

<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2022/1573/F</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>22<sup>nd</sup> November 2023</b>
<b>For Decision or For Information</b>	<b>For Decision – Council Interest Item</b>
<b>To be discussed In Committee YES/NO</b>	<b>NO</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Senior Planning Officer

<b>Budgetary Considerations</b>	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:

Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

**No:** LA01/2022/1573/F **Ward:** PORTRUSH AND DUNLUCE

**App Type:** Full Planning

**Address:** Whiterocks Car Park, Dunluce Road, Portrush, BT56 8JQ

**Proposal:** PROPOSED TEMPORARY CONSTRUCTION COMPOUND ASSOCIATED WITH APPROVED 20M ROCK ARMOUR TAPER (CONDITION NO. 7 OF LA01/2021/0822/F)

**Con Area:** No **Valid Date:** 21.04.2017

**Listed Building Grade:** N/A

**Agent:** Hayley Wilson, Clyde Shanks, 5 Oxford Street, Belfast, BT1 3LA

**Applicant:** Royal Portrush Golf Club, Dunluce Road, Portrush, BT56 8JQ

**Objections:** 0 **Petitions of Objection:** 0

**Support:** 0 **Petitions of Support:** 0

## **Executive Summary**

- Full planning permission is sought for a temporary construction compound as required under Condition 7 of Planning Permissions LA01/2017/0539/F and LA01/2021/0822/F to facilitate the construction of an approved 20m rock armour taper and associated sand trap fencing and planting.
- The site is located within open countryside as designated within the Northern Area Plan 2016. Designations on the site include Causeway Coast and Glens AONB, Designation PHL 04 Royal Portrush Local Landscape Policy Area (LLPA) and Portrush Golf Links Site of Local Nature Conservation Interest (SLNCI).
- Designations adjoining and in close proximity to the site include Portrush Curran (East Strand) and Whiterocks Bathing Waters, Skerries and Causeway Special Area of Conservation and White Rocks ASSI.
- Other designations include Ramore Head and the Skerries ASSI and Portrush West Strand ASSI located to the west, three unscheduled monuments to the south and one unscheduled monument to the west.
- No concerns have been raised by any consultee.
- The proposal is considered to comply with the provisions of the Northern Area Plan 2016, SPPS, PPS 2, PPS 3, PPS 6, and PPS 21.
- The application is recommended for approval.

**Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningssystemni.gov.uk/>**

## **1 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 **GRANT** planning permission subject to the refusal reasons set out in section 10.

## **2 SITE LOCATION & DESCRIPTION**

- 2.1 The site is comprised of an existing car park at Whiterocks beach and road accessing onto Dunluce Road. The site is located to the rear of the beach and the dune system. Directly to the south of the site is Royal Portrush Golf Club which adjoins the dune system. The beach continues to the east and west of the site with the dune system continuing to the west. The site extends to the east along the beach and rises up to join the lower car park at White Rocks.
- 2.2 The site is located outside any settlement development limits and there are a number designations both on and within close proximity to the site as designated within the Northern Area Plan 2016.

Designations on the site include:

1. Causeway Coast and Glens Area of Outstanding Natural Beauty (AONB)
2. Designation PHL 04 Royal Portrush Local Landscape Policy Area (LLPA).
3. Portrush Golf Links Site of Local Nature Conservation Interest (SLNCI).

Designations in close proximity to the site compound:

1. Skerries and Causeway SAC and SCI 83 metres to the north.
2. White Rocks ASSI 30 metres to the east.
3. Ramore Head and the Skerries ASSI 2.3 kilometres to the west.
4. Portrush West Strand ASSI 2.6 kilometres to the west.
5. Two Unscheduled Monuments 45 metres and 101 metres to the south and One Unscheduled Monument 122 metres to the west.
6. Dunluce Road from which the site is accessed by vehicular traffic to the south is a Protected Route.

Other designations beyond the Northern Area Plan 2016 include: Portrush Curran (East Strand) and Whiterocks Bathing Waters located on the beach under Directive 2006/7/EC and Protected under the Water Framework Directive 2000/60/EC.

