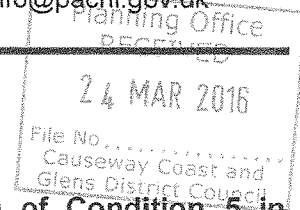


Appeal Decision

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Appeal Reference:	2014/A0266
Appeal by:	Kelvin Properties Limited
Subject of Appeal:	Refusal of full planning permission
Proposed Development:	Extension of Unit 17 and variation of Condition 5 in planning approval C/2007/0587/F to permit the sale of convenience and comparison goods in Unit 17
Location:	Unit 17 Riverside Regional Centre, Castleroe Road, Coleraine
Planning Authority:	Department of the Environment
Application Reference:	C/2013/0443/F
Procedure:	Hearing on 4 August 2015
Decision by:	Commissioner Rosemary Daly dated 23 March 2016



Decision

1. The appeal against the refusal of the extension to Unit 17 is allowed subject to the conditions set out below.
2. The appeal against the refusal for the variation of the condition to permit the sale of convenience and comparison goods is dismissed.

Preliminary

3. The Strategic Planning Policy Statement (SPPS) was published in September 2015. The parties were given the opportunity to provide comments and rebuttal comments in relation to the SPPS. Through this process the parties were facilitated an opportunity to provided comments in respect of the Local Development Plan (LDP) for the area.
4. Post hearing evidence relating to the relevant planning history on the site was requested. Views were sought from the parties relating to the implementation of relevant planning permission on appeal site.
5. Planning permission C/2005/1299/F was for the reconfiguration of existing retail units and associated car parking with landscaping, crib wall, service yard and access works. The drawings attached to this permission relate to five units and a side and rear service yard. Planning permission C/2007/0316/F related to the variation of condition 6 of the permission granted under C/2005/1299/F. No detailed drawings were attached to this permission showing the reconfiguration of the units and no restriction relating to 'bulky goods' was applied to this permission. Planning permission C/2007/0587/F was for the retrospective

erection of bulky comparison retail unit (incorporating the configuration of floor space previously approved under application C/2005/1299/F & C/2005/0491/O) associated car parking, service yard and access works. Following receipt of the drawings I undertook a site inspection on 25 February 2016. The development as shown by the drawings approved by application C/2007/0587/F has been implemented on site, in so far as it relates to Unit 17. The covered service yard is as shown on the approved drawings relating to C/2007/0587/F, whereas the drawings relating to planning permission C/2005/1299/F shows this area within the footprint of unit 17. Planning permission C/2007/0587/F has been implemented, in so far as Unit 17 is concerned, and supersedes the permission granted under application 2005/1299/F and C/2007/0316/F. Condition 5 of this planning permission also imposes a 'bulky goods' restriction on the units relating to this permission.

6. The description of development in this appeal relates to the extension of Unit 17 and variation of the 'bulky goods' restriction in Unit 17. As planning permission C/2007/0587/F has been implemented and is the most recent and relevant permission on the site, I consider it reasonable to amend the description of development to relate to planning permission C/2007/0587/F and the corresponding Condition 5 relating to the 'bulky goods' restriction. As the principle of development sought by the subject planning application has not changed, I am satisfied that no prejudice to the parties involved in this appeal or to the general public would result by amending the planning reference number and corresponding condition within the description of development of this appeal at this stage.

Reasons

7. The main issues in this appeal are:
 - Whether the proposal is in accordance with the local development plan;
 - Whether there is a need for convenience and non bulky comparison retailing at this location;
 - The availability of suitable alternative sites in the town centre; and
 - The impact of this development on the vitality and viability of the town centre, both individually and in terms of the precedent it would create.
8. The proposal involves two elements relating to the extension of the retail unit and the variation of a condition attached to unit as previously approved. The first element I shall consider is the variation of the condition. Section 54 of the Planning Act (Northern Ireland) 2011 makes provision for permission to develop land without compliance with conditions previously attached. This replaces Article 28 of the Planning (Northern Ireland) Order 1991. The proposal seeks to vary the bulky goods restrictions currently relating to Unit 17. The appellant stated that the proposal is to accommodate their client Home Bargains in Coleraine.
9. At the time of the decisions on C/2005/1299/F & C/2007/0587/F the policy context for retail development was expressed by Planning Policy Statement 5 Retailing and Town Centres (PPS5). Paragraph 36 of this policy defined major retail development as development over 1000 square metres of gross retail floor space. Paragraph 37 stated that conditions restricting the scale and nature of major out-of-centre retail developments may be imposed on permissions to

