

Title of Report:	Planning Committee Report – LA01/2023/1072/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th August 2024
For Decision or For Information	For Decision – Major Item

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

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

Screening Requirements	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:

<u>App No:</u>	LA01/2023/1072/F	<u>Ward:</u>	Atlantic
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Hilltop Holiday Park, 60 Loguestown Road, Portrush.		
<u>Proposal:</u>	Retention of design amendments to previously approved extension of existing caravan park (approved under planning permission LA01/2018/0109/F), including 89no. caravan pitches suitable for static caravans (in lieu of 61no. approved static caravan pitches), with Laundry Building, 3no. Services Kiosks, mobile-type Cleaner's Cabins and reconfiguration of open space area. Associated access, external lighting and landscaping.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	20.10.23
<u>Listed Building Grade:</u>	N/A		
Applicant:	Blair's Caravans Ltd		
Agent:	Mr David Dalzell CMLI MRTPI		
Objections: 0	Petitions of Objection: 0		
Support: 0	Petitions of Support: 0		

Executive Summary

- The site is located in the open countryside, outside any settlement development limit.
- No letters of objection have been received in relation to this application.
- Any concerns raised by statutory consultees have been resolved to their satisfaction. No consultees object to the proposal.
- Approval LA01/2018/0109/F was granted permission on 27.06.19 for an extension to the existing holiday park and is broadly similar to this proposal. However, the layout has been amended and extended to accommodate an extra 28 caravan pitches.
- The proposal has been considered against the planning policy requirements of the SPPS and PPS 16 Tourism in relation to Tourism.
- This proposal is acceptable taking into consideration the planning history on the site, compatibility with surrounding land uses, increase in intensification of use, and any additional impact over the previous approval (LA01/2018/0109/F).
- Approval is recommended subject to conditions.

Drawings and additional information are available to view on the Planning Portal:

<https://planningregister.planningsystemni.gov.uk/simple-search>

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 conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at Land adjacent to and West of Hilltop, Holiday Park, 60 Loguestown Road, Portrush. The site is located approximately 1km southwest of Portrush and consists of an

extension to the existing Hilltop Holiday Park comprising 89no. static caravans, landscaping and ancillary works. Access to the site will be from the existing holiday park entrance on Glenmanus Road and through the existing holiday park road network. Agricultural lands lie to the north and west of the site. To the east, the site is bounded by the existing holiday park. To the south is the existing Carnalridge Farm complex.

- 2.2 A watercourse known as Glenmanus Branch Extension Drain flows from the south to the north along the eastern boundary of the site. The source of the watercourse is approximately 2km to the south-east. The watercourse appears to flow mostly through agricultural land and discharges to the sea via West Strand. The area is predominately rural and is characterised mostly by agricultural land. There are a number of dwellings, agricultural buildings and commercial buildings clustered around the junction of Loguestown Road and Glenmanus Road.
- 2.3 The site is outside of the settlement development limit of Portrush as defined in the Northern Area Plan 2016. The site is not subject to any other specific zonings or designations as set out in the Plan.

3.0 RELEVANT HISTORY

C/2004/1040/F- Hilltop Caravan Park, Portrush- Caravan Maintenance Building/Store- Approval: 10.01.2005.

C/2008/0564/F- Hilltop Holiday Park, 60 Loguestown Road, Portrush- Replacement office building, cafe and shop to serve caravan park- Approval: 15.12.2009.

C/2009/0379/F- Blairs Enterprises, Hilltop Caravan Park, 60 Loguestown Road, Portrush- Retrospective application for gas storage, sales and distribution- Granted: 03.08.2010.

C/2014/0400/F- Hilltop Caravan Park, 60 Loguestown Road, Portrush, Co. Antrim, BT56 8PD- Amenity building to serve existing holiday park- Approval: 29.12.2014.

LA01/2017/1298/PAN- Land adjacent to and West of Hilltop Holiday Park, 60 Loguestown Road, Portrush- Proposed extension of existing caravan park to accommodate new static caravan pitches with associated access and landscaping- PAN acceptable: 12.10.2017.

LA01/2018/0109/F- Land adjacent to and West of Hilltop Holiday Park, 60 Loguestown Road, Portrush. Proposed extension of existing caravan park to accommodate new static caravan pitches with associated access and landscaping- Approval: 27.06.19.

LA01/2022/0879/PAN- Land adjacent to and West of Hilltop Holiday Park, 60 Loguestown Road, Portrush- Retention of design amendments to previously approved caravan park extension (approved under LA01/2018/0109/F) including additional caravan pitches suitable for static caravans. Reconfiguration of approved open space area- PAN acceptable: 22.08.22.

