scale to the existing buildings located on site and will effectively integrate into the landscape.
- Concerns regarding archaeology and natural heritage will be addressed by condition to ensure they comply with relevant policies.

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1.0 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at a prominent coastal location just off Dunluce Road Bushmills. The site is located directly to the North West of Dunluce Castle which is a scheduled monument and a tourist attraction. The site consists of two agricultural fields to which the land rises from the eastern boundary with Dunluce Road toward the buildings located within the site. The site includes a grouping of buildings to include agricultural barns and sheds, a two storey dwelling house with dashed finish at 87 Dunluce Road and a one storey cottage like building with a render finish used as a café. There is a car park located within the confines of the site. The site is accessed at two points at the north and south side of the site. There is also another vehicular access which runs through the middle of the site.
- 2.2 To the north the site is bounded by an existing stone wall and to the south the site is bounded by a stone wall and post and wire fence. To the east the site is bounded by a post and wire fence and wooden fence. To the west the site is bounded by a stone wall. There is limited vegetation located along the boundaries of the site. Lands surrounding this area are predominantly agricultural in nature but there is a dwelling located close to the site.

3.0 Relevant History

- 3.1 LA01/2017/1598/RM, Lands adjacent to Dunluce House 87 Dunluce Road Bushmills. Demolition of existing agricultural, storage and cafe/dining/retail buildings, erection of tourist/recreational/educational/hot food/retail/conference and office facilities to include a visitor centre building incorporating tourism, recreational, educational, hot food, retail, conference

and offices uses and the creation of a new and amendment of an existing excess onto Dunluce Road and any ancillary development related to the proposal.

Permission Granted 19.12.2018.

C/2014/0109/O, Lands adjacent to Dunluce House, 87 Dunluce Road, Bushmills, Co Antrim, Demolition of existing agricultural, storage and cafe/dining/retail buildings, erection of tourist/recreational/educational/hot food/ retail/conference and office facilities to include a visitor centre building incorporating tourism, recreational, educational, hot food, retail, conference and office uses and the creation of a new and amendment of an existing access onto Dunluce Road and any ancillary development related to the proposal.

Approved on Appeal 06.08.2015

C/2012/0158/F, Lands Adjacent to Dunluce House, 87 Dunluce Road, Bushmills, Co Antrim, Demolition of Existing Agricultural Sheds and Replacement with Single Storey Visitor Centre in Courtyard Form, including Cafe/Offices/Exhibition/Retail/Meeting Room/Conference Room/Storage/Toilets; Associated Access from A2 to car parking area and bus drop-off point/parking and retention of existing private access as pedestrian footway.

Permission Refused 28.01.2015

The principle of development at the site was established under application C/2014/0109/O which was approved on appeal subject to conditions which related to drawings that were provided at the appeal. These conditions related to the design, appearance of buildings, hard and soft landscaping, layout of proposed buildings, their height, the footprint of the buildings, the floor space and uses and car parking. Further conditions related to provisions of existing and proposed ground levels, a programme of archaeological works, restrictions on demolition periods to reduce impacts on birds, proposed visibility splays and time restrictions. This proposal is a renewal of this permission which is due to expire in December 2020. The plans proposed are the same as those previously approved under application C/2014/0109/O.

4.0 THE APPLICATION

4.1 Demolition of existing agricultural, Storage and cafe/dining/retail buildings, erection of tourist/recreational/educational/hot food/retail/conference and office facilities to include a visitor centre building incorporating tourism, recreational, educational hot food, retail, conference and office uses and the creation of a new and amendment of an existing access onto Dunluce Road and ancillary development related to the proposal

Proposal of Application Notice

4.2 As this application is considered a major application it must comply with the Proposal of Application Notice and carry out community consultation at least 12 weeks prior to the submission of the application.

4.3 A Proposal of Application Notice was submitted on 2nd March 2020 under application LA01/2020/0291/PAN. A public consultation meeting was planned but due to the introduction of social distancing as a result of the Coronavirus pandemic the public event could not take place. However, the Northern Ireland Assembly introduced emergency legislation to allow community consultation to be completed online and by post. The applicant advised that they intended to undertake the following forms of consultation. :

- A public advertisement appeared in the Coleraine Chronicle and Coleraine Times newspapers. The advertisement referred readers to a web page on Pragma Planning which contained a presentation of the proposal and questionnaire feedback forms. The notice also provided means for members of the public to make contact and participate in consultation by phone or post.
- Public representatives and nearest neighbours were contacted by post and were provided with copies of the presentation and feedback questionnaires.
- Flyers were delivered to relevant addresses within 750 metres of the proposal.