### **3 RELEVANT HISTORY**

LA01/2017/0539/F - Lands at Curran Strand, Portrush - Proposed 20 metre rock armour taper and associated sand trap fencing and planting – Permission Granted – 12<sup>th</sup> May 2021

LA01/2021/0822/F - Lands at Curran Strand, Portrush - An Application under Section 54 of The Planning Act (Northern Ireland) 2011 to vary Condition Nos 9 (relating to monitoring requirements of rock revetment) and No. 12 (relating to monitoring requirement of beach profile along Curran Strand) of Planning Permission LA01/2017/0539/F – Permission Granted – 10<sup>th</sup> August 2022

### **4 THE APPLICATION**

- 4.1 This is a full application for a proposed temporary construction compound as required under Condition 7 of planning approval LA01/2017/0539/F to facilitate the construction of the rock armour on Curran Strand.
- 4.2 The proposed compound is to be located at the existing lower car park at Whiterocks beach car park. The proposal encompasses majority of the car park and the public changing room/toilet facilities building. This area is to be enclosed by 2m high heras fencing. Access is provided to the compound via two sets of 4m wide gates from the beach and the car park to the east.
- 4.3 The compound is indicated to be circa 2150sqm on the plans and includes material store and site office building and a bunded area for the storage of oil and materials. A materials and storage area are indicated to the west of the compound area. The office building is single storey 6.05m length by 2.9m height building finished in steel and contains an office and canteen. The materials store is a steel container with the same dimensions as the office. The proposed fencing and gates surrounding the compound are grey metal heras fencing with a height of 2 metres. The gates have a width of 4 metres.

- 4.4 Vehicular access to the car park is via Dunluce Road and Whiterocks Road. Construction is indicated to take 4-6 weeks and have a limited number of HGV movements.

### **Environmental Impact Assessment**

- 4.5 The proposal falls under Category 10(m) of Schedule 2 of The Planning (Environmental Impact Assessment) Regulations (NI) 2017. Category 10(m) relates to Coastal work to combat erosion and maritime works capable of altering the coast through the construction, for example, of dykes, moles, jetties and other sea defence works, excluding the maintenance and reconstruction of such work and the site is within a sensitive area as defined in regulation 2(2). A determination as to whether the proposal would be an EIA development is required under regulation 12 of the same regulations.
- 4.6 The proposal relates to a temporary construction compound associated with the development of coastal defences.
- 4.7 Determination was previously made under LA01/2017/0539/F that the application was EIA development and an Environmental Statement was submitted.
- 4.8 Subsequent application LA01/2021/0822/F related to variation of conditions of LA01/2017/0539/F and required the submission of an Environmental Statement.
- 4.9 The current proposal relates to a standalone application and was assessed under regulation 12 on its own merits. It was found that an Environmental Statement would not be required as the proposal would be unlikely to have a significant environmental impact such as to trigger the requirement for submission.

## **5 PUBLICITY & CONSULTATIONS**

### **5.1 External:**

Three neighbours notified.

No objections received.

### **5.2 Internal:**

DFI Roads: No objections with conditions

DFI Rivers: No objections.

Environmental Health: No objections.

Historic Environment Division: No objections

DAERA Coastal Development: No objections

DAERA Drainage and Water: No objections.

DAERA Natural Heritage and Conservation Areas: No objections.

Shared Environment Division: No objections

## **6 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

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 3: Access, Movement and Parking

Planning Policy Statement 6: Planning, Archaeology and The Built Heritage

Planning Policy Statement 21: Sustainable Development in the Countryside

## **8.0 CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations in the determination of this application relate to: Principle of Development, Designated Sites and Protected Species and Habitats, AONB, Local Landscape Policy Area, Transportation, Historic Environment and Bathing Waters.

### **Background**

8.2 The proposal relates to the erection of a temporary construction compound to facilitate the construction of an approved 20 metre extension to existing rock armour, fencing and planting under application LA01/2017/0539/F. Further to the approval of LA01/2017/0539/F, conditions were varied and approved under LA01/2021/0822/F.

### **Principle of Development**

8.3 The principle of development must be considered having regard to the SPPS, PPS and other policy documents before mentioned.

8.4 The temporary construction compound is required under Condition 7 of both LA01/2017/0539/F and LA01/2021/0822/F.

8.5 Given the rural location, the principle of development is considered under Policy CTY 1 of PPS 21.



- 8.6 The nature of the proposal means that it does not fall under any of the Non-Residential Development criteria of Policy CTY 1.
- 8.7 Policy CTY 1 outlines that other types of development will only be permitted where there are overriding reasons why the development is essential and could not be located in the settlement.
- 8.8 The proposed temporary construction compound is required to comply with a planning condition and necessary for the construction of previously approved development. In this instance it is considered that there are overriding reasons for the proposal in this location given the location of the associated works and having regard to the temporary nature of the use.