protect the shopping role of existing centres. Paragraph 38 of the policy stated that 'town centre' would be the preferred location for major comparison shopping and mixed retailing development. It would have to be demonstrated that all potential town centre sites have been thoroughly assessed. Out of centre locations would only be permitted in out of centre locations where suitable town centre sites are not available. Paragraph 42 of the policy recognised that retail warehouses selling bulky goods are often difficult to accommodate in town centres given their space requirements for large show rooms, parking and servicing. For retail warehousing the policy then directed such development to the edge-of-town centre locations but stated that in exceptional circumstances, a retail warehouse proposal in an out-of-centre location must be acceptable, where it could not be practically or appropriately accommodated in either a town centre or edge of centre location. It went on to say that permission for retail warehousing must be subject to conditions specifying a minimum or maximum floor space, preventing subdivision into smaller units and restricting the type of goods to be sold. Condition 7 of the planning permission (C/2005/1299/F) and Condition 5 of planning permission C/2007/0587/F and their justification are consistent with the policies for retailing and town centres as expressed by PPS5.

10. Riverside Regional Centre (Riverside Centre) is located approximately 1 km to the south of Coleraine Town Centre. It is a purpose built retail park comprising 19,000 square metres of retail sales floor space. The centre contains a variety of uses comprising retail, leisure, restaurants, a hotel and petrol filling station. In the wider part of the Riverside Regional Centre units are occupied by B&Q, Sainsbury's, Lidl, Argos and Currys. In the central core of the retail centre, Pound Stretcher occupies Unit 16 and sells a mix of bulky and comparison goods. Dunelm Mill occupies Units 14 and 15 selling household items such as bedding, cushions, furniture, lighting, storage etc. Maplin occupies Unit 13 selling electronic goods and Starplan occupies Unit 12 selling furniture. Other stores include Carpet Wright, Benson Beds, Harveys, BM Home Stores, Harry Corry's, Intersport Pro, Halfords & Pets at Home. Unit 17 is the only vacant unit in the centre. With exception to Sainburys and Lidl, the majority of remaining units in the centre sell items which fall within the category of 'bulky goods'. I note, however that retailers such as BM Home Stores and Pound stretcher located at the Riverside Centre do sell a high volume of comparison goods.
11. Home Bargains sell mainly convenience goods with the remainder comprising bulky and non-bulky goods. The proposal seeks permission to sell a restricted amount of retail goods as indicated by Table 1, set out below, of the Retail Impact Assessment (RIA).

Table 1

Type of Goods	Sales Area (%)	Sales Area (sqm)
Convenience	58.5%	734 sqm
Bulky Comparison	30%	377 sqm
Non Bulky Comparison	11.5%	144 sqm
Total	100%	1,255 sqm

12. Section 6 (4) of the Planning Act (Northern Ireland) 2011 requires the appeal to be determined in accordance with the Local Development Plan unless other

material considerations indicate otherwise. In accordance with the *schedule to the Planning (Local Development Plan) Regulations (Northern Ireland) 2015* a “departmental development plan” means a development plan prepared and adopted by the Department under the *Planning (Northern Ireland) 1991*. The Northern Area Plan 2016 (NAP) must therefore be treated for the purposes of the 2011 Act as being a Local Development Plan (LDP).

13. The NAP states that it will provide for the continued commercial strengthening of the town centre. It recognises that the Riverside Centre has developed with a particular commercial role accommodating a range of retailing commonly found in out of town centre sites. The plan notes that the centre includes a large DIY store and a suite of retail warehouses selling predominantly bulky goods. The plan states that it “*will seek to ensure that any future development of the Riverside Centre is complementary to rather than competing with, town centres, and does not adversely affect the vitality and viability of the latter*”. The plan designates a town centre and states that a “*town centre boundary is defined in which normally all retail development will be required to locate*”. It is noteworthy that the NAP uses the word “complementary” in the sense of not competing with. While the introduction of the proposed Home Bargains store would extend customer choice in the area, it would directly compete with the retail units in the town centre which offer a similar range of goods. By diluting the commercial role of the Riverside Centre as an out-of-town retail warehouse park, the lifting of the bulky goods restriction, albeit for one unit, would in the long term pose a threat to the vitality and viability of the town centre. For these reasons, the variation of the condition would not be in accordance with the NAP.
14. The SPPS, is a statement of the Department of Environment’s policy on important planning matters that should be addressed across Northern Ireland. The SPPS cancelled PPS5. It introduced a “town centres first” approach for the location of future retailing and other main town centre uses. It adopts a sequential test to be applied to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an ‘up to date’ LDP. It states that “*where it is established that an alternative sequentially preferable site or sites exist within a proposals whole catchment, an application which proposes development on a less sequentially preferred site should be refused*”
15. Paragraph 6.281 sets out the order of preference as follows:
 - Primary retail core;
 - Town centres;
 - Edge of centres; and
 - Out of centre locations, only where sites are accessible by a choice of good public transport modes.
16. Paragraph 6.282 of the SPPS states “*that in the absence of a current and ‘up to date’ LDP, Council’s should require applicants to prepare an assessment of need which is proportionate to support their application*”. The NAP is not up to date in this sense because it does not reflect the new regional policies in the SPPS.