- A letter to elected members of the area was sent inviting them to take place in the consultation process and included both the presentation and questionnaire form.

Community Consultation Report

- 4.4 The community consultation report (CCR) was submitted as part of the planning application, received on 28th July 2020 which is more than 12 weeks after the Proposal of Application Notice was received, as required by the legislation.
- 4.5 It contains a copy of the methods of consultation carried out which included online presentation, advertising via newspapers and feedback questionnaires. The report demonstrates that consultation was implemented as agreed in the Proposal of Application Notice.
- 4.6 Flyers were delivered to relevant addresses within a 750m radius of the proposed site.
- 4.7 The webpage went live on 15th May 2020. Five responses to the presentation were received. The feedback received from the scheme was positive. People were impressed with the way the design of the development which blends in naturally with the existing surroundings and stated that the development will improve road safety. Another person stated that the proposal would provide jobs and bring more tourist to the locality. One person stated that the education opportunity will be fantastic resource to bring the history of the castle to life.
- 4.8 The Dunluce Guide House Committee raised questions regarding overflow car parking, the size of the access/footpaths and special rates for groups visiting. The CCR demonstrates that adequate community consultation has taken place and the key issues of concern have been considered prior to the submission of the application.

Design & Access Statement

- 4.9 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is considered to be a major application.

- 4.10 The design and access statement provides details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.
- 4.11 The report date stamped 28th July 2020 demonstrates that the applicant undertook detailed consideration of the proposal in terms of the design principles and concepts and the impact on the character of the immediate context.

Environmental Impact Assessment

- 4.12 This proposal was subject to an environmental impact assessment screening as highlighted by, The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.
- 4.13 The application was considered to fall within Schedule 2: Category 12(C) of the Regulations- The carrying out of development to provide for holiday villages & hotel complexes outside urban areas & associated developments. The area exceeds this threshold and is 2.4 hectares.
- 4.14 Having considered the Regulations and the guidance set out in DCAN 10, the development proposal would not have any likely impacts of such a significance to warrant an environmental statement.

Habitats Regulations Assessment

- 4.15 The application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Causeway Coast and Glens Borough Planning Authority.
- 4.16 The site is located approximately 0.2km south of the Skerries and Causeway SAC. DAERA and SES were consulted in regard to the proposed development and raised no concern with the proposed development in regard to impacts on the designated site.

4.17 The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European site.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

Neighbours: There has been no objections raised.

5.2 Internal:

DAERA Drainage and Water: No objection.

DAERA Natural Environment Division: No objection subject to conditions.

DAERA Protected Landscapes Team: No objection.

DAERA Coastal Development: No objection

Environmental Health: No objection subject to informatives

NI Water: No objection

Historic Environment Division: No objection subject to condition

DFI Roads: No objection subject to conditions

6.0 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The development plan is:

- Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2 – Natural Heritage

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

Planning Policy Statement 6 (PPS 6) - Planning Archaeology and the Built Heritage

Planning Policy Statement 16 (PPS 16) - Tourism

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

Supplementary Planning Guidance

Building on Tradition – A Sustainable Design Guide for the NI Countryside

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: Principle of Development, Integration and Rural Character, Impact on the AONB and World Heritage Site, Natural Heritage, Impacts on the Coast and Marine Area, Impacts on Archaeology and Access and Parking.
- 8.2 The proposal is located outside the settlement development limit for Portrush and Bushmills. The site is located within an Area of Outstanding Natural Beauty and is located in proximity to a number of Archaeological Sites and Monuments. The site is located within an Area of Significant Archaeological Interest and is in proximity to a Historic Park, Garden and Demesne. The site is located within a Local Landscape Policy Area Designation PEL 03 Dunluce in the Northern Area Plan.
- 8.3 Those features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.
1. This is a visually prominent and critical area of coastline between Portballintrae and Dunluce Castle within the Causeway Coast AONB.
 2. This LLPA also incorporates the Dunluce / Ballintrae SLNCI.
 3. There are a series of exceptional vistas both eastward and westward along the coast.
- 8.4 Having considered the above Local Landscape Policy Area it has been found that given the scale and form of the proposed buildings and the attempts to replicate the existing agricultural buildings that the proposal integrates effectively within the Landscape. The proposed development will not have a detrimental impact on this Local Landscape Policy Area.
- 8.5 The proposal must be considered having regard to the SPPS, PPS policy documents and supplementary planning guidance specified above
- 8.6 The aim of the SPPS in relation to tourism development is to manage the provision of sustainable and high quality tourism developments in appropriate locations within the built and natural environment. The SPPS aims to; facilitate sustainable tourism development in an environmentally sensitive, contribute to the growth of the regional economy by facilitating tourism growth, sustain a vibrant rural community by supporting tourism development of an appropriate nature, location and scale in rural