### **Designated Sites and Protected Species and Habitats**

- 8.9 PPS 2 advises of the statutory designations protected under international, national or local legislation and that certain species and habitats also benefit from legal protection.
- 8.10 The proposal is located in close proximity to Skerries and Causeway SAC, Whiterocks ASSI and the dune system associated with the beach which is priority habitat. The site is located within Portrush Golf Links SLNCl. There are protected species and habitats associated with the aforementioned designations.
- 8.11 Skerries and Causeway SAC is a European site which includes the qualifying features: Annex I Reef, Annex I Sandbanks slightly covered by seawater at all times, Annex I Submerged or partially submerged sea caves and Annex II Harbour porpoise. It also contains non-qualifying Annex II species, grey seal, common seal and bottlenose dolphin. Under Schedule 5 of The Wildlife (Northern Ireland) Order 1985 the grey seal and common seal are listed as protected at all times.
- 8.12 White Rocks ASSI comprises a section of coastline characterised by the presence of Cretaceous chalk cliffs in addition to other coastal landforms. The declaration for this designation notes a range of plant communities present which are typical of coastal cliffs and the support for breeding Peregrine Falcons and nesting locations for a notable population of Black Guillemot.
- 8.13 The site adjoins coastal sand dunes which are identified as a Northern Ireland priority habitat by DAERA. The site is also located within Portrush Golf Links SLNCl, a dune grassland which is identified

by DAERA as containing priority habitats. The coastal sand dunes were identified within the Environmental Statement submitted under LA01/2017/0539/F as mobile dune, semi-fixed dune grassland/dune grassland, dune grassland and dune scrub. The Moss Chrysalis Snail and Heath Snail were identified within the submitted Molluscan Survey within the Environmental Statement and were indicated to be priority species. The species *Vertigo angustior* (Whorl Snail) was not recorded. The Herring Gull, Black-Headed Gull and Dunnock were recorded within the Wintering Birds Survey and are also NI Priority Species.

- 8.14 The proposal is located within Portrush Golf Links SLNCl, a grassland habitat and identified by DAERA NED as containing priority habitats. The technical supplement for the Northern Area Plan 2016 outlines vegetation contained within the foredunes, dune slacks and older dunes. It notes that although a significant proportion of the site is intensively managed as an active golf course, enough quality dune and species-rich grassland habitat remains for the site to have considerable value for biodiversity in the local context.
- 8.15 Policy NH 1 of PPS 2 outlines that planning permission will only be granted for a development proposal that either individually or in combination with existing and/or proposed plans or projects, is not likely to have a significant effect on a European Site. This includes Special Areas of Conservation and Sites of Community Importance.
- 8.16 Policy NH 2 of PPS 2 outlines that planning permission will only be granted for a development proposal that is not likely to harm a European protected species or any other statutorily protected species. In the case of statutorily protected species permission will also only be granted if harm can be adequately mitigated or compensated against.
- 8.17 Policy NH 3 of PPS 2 outlines that planning permission will only be granted for a development proposal that is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of an Area of Special Scientific Interest.
- 8.18 Policy NH 5 of PPS 2 outlines that planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known: priority habitats, priority species, rare or threatened native species, features of earth science conservation importance and other natural heritage features worthy of protection.

- 8.19 Policy ENV 2 of the Northern Area Plan 2016 outlines that planning permission will not be granted for development that would be liable to have a significant adverse effect on the intrinsic nature conservation interest of a designated Site of Local Nature Conservation Importance.
- 8.20 Consultation has been sought with DAERA and Shared Environmental Services in relation to impact on these designations and protected species and habitats.
- 8.21 DAERA Marine and Fisheries Division advise that they are unlikely to have any concerns with the creation of the temporary construction compound given the location of the compound is in the beach car park as annotated on the drawings and within the CEMP.
- 8.22 They advise they note that the CEMP is dated 2019 and that an updated CEMP is to be submitted for discharge of Condition 8 of the planning permission.
- 8.23 It is highlighted that the temporary work proposed is above the mean high water spring line and not a marine licensable activity. However, they advise that the rock armour work is a marine licensable activity and that they highlight that they previously recommended refusal due to impact the rock armour would have upon natural coastal processes.
- 8.24 DAERA Water Management Unit advise having considered the impacts of the proposal on the surface water environment and on the basis of the information provided they are content with the proposal subject to conditions, any relevant statutory permissions being obtained and the applicant referring and adhering to DAERA Standing advice.
- 8.25 DAERA Natural Environment Division advise that they acknowledge receipt of a CEMP and are content that there is to be no likely significant effect on Designated Sites Features.
- 8.26 Standing advice is highlighted by both DAERA, Water Management Unit and Marine and Fisheries Division which is viewable within their response.
- 8.27 Shared Environmental Services advise having considered the nature, scale, timing, duration and location of the project it is concluded that it is eliminated from further assessment because it could not have a conceivable effect on a European site as there are no viable pollution pathways for effects on any European site.