17. The appellant submitted an assessment of the need which is summarised as follows:

- The subject unit was built in 2008 and has been vacant ever since. The appellant has had to pay substantial costs of almost £40,000 per annum in rates, service charges and insurance. There is an urgent need to find a tenant to bring the unit into a productive use. The proposal will meet the need of a new tenant.
- The economic downturn resulted in many retailers closing down. This included bulky good retailers such as MFI, JJB, Budget DIY and Land of Leather, who previously occupied large scale 'big box' units.
- The proposal provides a firm opportunity for much needed investment of around £1 million in extending and fitting out the appeal unit. It will bring 20 full time jobs and 30 part time jobs which will help address long term employment needs in Coleraine.
- As a consequence of the economic downturn, shopping habits have changed, coinciding with a change in lifestyle. Longer working hours, urban living and a need for cheaper goods have meant people tend to grab what they need when they need it. This has given rise to a need for shops which cater for top up shopping. There is a trend towards more discount retailing. Other retail parks have been accepted as suitable locations for this type of development.
- The addition of a Home Bargains store in Coleraine will enhance overall shopping provision in the area, lead to competitive pricing and help meet the shopping needs of area including tourists in self catering accommodation along the coastal towns.
- Should a suitable site not be found, Home Bargains will not come to Coleraine.

18. The Planning Authority referred to the contents of the Home Bargains website relating to their specific requirements for suitable sites for their stores. They did not provide a copy of this information. From the submitted evidence and the evidence presented at the appeal hearing it is understood that the requirements for the appellants' client include:

- High Street, Shopping Centre or Out of Town Retail Park.
- A prominent location with good footfall.
- An open A1 consent (unrestricted retail use).
- A single floor operation with a minimum haunch height of 6.0 metres from floor level.
- Premises of at least 1,394 square metres (all ground floor).
- Dedicated car parking for customers using shopping trolleys.
- Dedicated servicing arrangements. The volume of stock and high turnover of goods requires service facilities to be efficiently located to the shop floor and able to accommodate a 40 ft service vehicle.

19. The Planning Authority stated that the appellants' assessment of need seemed reasonable in so far as it relates to the provision of the proposed retailer within the catchment of Coleraine, but stated that the proposal remains unacceptable in that town centre sites are available to accommodate the proposal. Discount retailing, top up shopping and mixed retailing of convenience goods are already provided in the town centre and to some extent in the Riverside Regional Centre.

20. Paragraph 6.289 of the SPPS states that flexibility may be adopted in seeking to accommodate developments onto sites with a constrained development footprint, for example through the use of innovative and creative design schemes, including multi-level schemes, or smaller more efficient trading floors/servicing arrangements. It goes on to say that applicants will be expected to identify and fully demonstrate why alternative sites are not suitable, available and viable.
21. As the appellant points out, the Supreme Court in *Tesco Stores Limited v Dundee City Council* (2012) UKSC13 considered the meaning of the word "suitable" as it is used in the structure plan and the local plan for Dundee. The courts accepted that "suitable" meant "suitable for the development proposed by the appellant". However, Lord Reed went on to say that "*the application of the sequential approach requires flexibility and realism from developers and retailers they are expected to consider the scope for accommodating the proposed development in a different built form, and where appropriate adjusting in the subdividing large proposals in order that their scale may fit within existing development in the town centre*" Case law therefore endorses the need for flexibility on behalf of all the parties involved, not just the Planning Authority.
22. The Planning Inspectorate decisions at Trafford Retail Park, Manchester and The Peel Centre, Gloucester share some comparisons and are helpful examples of the interpretation of what can be considered as 'suitable' for the operational requirements of Home Bargains. Nonetheless these examples are not determining in the interpretation of policy as each case has to be considered on their own merits.
23. The appellant carried out an assessment of suitable sites in Coleraine town centre and of an area extending 300 metres out from and around Coleraine town centre and found no sequentially preferable sites available. The Planning Authority acknowledged that with exception to the Diamond Centre and the unit at Hanover Place (former JJB sport site) there were no other suitable alternative sites in Coleraine town centre or the area extending out from the town centre. The Planning Authority stated that both these sites offered unrestricted ground floor retailing with servicing. Both sites are located in central area of Coleraine where there is good public transport and adequate car parking provision within easy walking distance. Although work would have to be done to alter the units, it was considered that this would be offset by the extension and fit out that would be undertaken to the proposed unit at the Riverside Centre.