areas; and ensure a high standard of quality and design for all tourism development. The SPPS should be read in conjunction with Planning Policy Statement 16 (PPS 16): Tourism.

Principle of Development

- 8.7 Policy TSM 2 of PPS 16 Tourism relates to Tourist Amenities in the Countryside and this proposal is considered to be a tourist amenity. Within this policy it states for new proposals that planning permission will be granted for a tourist amenity in the countryside where it is demonstrated that;
- it is in association with and requires a site at or close to a particular tourism attraction located in the countryside,
- or
- the type of tourist activity in itself requires a countryside location.
- 8.8 This policy states all proposals that include buildings must make provision in existing or replacement buildings, where possible. It is also stated that where a proposed tourist amenity is of regional importance it must demonstrate substantial benefits to the locality.
- 8.9 It is considered that the proposed site is located close to a particular tourist attraction (Dunluce Castle) and requires a countryside location in order to be in proximity to the tourist attraction. The proposal will also make use of existing buildings and provide replacement buildings which are in keeping with the character of the area and replicate the features of the existing buildings on site. A new glazed building is proposed which again has a similar form to the existing agricultural buildings located on site and effectively integrates with existing buildings. The proposed car park will be situated within an agricultural yard and will extend to a small extent into an existing agricultural field. The visual impact of this will be minimal and is considered acceptable. Given this the visual impact of the proposal is similar to the existing buildings and yard located on site. Given the scale and nature of the proposal it is not considered to be of regional importance. Within paragraph 7.6 of PPS 16 it is stated that a visitor centre may have a specific functional need to be located in close proximity to the particular countryside attraction it is intended to serve. This is the case for this proposal. The

proposed development therefore complies with Policy TSM 2 and the principle of development is acceptable.

- 8.10 All tourism developments must also comply with the 15 criteria set out in TSM 7 of PPS 16. These criteria relate to design, layout, boundary treatment, drainage, crime, impact on character and neighbouring residents, access arrangements, sewage disposal and impacts on features of natural or built heritage.
- 8.11 Having considered all this criteria it has been found that the proposed design, layout, infrastructure of the development proposed is considered in keeping with the character of the area and would effectively integrate into the landscape. The potential impacts on natural or built heritage has been considered and Historic Environment Division and DAERA Natural Environment Division are content with the proposal subject to conditions relating to the provision of an Archaeological Programme of Works, a bat mitigation plan and ensuring buildings are not demolished during bird breeding season.
- 8.12 In terms of Drainage DAERA Water Management Unit and NI Water was consulted but raised no concern in regard to the proposal. DAERA recommends that the applicant should refer to DAERA Standing Advice on Sustainable Drainage Systems. The proposal will not create issues in terms of crime as the site will be secured and will be occupied during hours of operation. In terms of impacts on neighbouring residents the site is quite isolated and the closest neighbour is located approximately 110 metres from the site boundary. Given this separation distance there is no concern in regard to overlooking, loss of light or overshadowing. Given the proposed design of the proposal which will retain the features of the existing buildings located on the site the proposal will effectively integrate into the surroundings which includes Dunluce Castle.
- 8.13 In terms of sewage disposal it is stated in the P1 form that foul sewage be disposed with by mains. Within the consultation response from NI Water it is stated that a formal sewer connection application must be made for all developments, including those where it is proposed to re-use existing connections. It also states that there is no public foul sewer within the vicinity of this proposal.
- 8.14 DAERA Water Management Unit (WMU) also noted that the site is not located in proximity to the public sewer. DAERA WMU