8.28 Having regard to the responses from DAERA and Shared Environmental Services it is considered that the proposed temporary compound would not be likely to have a significant effect on any European, National or Locally designated sites, habitats or species. The proposal is considered to be compliant with the requirements of PPS 2 and Policy ENV 2 of the Northern Area Plan 2016.

### **Area of Outstanding Natural Beauty**

8.29 Policy NH 6 relates to Areas of Outstanding Natural Beauty and states that new development will only be granted where it is of an appropriate design, size and scale for the locality, the siting and scale of the proposal is sympathetic to the special character of the AONB in general and of the particular locality, it respects or conserves features of importance to the character, appearance or heritage of the landscape and the proposal respects, local architectural styles and patterns, traditional boundary details and local materials, design and colour.

8.30 The Causeway Coast Area of Outstanding Natural Beauty Summary Management Plan outlines the vision for the AONB. This includes that it 'is universally recognised as containing world class, spectacular and unspoilt scenery, comprising unique geological features and cultural history and supporting outstanding assemblages of habitats and species.'

8.31 With regard to the requirements of Policy NH 6 it is considered that given that the proposal is temporary, associated with construction of the previously approved rock armour, the location within an existing public car park and given the extent of views available of the car park, that the proposal will not impact on the features of importance to the character, appearance or heritage of the landscape. The proposal is considered to comply with Policy NH 6 of PPS 2.

### **Integration and Rural Character**

8.32 Policy CTY 1 states that All proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings and to meet other planning and environmental considerations including those for drainage, access and road safety.

8.33 Paragraph 6.70 of the SPPS outlines that all development in the countryside must integrate into its setting, respect rural character, and be appropriately designed.

8.34 It is considered that there will be limited visual impact from the proposal the extent of views possible of the existing car park and the temporary nature of the compound. It is considered that the proposal satisfies Policy CTY 1 and paragraph 6.70.

### **Environmental Health**

8.35 Environmental Health were consulted on the proposal and advised that notwithstanding the coastal armour, works will entail activities which should be adequately controlled in terms of noise, vibration, dust and light. They advise that they seek that the applicant ensures conformance with all relevant Health and Safety, Environmental and Waste Management legislative requirements.

8.36 Environmental Health advise that the work is of construction nature and that the relevant regulatory authority is Health and Safety Executive NI. They also query as to whether an updated construction management plan may be required.

8.37 Condition 8 of LA01/2021/0822/F requires an updated Construction Environmental Management Plan to be submitted. This will be applied as a condition under this application as previously outlined.

### **Local Landscape Policy Areas**

8.38 Policy ENV 1 of the Northern Area Plan 2016 relates to Local Landscape Policy Areas and states that planning permission will not be granted for development proposals that would be liable to affect adversely those features, or combination of features, that contribute to the environmental quality, integrity or character of a designated LLPA.

8.39 The proposal is located within Designation PHL 04 Royal Portrush LLPA. The features or combination of features that contribute to the environmental quality, integrity or character of this area include: the area dominated by Curran Strand, commonly known as East Strand and the related extensive sand dunes and the slopes rising behind which provides one of the most memorable vistas along the North Coast, especially when approaching Portrush from the east, the area is also within Causeway Coast AONB and also contains the Portrush Golf Links SLNCI. The designation states that no further development will be acceptable other than minor modifications and extensions to existing buildings.

8.40 The aim of the proposed compound is to facilitate the construction of the approved rock armour, fencing and planting. The features of the LLPA include the sand dunes, associated slopes and memorable vistas along the North Coast. Having regard to consultation responses from NIEA and the extent and temporary nature of the proposal it is considered that there would not be any unacceptable adverse effect on these features. The impact on Causeway Coast AONB and Portrush Golf Links SLNCI were assessed previously within this report and it is considered that the proposal would satisfy the policy requirements for these designations. It is considered that the proposal will not affect the environmental quality, integrity or character of Royal Portrush LLPA and would satisfy the requirements of Policy ENV 1.