4 THE APPLICATION

- 4.0 The scheme is for full permission to retain amendments to previously approved extension of the existing caravan park (LA01/2018/0109/F). The application is broadly similar to the scheme granted approval under LA01/2018/0109/F, with the main difference being an increase in caravan pitches from 61 to 89. Retention of a Laundry Building, 3no. Services Kiosks, mobile-type Cleaner's Cabins is also proposed.
- 4.1 89 new caravan pitches and ancillary buildings/works have been proposed for retention on site along with planting/landscaping consisting of specimen native trees, woodland native trees, open areas laid in grass, and accent planting (cordyline australis) around buildings. Existing hedgerows are to be retained on site. Boundary 2.5m and 1.2m Ibex steel mesh fencing is also proposed for retention.

Design & Access Statement

- 4.2 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.
- 4.3 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.
- 4.4 The Design and Access Statement, received on 20th October 2023 demonstrates that the Applicant undertook detailed consideration of the proposal in terms of the design principles and concepts in relation to the location of the caravan pitches, the proposed design and the impact on the character of the immediate context. Proposed landscaping, layout and servicing were also key considerations.

ENVIRONMENTAL IMPACT ASSESSMENT

- 4.5 This proposal was subject to an environmental impact assessment screening as highlighted by, The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.
- 4.6 The application was considered to fall within Schedule 2: Category 12(e) of the Regulations- Permanent camp sites and caravan sites which states that the threshold is when the area of the development exceeds 1 hectare. The area exceeds 1 hectare and the site is 4.15 hectares.
- 4.7 Having considered the Regulations and the guidance set out in Development Management Practice Note 9B, the Planning Department through screening using Regulation 12 determined on 20 August 2024 that the proposal was not EIA development.

5 PUBLICITY & CONSULTATIONS

External

5.0 **Neighbours:** No objections or representations received.

Internal

5.1 **Historic Environment Division:** (Historic Monuments) has assessed the application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

NITB: Having considered all the information available, Tourism NI is of the view that the compliance of the proposal with local and regional planning policy is a matter to be assessed by the Causeway Coast & Glens Borough Council as the planning authority.

NIEA WMU: State, on the basis of the information provided, is content with the proposal subject to Conditions, the applicant noting the advice contained in the Explanatory Note, the applicant referring and adhering to Standing Advice, and any relevant statutory permissions being obtained.

DFI Roads: Has no objections subject to informatives

NI Water – Approve with standard conditions.

Environmental Health – Has no objections subject to informatives.

DFI Rivers Agency- Has no objection subject to informatives.

Shared Environmental Service- Having considered the detail, nature, scale, timing, duration and location of the project it is concluded that it is eliminated from further assessment because it could not have any conceivable effect on a European site.

Proposal of Application Notice

- 5.3 The proposal falls within the Major category of development and as such the Applicant entered into pre-application community consultation including the submission of a Proposal of Application Notice (PAN) under application LA01/2022/0879/PAN). The Applicant organised and facilitated a public event, with appropriate community notification and advertisement. The applicant submitted a pre-application community consultation report with the application. 2 members of the public attended the Public Information Event, and both submitted written response to the scheme.
- 5.4 The Applicant advertised a pre-application Public Information Event (PIE) for the application by placing advertisements in the Coleraine Chronicle and Northern Constitution which were published on 30th October 2022. The Applicant also delivered letters to neighbouring residential addresses notifying of the PIE. The consultation event took place on 7th September 2022 at the Magherabuoy House Hotel. The event was held between 3pm and 8pm and was hosted by the applicant and the agent. Two people attended the event and both signed the attendance sheet. Attendees were invited to complete questionnaires or forward the questionnaires to the Agent by 21st September 2022. The applicant indicated that there were two completed questionnaires received (one during the event and one sent to the Agent afterwards). They note that the respondents both gave positive feedback.
- 5.5 One issue of concern was raised however, regarding the increase of traffic and pedestrians, particularly at the Loguestown/ Glenmanus Road junction.
- 5.6 The Applicant indicated that they would welcome any further comments from the surrounding community in relation to the proposed development.
- 5.7 Results from the PAN are highlighted under the pre-application community consultation report dated 20th October 2023. It contains a copy of the newspaper advertisement, questionnaire, and supporting information.