also stated from the information available that there is an existing consent in place for this address for the discharge of Foul Sewage effluent. Water Management Unit would advise that if this proposal is to connect to an existing system/septic tank, the applicant should note that this may need to be reviewed if any aspect of the existing consent is altered i.e. if the septic tank/soakaway is moved to accommodate the new development, there is an increase in the volume of effluent discharged, a structural change or to reflect a change in the ownership of the consented premises. The applicant should note discharge consent, issued under the Water (Northern Ireland) Order 1999, is required for any discharges to the Aquatic Environment and may be required for Site Drainage during both the construction and operational stages of the development.

- 8.15 A consideration of using an existing system/septic tank for sewage disposal on the site has been provided in detail within the NIEA consultation response dated 12th November 2020. In terms of the HED condition in situ and the potential to use an existing system/septic tank which may be altered or repositioned the onus is on the applicant to find suitable ground which is not of archaeological sensitivity to provide for this alteration or repositioning. DAERA has considered all potential methods for sewage disposal. Weight has also been placed on the PAC decision regarding application C/2014/0109/O and the proposed condition in situ by HED which was also placed on the previous approval.
- 8.16 Given the proposed site is located in proximity to Dunluce Castle which is a tourist asset TSM 8 Safeguarding Tourism Assets must also be considered as part of this proposal. Planning permission will not be granted for development that would in itself or in combination with existing and approved development in the locality have an adverse impact on a tourism asset such as to significantly compromise its tourism value. In regard to this the design of the proposed development has been carefully considered to ensure it effectively integrates into the landscape. The proposal will have a similar visual impact to the buildings and yard already located on site. Given this the proposed development will not have a detrimental impact on Dunluce Castle.

Integration and Rural Character

8.17 As part of this proposal existing and proposed elevations have been provided. A Landscape Visual Impact Assessment has been submitted and photomontages of the proposed development have been provided. The proposal is considered not to be a prominent feature on the landscape given it is set back from the main road and will have a similar visual impact to the existing buildings and yard already located at the site. An existing café building will be demolished and a new glazed building will be provided. Given the scale and form of the proposed buildings the development will integrate effectively with the existing buildings located on the site. The boundaries of the site are largely devoid of vegetation given the coastal location and are made up predominately of stone walls and post and wire fencing. The proposed buildings will not preclude above the height of the existing agricultural buildings on site and given the careful design which replicates the features of these buildings the proposed development will integrate effectively into the landscape. The ancillary works to include provisions for accesses and car parking are also acceptable as existing accesses will be used and an existing yard will be used to provide car parking. A small section of an existing agricultural field will be used to provide some of this parking. The design of the proposed buildings and car park are sympathetic to the existing buildings and yard located on site and is acceptable. The proposal will also blend in with the existing buildings located around the site. A condition will be used to ensure the proposed development is in broad conformity to the elevations provided. The proposal complies with Policy CTY 13 of PPS 21.

8.18 Due to the location of the site the proposal will not provide a suburban style build-up of development when viewed with existing buildings, it respects the traditional pattern of development and does not add or create a ribbon of development. The proposal complies with Policy CTY 14 of PPS 21.

Impact on AONB and World Heritage Site

8.19 Within Planning Policy Statement 2 - Natural Heritage, Policy NH 6 - Areas of Outstanding Natural Beauty states Planning permission for new development within an Area of Outstanding Natural Beauty will only be granted where it is of an appropriate

design, size and scale for the locality and additional criteria must be met. This includes the siting and scale of the proposal which must be sympathetic to the character of the area. The proposal must respect or conserve features of importance to the character, appearance or heritage of the landscape. The proposal must also respect local architectural styles, retain natural boundary features and local materials, design and colour.

8.20 From the elevations provided with the application it is clear that the visual impact of the proposed development will be similar to the buildings already existing on site. An existing yard will be used to provide parking. The parking area will extend to a small extent into an existing agricultural field. This is considered acceptable in terms of visual impact. The proposal will replicate the form of the existing agricultural buildings located on site. The proposal also proposes to retain the existing open nature of the site.