### **Transportation**

8.41 Policy AMP 2 of Planning Policy Statement 3: Access, Movement and Parking states that planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where: such access will not prejudice road safety or significantly inconvenience the flow of traffic and the proposal does not conflict with Policy AMP 3 Access to Protected Routes.

8.42 The traffic movements associated with the construction of the rock armour were considered under Chapter 7 of the Environmental Statement submitted under LA01/2017/0539/F. The site is accessed from Dunluce Road (A2) and Whiterocks Road towards the lower car park at White Rocks. Dunluce Road is a Protected Route. Construction was indicated to take 4 – 6 weeks with the site materials and construction equipment kept in a secured area within Whiterocks beach car park. The total number of trips is estimated as 40 trips which will be spread across the 4 – 6 week construction period. Based on the type of stone, the type of vehicles used and the number of trips per vehicle type will vary. Haulage routes are outlined to minimise highway safety conflicts from HGVs navigating challenging junctions. A draft Construction and Environmental Management Plan (CEMP) was submitted as a part of the Environmental Statement (Appendix of Chapter 2) which included details of the compound, plant and equipment and delivery requirements and preliminary traffic management details. Traffic management details were outlined to be agreed by the Council and DFI Roads in the final CEMP prior to the

commencement of construction. There was no predicted transport impacts on the operational phase.

- 8.43 A Transport Assessment Form was also submitted earlier under LA01/2017/0539/F and DFI Roads consulted on this information.
- 8.44 Site access from the beach to the car park was denoted by the extent of the application site and appendices of the CEMP under LA01/2017/0539/F and LA01/2021/0822/F as further to the east of the car park. The proposed access to beach is via an existing pedestrian path through the dunes. An updated CEMP is required to fully reflect the location of the proposed access to the beach.
- 8.45 DFI Roads were consulted on the Environmental Statement and responded with no objections subject to conditions and informatives.
- 8.46 Under this application, DFI Roads have provided conditions in relation to the haulage routes tied back to LA01/2017/0539/F, traffic management and a condition survey of the road. These should be applied in the instance of any approval.
- 8.47 With regard to the CEMP, the material subjected under Chapter 7 and the DFI Roads response on the application, it is considered that the proposal satisfies Policy AMP 2 of PPS 3.

### **Historic Environment**

- 8.48 Planning Policy Statement 6: Planning, Archaeology and The Built Heritage provides the policy context in relation to the identification and protection of archaeological remains and the built heritage. Policy BH 3 relates to the requirement for Archaeological Assessment and Evaluation.
- 8.49 Assessment on the impact on archaeology was made under Chapter 9 of the Environmental Statement under LA01/2017/0539/F.
- 8.50 Consultation has been carried out with Historic Environment Division (HED) under this application. HED (Historic Monuments) advised that they have assessed the application; no ground disturbance is associated with the proposed temporary construction compound. Therefore, on the basis of the information provided HED (Historic Monuments) is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

8.51 They advised to note that the POW supplied with this consultation still applies to LA01/2021/0822/F.

8.52 With regard to the response from Historic Environment Division, it is considered that the proposal satisfies the requirements of Policy BH 4 of PPS 6 and paragraph 6.11 of the SPPS.

### **Drainage and Flood Risk**

8.53 DFI Rivers have advised that a small portion of the site lies within the 1 in 200 year coastal flood plain and due to the nature of the proposal, they would have no specific reason to object to the proposed development from a drainage or flood risk perspective.

8.54 DFI Rivers advise of there being no watercourses which are designated under the terms of the Drainage (Northern Ireland) Order within this site. They advise that if an undesignated watercourse is found that Policy FLD 2 of PPS 15 will apply.

8.55 DFI Rivers advise that the development is located within a predicted flooded area as indicated on the Surface Water Flood Map and a Drainage Assessment is not required as the proposal does not exceed any of the thresholds under Policy FLD 3 of PPS 15. They advise that the developer should still be advised to carry out their own assessment of flood risk, especially in relation to overland flow and construct in the appropriate manner that minimises flood risk to the proposed development and elsewhere, due to the steep gradient within this site and surrounding area.

8.56 DFI Rivers advise that Policies FLD 4 and FLD 5 are not applicable to the proposal.

8.57 Having regard to the response from DFI Rivers, the location and temporary nature of the proposal it is considered that the proposal satisfies the requirements of PPS 15.