Community Consultation Report

- 5.8 The community consultation report (CCR) was submitted as part of the planning application, received on 20th October 2023, which is more than 12 weeks after the Proposal of Application Notice was received, as required by the legislation.
- 5.9 It contains a copy of the methods of consultation carried out comments and feedback from the consultation exercise in the local context. The report demonstrates that consultation was implemented as agreed in the Proposal of Application Notice.

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 development 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
- 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 RELEVANT POLICIES & GUIDANCE

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS) 2015

Regional Development Strategy (RDS)

Planning Policy Statement 2 (PPS 2) Natural Heritage

Planning Policy Statement 3 (PPS3): Access Movement and Parking

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

Revised Planning Policy Statement 15 (PPS 15): Planning and Flood Risk

Planning Policy Statement 16 (PPS 16): Tourism

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

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the intensification of use of the site over approval LA01/2018/0109/F, traffic/access, impact on visual amenity and the immediate context, flooding and land drainage, wastewater infrastructure, compatibility of development with adjacent land uses, Impact on designated sites, and other matters.

Planning Policy

- 8.2 The RDS promotes a sustainable approach to the provision of tourism infrastructure. The principle of development proposed must be considered having regard to the Northern Area Plan (NAP), the SPPS, and relevant Planning Policy Statements specified above.

- 8.3 NAP 2016 does not have any specific policy on Tourism. However, it states on page 17 that “Tourism related development consistent with the principles of sustainable development and the protection of the Northern Plan Area’s finest landscapes will be provided in line with regional planning policies”.
- 8.4 Paragraph 6.255 states that 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.
- 8.5 The SPPS also states that for acceptable tourist development in the countryside, a new or extended holiday park must be a high quality and sustainable form of tourism development. It continues under paragraph 6.265 that a positive approach should be adopted in determining applications for tourism development so long as proposals are sustainable, are in accordance with the LDP, and will result in high quality forms of development. Important considerations will include whether the nature, scale and design of the specific proposal is appropriate to the site context. Paragraph 6.266 states that applications for tourism development will also be assessed in accordance with normal planning criteria such as access arrangements, design, environmental and amenity impacts so as to ensure high quality, safe and otherwise satisfactory forms of development.

Principle of development

- 8.6 The principle of development was established with planning approval LA01/2018/0109/F.

Criteria of PPS 16 Policy TSM 6

- 8.7 This proposal is for retention of amendments to an extension of an existing tourist facility in the countryside. Policy CTY 1 of PPS 21 Sustainable Development in the Countryside directs that planning permission will be granted for tourism development in accordance with the TOU policies of the Planning Strategy for Rural Northern Ireland. These TOU policies have been superseded by PPS 16. Therefore, PPS 16 provides the main policy basis to assess the proposal. The most relevant policy in PPS 16 is TSM 6 New and Extended Holiday

Parks in the Countryside. Also relevant is TSM 7 Criteria for Tourism Development. TSM 6 recognises that holiday parks are important for the domestic tourism market in terms of the volume of rural tourism bed spaces they provide, and the economic benefits that flow from this scale of tourism activity.

- 8.8 Policy TSM 6 states that planning permission will be granted for a new holiday park or an extension to an existing facility where it is demonstrated that the proposal will create a high quality and sustainable form of tourism development.
- 8.9 The location, siting, size, design, layout and landscaping of the holiday park proposal must be based on an overall design concept that respects the surrounding landscape, rural character and site context. Approval LA01/2018/0109/F was deemed acceptable. Aside from a reconfiguration of the open space and an additional 29 caravan spaces, this application is broadly similar. In terms of location, siting, design, landscaping and how the proposal will integrate into the surrounding context, there will be no perceptible additional impact over approval LA01/2018/0109/F. The surrounding landscape, rural character and site context have been respected. Long distance views from the Roselick Road and Dhu Varren Village demonstrate that the scheme will not have a negative impact on the immediate context due to existing site conditions and the topography of the existing land on site.
- 8.10 Proposals for holiday park development must be accompanied by a layout and landscaping plan, which has been provided in this instance. TSM 6 of PPS 16 requires that all proposals must meet a set list of criteria (a-g). Criterion (a) requires that the site is located in an area that has the capacity to absorb the holiday park development, without adverse impact on visual amenity and rural character while criterion (b) requires effective integration into the landscape must be secured primarily through the utilisation of existing natural or built features. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist its integration with the surrounding area. Due to the long range views, the topography and the existing landscaping the proposal integrates into the surrounding context and is deemed to be acceptable.