8.21 Given the proposed developments location within an AONB DAERA Protected Landscapes team was consulted in regard to the scheme. NED also considered that they should provide a response with regard to potential impacts on the World Heritage Site. It was stated that while the site lies outside the Giant's Causeway and Causeway Coast WHS and its Distinctive Landscape Setting as zoned in the Northern Area Plan 2016, the proposal will nevertheless have impacts on this particularly sensitive landscape. It was recommended that a separate Landscape Statement be submitted which should outline the rationale for the proposal and potential landscape and visual impacts and mitigation measures proposed.

8.22 The agent provided a Landscape and Visual Impact Assessment, Landscape Proof of Evidence Document and photomontages that was submitted with the previous application C/2014/0109/O. A further consultation was then sent to DAERA Protected Landscapes Team for consideration. Having considered the documentation provided DAERA Protected Landscapes document has now no objection to the proposal. Given this the proposed development is acceptable having regard to Policy NH 6 of PPS 2 and will also not have a significant detrimental impact on the World Heritage Site or AONB.

Natural Heritage

- 8.23 In regard to Policy NH2 and NH 5 of PPS 2 Natural Heritage planning permission will only be granted for a development proposal that is not likely to harm a European protected species. Planning permission will only be granted for a development proposal that is not likely to harm any other statutorily protected species and which can be adequately mitigated or compensated against. An Ecological Survey for Birds and an Ecological Survey for bats was provided as part of the application submission. DAERA Natural Environment Division (NED) was consulted in regard to these reports. NED noted that a number of different bird species are using the site to breed. Given this NED advised that the buildings to be removed not be demolished during the bird breeding season unless a competent ecologist has identified that there are no breeding birds present. This will be conditioned as part of any approval.
- 8.24 In regard to bats the ecological information provided advised that Bat mitigation measures would be implemented. In regard to this NED advised that a Bat Mitigation plan must be submitted at the Reserved Matters stage and the location of the bat bricks, bat access panels or bat access roof tiles must be clearly shown on plans. This will be conditioned as part of any approval. Given these conditions it is considered that the proposal development complies with Policy NH 2 and NH 5 of PPS 2.

Impacts on the Coast and Marine Area

- 8.25 Within the DAERA Coastal Development Consultation response it is stated that The UK Marine Policy Statement, The Draft Marine Plan for Northern Ireland and Integrated Coastal Zone Management Strategy for Northern Ireland 2006-2026 should be considered. It is stated that planning decisions that affect the whole or any part of the Northern Ireland marine area, must be made in accordance with marine policy documents unless relevant considerations indicate otherwise.
- 8.26 The proposed development will be modest in nature, existing buildings will be converted and there will be no significant increase in the hardstanding proposed. The proposed site is located approximately 215 metres from the coast and is elevated above the existing coastline. Given the separation distance the elevated nature of the site and the limited nature of the

construction works this proposal is considered acceptable in regard to potential impacts on the coast and marine area.

Impacts on Archaeology

- 8.27 The proposed site is located within an Area of Significant Archaeological Interest, and is in proximity to a Historic Park, Garden and Demesne. The site is located in proximity to a number of Archaeological Sites and Monuments. Policy BH 1 of PPS 6 operates a presumption in favour of the physical preservation in situ of archaeological remains of regional importance and their settings. It is considered that Dunluce Castle is of regional importance. Policy BH 2 of PPS 6 states that development proposals which would adversely affect archaeological sites or monuments which are of local importance or their settings will only be permitted where the Department considers the importance of the proposed development or other material considerations outweigh the value of the remains in question.
- 8.28 Historic Environment Division was consulted in regard to this proposal. HED advised that any approval granted to this application be conditional on the same archaeological condition wording as applied by the PAC under application C/2014/0129/O. These conditions are for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify any archaeological remains in advance of new construction, and to provide for the mitigation of the impacts of development through preservation of remains in situ. These conditions will be included in any approval. Given this response it is considered that the proposed development complies with Policy BH 1 and BH 2 of PPS 6

Access and Parking

- 8.29 Access to the public road is proposed via Dunluce Road which is a protected route. DFI Roads was consulted in regard to this proposal and were content subject to condition. Within the previous approval C/2014/0129/O a condition relating to the provision of visibility spays of 4.5 metres by 120 metres to the North West and 4.5 metres by 160 metres to the South West was added to the approval. This condition will be used if the proposal is deemed acceptable. The proposal will use existing accesses to facilitate the proposal and although there may be some intensification the proposal is compliant with Policy TSM 2

of PPS 16 and the proposed accesses will not significantly inconvenience the flow of traffic or prejudice road safety. Road. The proposed development is therefore compliant to Policy AMP 2 and AMP 3 of PPS 3.