### **Bathing waters**

8.58 The impact on bathing waters was previously considered under LA01/2017/0539/F. Given the separation distance of the compound from the water level, it is considered that the proposal would not result in any impact on bathing waters with adherence to the CEMP. A full CEMP is required under LA01/2017/0539/F and a condition should be applied in relation to this temporary compound application to ensure works are in compliance with this.



## 9.0 CONCLUSION

9.1 The proposal relates to a temporary construction compound to facilitate the construction of a previously approved 20 metre rock armour taper and associated sand trap fencing and planting. There have been no concerns raised by consultees. Weighing up the temporary nature, the nature of the proposal and extent of visual impact it is considered that it will not result in significant environmental effects on designated sites, protected habitats and species, landscape amenity and bathing waters. The proposal is considered to be acceptable having regard to the Northern Area Plan, SPPS, PPS 2, PPS 3, PPS 6 and PPS 21 and is recommended for approval.

## 10 Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No site works of any nature or development, hereby approved, shall be commenced until an updated Construction Environmental Management Plan, including the proposed dates of construction has been submitted and approved in writing by the Council.

Reason: To protect the environment, public access and amenity.

3. The haulage routes for the proposed development shall be as approved as part of planning application ref. LA01/2017/0539/F.

Reason: In the interests of road safety and the convenience of road users.

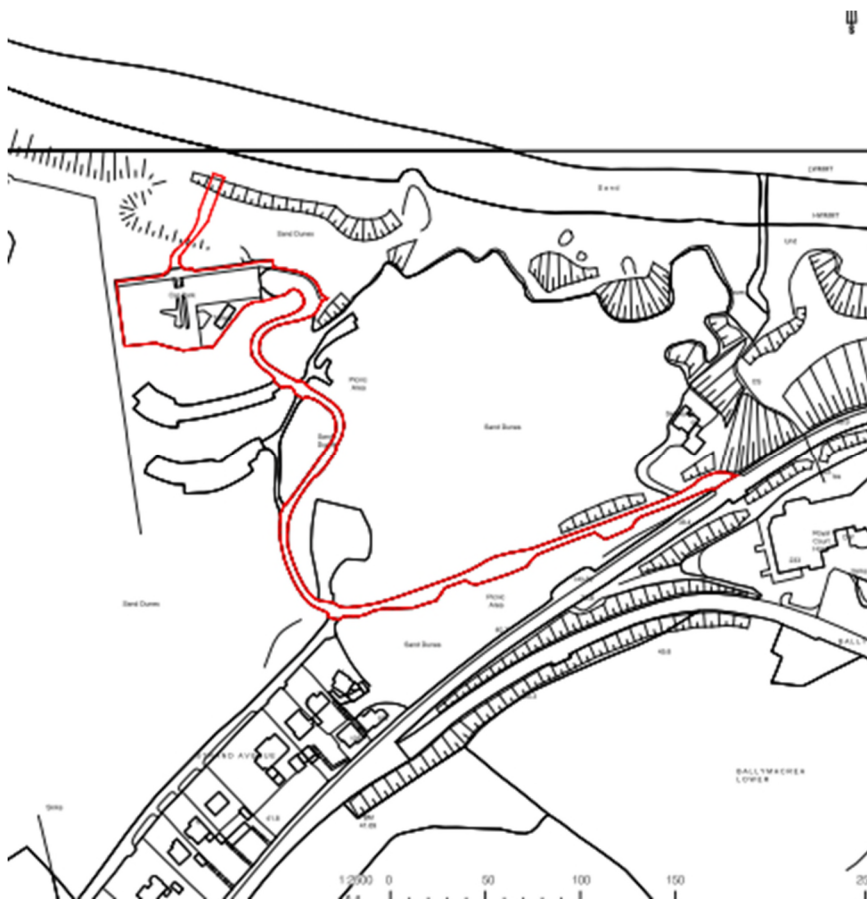
4. No development shall commence until the applicant/agent in association with DfI Roads Coleraine Maintenance Section carries out a condition survey of Whiterocks Road (U3576) at the applicant's expense carry out and provides to Roads Service a DVD detailing the condition of the existing public road.

Reason: In the interests of road safety and the convenience of road users.

5. No development shall commence until an Article 11 application for Whiterocks Road (U3576) and any associated traffic management proposals is submitted to and agreed in writing with DfI Roads.

Reason: In the interests of road safety and the convenience of road users

### Site Location Plan:



# Site Plan