- 8.11 The location can absorb the holiday park development and the site layout is considered acceptable as it will visually integrate into the surrounding context. The level of planting and vegetation, combined with the layout will ensure the proposal will have no adverse impact on the immediate context. There is a difference in ground levels on site running east to west of approximately 6-7m. The scheme makes use of the natural land levels on site and provides appropriate planting which softens the visual impact of the development which will assist it to visually integrate into the surrounding context. The scheme complies with criteria a-b of TSM 6.
- 8.12 Criterion (c) of TSM 6 requires adequate provision (normally around 15% of the site area) is made for communal open space (including play and recreation areas and landscaped areas), as an integral part of the development. Approximately 33% of the site, 1.2ha. is made up of communal open space, play, recreation and landscaped areas. Therefore, there is appropriate land within the development for communal open space, designed as an integral part of the development.
- 8.13 Criteria (d) and (e) of TSM 6 seek the layout of caravan pitches/motor homes is informal and characterised by discrete groupings or clusters of units separated through the use of appropriate soft landscaping; and the design of the development, including the design and scale of ancillary buildings and the design of other elements including internal roads, paths, car parking areas, walls and fences, is appropriate for the site and the locality, respecting the best local traditions of form, materials and detailing.
- 8.14 The proposal has an informal layout as opposed to the more traditional 'regimented' rows of caravans associated with long standing caravan parks. None of the pitches are lined out with the caravans interspersed with appropriate planting. None of the internal roadways are straight with much of the caravans set around three circular internal access roads. While there is reduction in the provision of open space relative to the previous approved scheme and diminished quality in the layout with the infilling of two landscaped "islands", it is nonetheless acceptable. An adequate level of open space is provided. The form, layout and materials of all paths/walkways and internal roads are acceptable. The proposal includes a large open area

to the northeast, laid in grass and a large amount of planting proposed along the western boundary to augment and support any existing vegetation. Having regard to the existing visual impact of the site, the scheme is considered to comply with these policy tests.

- 8.15 Mains water supply and sewerage services are to be utilised where available and practicable. In this case NIW indicate that a WWIA is required as the existing infrastructure is unable to facilitate the development. Until a solution is found the applicant will be installing an underground cesspool to dispose of foul sewage from the additional 28 pitches until connection to Northern Ireland Water Limited (NIW) sewer can be permitted. The proposal is compliant with criterion (g).
- 8.16 TSM 7 of PPS 16 sets out design criteria and general criteria which must be met for a proposal for a tourism use, in addition to other policy provisions.
- 8.17 Criterion (a) of TSM 7 requires that a movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport.
- 8.18 The site is located close to the town of Portrush. Due to its location in the countryside, access to public transport is limited. There are no existing rights of way within the site. Due to the nature of a holiday park, walking and cycling within the site is supported. The provision to meet the needs of those whose mobility is impaired has not changed in comparison with approval LA01/2018/0109/F. Criterion (a) is satisfied.
- 8.19 Criterion (b) requires that the site layout, building design, associated infrastructure and landscaping arrangements (including flood lighting) are of high quality in accordance with the Department's published guidance and assist the promotion of sustainability and biodiversity.
- 8.20 The design and ancillary works are of high quality and in accordance with published guidance. Planting and the use of native species will assist the promotion of sustainability and biodiversity.

- 8.21 Criterion (c) of TSM 7 requires appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are screened from public view. The proposal is in accordance with criterion (c).
- 8.22 Existing and proposed planting to the western boundary, including ground levels on the site and the level of surrounding lands, will adequately buffer/ screen views of the proposal from public view.
- 8.23 Criterion (d) of TSM 7 requires utilisation of sustainable drainage systems where feasible and practicable to ensure that surface water run-off is managed in a sustainable way.
- 8.24 In regard to drainage and surface water runoff, a drainage report has been submitted to support the application. NIW, WMU and DFI Rivers are content with the proposal and uphold no objection. Criterion (d) has been satisfied.
- 8.25 Criterion (e) of TSM 7 requires that a proposal is designed to deter crime and promote personal safety.
- 8.26 No areas likely to encourage antisocial behaviour are proposed. Criterion (e) is satisfied.
- 8.27 Criterion (f) requires that development involving public art, where it is linked to a tourism development, needs to be of high quality, to complement the design of associated buildings and to respect the surrounding site context.
- 8.28 As the proposal does not involve public art, criterion (f) is not offended.
- 8.29 In terms of general criteria, Criterion (g) of TSM 7 requires that proposals are compatible with surrounding land uses and neither the use or built form will detract from the landscape quality and character of the surrounding area.
- 8.30 It has been detailed earlier in this report that neither the use or built form will detract from the landscape quality and character of the surrounding area. Given the use of surrounding lands

(agricultural) and having regard to the previous approval (LA01/2018/0109/F) Criterion (g) is satisfied.