8.30 The number of car parking spaces provided is 31. Two bus drop off points are also provided. DFI Roads raised no concern in regard to this. The car parking provision is therefore adequate to facilitate the proposal.

Flood Risk

8.31 The site is not located within a coastal floodplain, fluvial flood plain or surface water flood plain. In regard to Policy FLD 3 in PPS 15 it is stated that development sites over 1 hectare require a Drainage Assessment. In regard to this scheme the site area is 2.4 hectares and includes a large area where no development is proposed. The area of development is less than one hectare and the proposal will be constructed on lands where existing buildings and areas of hardstanding is already provided. Any new area of hardstanding of buildings does not exceed 1000 square metres in area. Given this a Drainage Assessment is not required.

9.0 CONCLUSION

9.1 The proposed development is considered acceptable in this location having regard to the Northern Area Plan 2016, and other material considerations, including the SPPS. The proposed development is carefully designed to effectively integrate into the existing landscape. The proposed buildings will be similar in scale and form to the existing buildings located on site. There will be no adverse impacts on neighbouring properties and the proposal will not have a detrimental impact on Dunluce Castle. Approval is recommended.

10.0 Conditions and Informatives

10.1 Regulatory Conditions:

1. As required by Section 62 the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Planning Authority within 3 years of the date on which

this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: Time Limit

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Planning Authority, in writing, before any development is commenced.

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

3. The proposed design and layout of the buildings on the site, car parking and access layout shall be in broad conformity with drawings:

Drawing Number 03 dated 4th September 2020.

Drawing Number 04 dated 4th September 2020.

Drawing Number 05 dated 4th September 2020.

Drawing Number 06 dated 4th September 2020.

Reason: In the interests of visual amenity.

4. The height of buildings 5, 6 & 7 shall not exceed the maximum height of the buildings as shown by drawings:

Drawing Number 04 dated 4th September 2020.

Drawing Number 05 dated 4th September 2020.

Drawing Number 06 dated 4th September 2020.

Reason: In the interests of visual amenity.

5. A plan showing the existing and proposed ground levels in relation to a fixed datum point shall be submitted with the reserved matters application.

Reason: In the interests of visual amenity.

6. The footprint of buildings 5, 6 & 7 shall not exceed that as shown in Drawing Number 03 dated 4th September 2020.

Reason: In the interests of visual amenity.

7. The floor space of the uses hereby approved shall not exceed that as specified in the usage table set out by Drawing Number 03 dated 4th September 2020.

Reason: In the interests of visual amenity.

8. No site works of any nature or development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme submitted to and approved by the Planning Authority. The programme of works should provide for the identification and evaluation of archaeological remains within the site and for mitigation of the impacts of development through preservation of remains in situ.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

9. Access shall be afforded to the site, at all reasonable times, to any Archaeologist nominated by the Planning Authority to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

10. No demolition of buildings on the site authorised by this permission shall take place during the bird breeding season, between 1 March and 31 August inclusive, in any calendar year unless a qualified and experienced ornithologist confirms to the Planning Authority in writing that no nesting birds are present.

Reason: In the interests of Natural Heritage.

11. No development or building operations shall commence on site until visibility splays of 4.5 metres by 120 metres to the north west

and 4.5 metres by 160 metres to the south west shall be laid out at the point of the existing access with the public road and thereafter be permanently retained.

Reason: In the interests of road safety.

12. At Reserved Matters a Bat Mitigation Plan (BMP) shall be submitted to the Planning Authority. No development activity shall take place until the BMP has been submitted to and approved in writing by the Planning Authority. The approved BMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved BMP, unless otherwise agreed in writing by the Planning Authority. The BMP shall include the following:

- a) Details of the provision of alternative roosting locations for bats, including the number, model, specifications and location (including height and aspect) of bat boxes;
- b) Details of the timing of works and the implementation of mitigation measures;
- c) Details of any lighting proposed for the exterior of the site;
- d) Details of updated bat surveys prior to any demolition works commencing and the development of any additional mitigation measures should bats be found;
- e) Details of the appointment of a suitably qualified and experienced bat ecologist to oversee all works and the implementation of mitigation measures.