- 8.31 Criterion (h) of TSM 7 requires that the proposal does not harm the amenities of nearby residents.
- 8.32 The proposal will not have any undue impact on the amenities of nearby residents. Criterion (h) is satisfied.
- 8.33 Criterion (i) of TSM 7 requires a proposal does not adversely affect features of the natural or built heritage.
- 8.34 The site is within the consultation zone for two historic monuments. HED have responded that, on the basis of the information provided they are content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements. There are no landscape features of any significance on or near the site. Criterion (i) is satisfied.
- 8.35 Criterion (j) of TSM 7 requires that the development is capable of dealing with any emission or effluent in accordance with legislative requirements. The safeguarding of water quality through adequate means of sewage disposal is of particular importance and accordingly mains sewerage and water supply services must be utilised where available and practicable.
- 8.36 As the existing foul water infrastructure cannot cope with the additional load of 28 caravans, the Applicant has opted to install a cesspool to deal with the additional foul water until such times connection to a Northern Ireland Water Limited (NIW) sewer can be permitted. NIW, WMU and DFI Rivers are content with the arrangements in this respect. Criterion (j) is satisfied. As presently the additional caravans connect into the mains system, planning conditions are proposed to regulate provision of the cesspool and connection of the additional caravans to same.
- 8.37 Criterion (k) of TSM 7 requires that access arrangements must be in accordance with the Department's published guidance.

- 8.38 The proposed access arrangements are in accordance with published guidance. DFI Roads do not object to the proposal. Criterion (k) is satisfied.
- 8.39 Criterion (l) of TSM 7 requires that access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic.
- 8.40 It is assessed that the proposal will not prejudice road safety or significantly inconvenience the flow of traffic. DFI Roads do not object to the proposal. Criterion (l) is satisfied.
- 8.41 Criterion (m) of TSM 7 requires that the existing road network can safely handle any extra vehicular traffic the proposal will generate.
- 8.42 Criterion (m) is satisfied.
- 8.43 Criterion (n) of TSM 7 requires that access onto a protected route for a tourism development in the countryside is in accordance with the amendment to Policy AMP 3 of PPS 3, as set out in Annex 1 of PPS 21.
- 8.44 The proposal does not involve access to a protected route.
- 8.45 Criterion (o) of TSM 7 requires that a development does not extinguish or significantly constrain an existing or planned public access to the coastline or a tourism asset, unless a suitable alternative is provided.
- 8.46 The proposal will not affect public access to the coastline or any tourist asset. Criterion (o) is satisfied.
- 8.47 Having regard to the Policy TSM 6 and TSM 7, it is considered that this proposal is consistent with these policy tests.
- 8.48 Having regard to the SPPS, these policies dealing with new or extended holiday parks in the countryside do not conflict with the retained policies within existing planning policy documents. Consequently, as set out under the considerations of the Northern Area Plan and PPS 16: Tourism, the proposal is consistent with the SPPS. This proposal is consistent with the

policy criteria as stated in TSM 6 and Appendix 4 and those applicable criteria in TSM7 of PPS 16. The proposal is also consistent with the SPPS.

Traffic/road issues

- 8.49 The proposal is located adjacent to a section of the existing cycle network. There is no public transport along Loguestown Road, and the nearest train and bus stations are located within Portrush. The surface water drainage is acceptable as confirmed by DfI Rivers. The proposal has two vehicle accesses connecting to the established holiday park site and pedestrian accesses and is designed in accordance with Appendix 4 of PPS 16.
- 8.50 DFI Roads was consulted in reference to the scheme and have stated that they have no objections to the proposed development subject to informatives. No adjustments are required to the site access point to Glenmanus Road. DFI Roads has raised no concerns regarding car parking, access arrangements or pedestrian movements in and out of the site. The proposed scheme is therefore considered to be in compliance with the policy provisions as outlined in PPS3.

Impact on Amenity

- 8.51 Paragraph 3.8 of the SPPS sets out the guiding principle for planning authorities in determining planning applications. It states 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. Criterion (h) of TSM 7 also refers to the consideration of harm on the amenities of nearby residents.
- 8.52 Environmental Health has been consulted and have returned no adverse comments in terms of noise, odour or other disturbances. Given the separation distances and the fact that the closest residential property is located approximately 150m away at No. 54 Loguestown Road and the existing and further planting proposed on the perimeter of the site, these mitigating measures would result in limited impact on amenity. No general

concerns have been raised in consultation with Environmental Health on the above matters. Having regard to the proposed use as a caravan park and all other material considerations, including the nature and future users of the proposal, it is considered that the proposal will not cause demonstrable harm to the amenity of nearby residents, to include any potential smell or odour concerns.

Flooding and land drainage

- 8.53 A Flood Risk and Drainage Assessment was submitted due to part of the site located within the Q100 flood plain. The flood plain extends down the watercourse to the eastern boundary of the site and to a large section of lower land to the north.
- 8.54 Policy FLD 1 of PPS 15 is applicable. A flood risk assessment was submitted and consultation was carried out with DFI Rivers Agency. The layout of the site indicates an informal open space layout located within the Flood zone area. Exception (F) of FLD 1 is applicable. The policy allows for the provision of areas of amenity open spaces on that basis that such areas are not generally occupied and are unlikely to incur damage as a result of flood inundation. The location of the informal open space meets with the exceptional test and accords with planning policy.
- 8.55 In terms of policy FLD 2 DFI Rivers note, *an undesignated watercourse flows along the northern and eastern boundaries of the site Drawing titled "Existing Site Layout A1" shows a 5 metre maintenance strip from top of bank is to be provided. It should be protected from impediments including tree planting, hedges, permanent fencing, sheds, land raising, permitted development rights or future unapproved development by way of a planning condition. Access to and from the maintenance strip should be available at all times.*
- 8.56 Policy FLD 2 is satisfied.
- 8.57 In terms of policy FLD 3, DFI Rivers have stated that they accept the logic of the Flood Risk and Drainage Assessment.
- 8.58 Policy FLD 3 is satisfied.

8.59 Policies FLD 4 and FLD 5 are not applicable to the site.

Compatibility of development with adjacent land uses

8.60 Criterion (g) of TSM 7 states that any proposal needs to be compatible with surrounding land uses and neither the use or built form will detract from the landscape quality and character of the surrounding area. The surrounding land uses are the existing holiday park, residential properties and agricultural land. No amenity concerns have been raised. The proposed development is compatible with surrounding land uses.

Archaeology

8.61 Historic Environment Division- Historic Monuments Unit was consulted as the competent authority on archaeological matters and raises no archaeological objection in relation to the development. The scheme complies with the policy provisions within PPS6 regarding archaeology.

HABITAT REGULATIONS ASSESSMENT

8.62 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 Shared Environmental Service on behalf of Causeway Coast and Glens Borough Planning Authority.

8.63 Having considered the nature, scale, timing, duration and location of the project Shared Environmental Services concluded that subject to the imposition of a condition requiring details of suitable mitigation, the proposal would not have an adverse effect on the site integrity of any European site.

9 CONCLUSION

9.1 The proposed development is considered acceptable in this location having regard to the NAP 2016 and other material considerations, including the SPPS. The proposal has been considered against the policy tests set out for tourism

development in the countryside. While there is some diminution in quality relative to the previously approved scheme, that proposed is acceptable considering the key issues of layout, open space provision and amenity. The access is acceptable and the layout has taken into account flooding as a constraint. Approval is recommended.

10 CONDITIONS

10.1 Regulatory 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. The scheme of planting hereby approved shall be carried out in accordance with drawing No. 02A, dated 27th February 2024, during the first available planting season after the commencement of development. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape in the interests of visual amenity and protection of wildlife.

3. The existing natural screenings of the site, as indicated on Drawing No. 02A, dated 27th February 2024 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity.

4. Within 3 months from the date of this permission, the cesspool, as shown on drawing 02 Rev A dated 27th February 2024 and drawing

05 dated 12th August 2024, shall be provided including foul sewer connections from the additional 28no. caravan units hereby approved. All foul sewage from the additional 28no. caravan units shall solely be disposed to the approved cesspool.

Reason: To prevent the overloading of existing NIW infrastructure.

5. The additional 28no. units hereby approved shall be connected to NIW infrastructure within three months of connection being made available by NI Water. The cesspool, as shown on drawing 02A dated 27th February 2024, shall be removed and ground reinstated within 3 months of connection to NIW infrastructure.

Reason: To ensure an appropriate long term sewerage solution.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent sites for the removal of or building on the party wall or boundary whether or not defined.
2. 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.
3. 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.
4. 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/>.