Reason: To mitigate for impacts on bats using the site.

13. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.

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

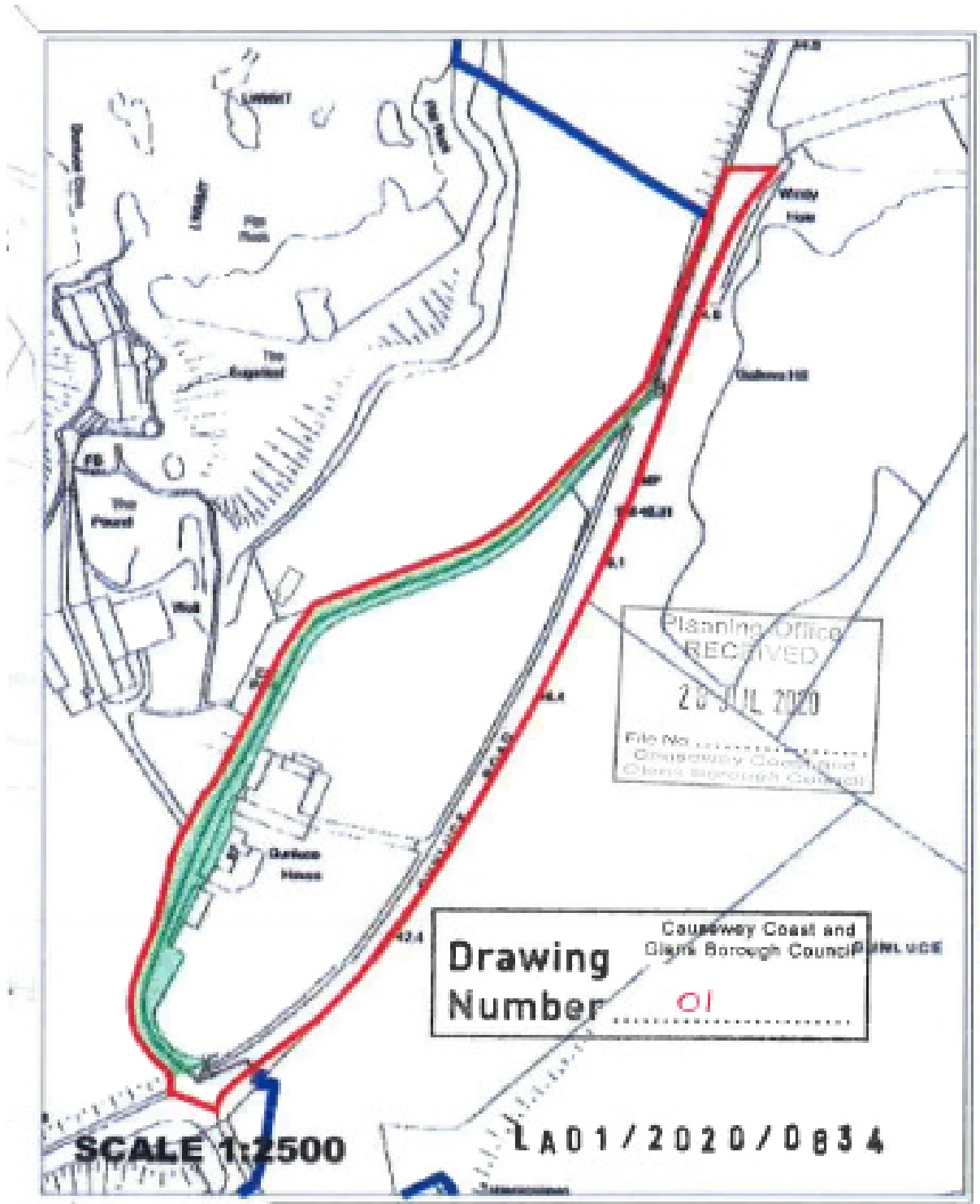
14. No development should take place on-site until the method of sewage disposal has been agreed in writing with NIW or a Consent to discharge has been granted.

Reason: To ensure a practical solution to sewage disposal is possible at this site.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk/publicaccess/>.

Site Location Map



Site Layout Plan