Diamond Centre

24. The Diamond Centre is centrally located and benefits from town centre footfall, parking and transport arrangements. At present the internal layout comprises a series of smaller units that would have to be amalgamated to make one large retail unit. Public access to the unit would be from the internal Mall in the Diamond Centre. The internal floor level of the Mall slopes up steeply over the length of the unit frontage. The amalgamation of the retail units would require the removal of the existing floors. This would have to be replaced with one floor level to meet the requirements of Home Bargains. The combination of the units would create a large stall riser/plinth at the lower end of the Mall with an unusable void below and would result in a floor to ceiling height of 3.7 metres. This was illustrated by the appellants cross sectional drawing. Whilst the third party

disputed the quality of the appellant's architects drawing, they provided no information to the contrary to illustrate the details of the cross section of the unit. This ceiling height could not be increased as the unit above is occupied by another tenant (TK Maxx). Consequently this means that Home Bargains cannot achieve its required haunch level of 6.0 metres. The amalgamation of the units would give rise to part of the floor area having a low ceiling height of 3.7 metres, which I accept would have implications for the store layout and internal merchandise arrangements. This restriction combined with 33 supporting columns throughout the floor and the position of the internal staircase core would also compromise the merchandise layout in this store resulting in insufficient and restricted aisle widths.

25. On site car parking is a key requirement for Home Bargains given customers will use trolleys inside and outside the store. Some 20 – 30 trolleys will be provided for their customers. The proposed unit is accessed via a ramp with a 1 in 20 gradient and a continuous length of approximately 30 metres. Given the range of bulky and comparison goods on offer by Home Bargains the provision of trolleys is important to the operation and functioning of the store. As noted by the Planning Authority other retailers such as Heatons, M&S, TK Maxx offer a range of comparison and bulky goods and operate in the town centre including within the Diamond Centre. They considered it was difficult to distinguish between their requirements and the requirements of Home Bargains. Nonetheless, the Planning Authority or third parties provided no persuasive evidence to directly compare the operation, scale and retail requirements of these other stores with the requirements of Home Bargains. From my observations the TK Maxx store located on the first floor of the Diamond Centre sells a limited range of goods mainly small household and clothing items. The store does have a small number of trolleys, nine according to the appellant, but they are only permitted for use inside the store and cannot be removed from the first floor store. The Heatons Store has direct access to the public footpath at the front of the Diamond Centre, its range of goods include mainly clothing and home ware. Its requirements would not be directly comparable to the range of comparison goods that would be on offer in a Home Bargains store. A Marks and Spencer Simply Food store is located in the town centre, this predominantly sells comparison grocery goods. Customers may use trolleys in this store, nonetheless customers using this store benefit from a public car park with direct access to the rear door of this retail unit. What is envisaged by the appellant is a larger ground floor store with a wider variety of comparison, non-bulky and bulky goods. The appellant stated that the internal Mall arrangement is not suitable for the use of trolleys and does not meet Home Bargains requirements nor does it comply with current Building Control Regulations as a level landing is required every 10 metres. This was not disputed by the Planning Authority. The installation of a travelator (moving walkway) as suggested by the Planning Authority into the Mall would not be a viable option given the scale, size and the disruption that would arise to overcome the sloping Mall. The practicalities of customers returning the trolley to the store would also present an issue, given there would be no onsite car parking.
26. The Diamond Centre can provide for 40 ft delivery vehicles. Service facilities are shared with other users of the Diamond Centre and are located at the far end of the Mall, requiring the use of a service lift and then stock having to be pushed up the rear service corridor to the rear access at Unit 22. Such service arrangements would be impractical taking account of the proposed size of the

store and the nature, weight and volume of goods to be transferred. The gradient of the service corridor would add to the impracticality of transferring the stock to the store.

27. Some of the Home Bargains' design and engineering requirements seem desirable rather than essential. The internal layout and merchandise arrangements would not be an insurmountable obstacle preventing them from locating at the Diamond Centre. Nonetheless given the proposed size of the store and variety of goods on offer it would be necessary to provide shopping trolleys for their customers who would have direct access to parking. This provision is not possible at the Diamond Centre. The impractical service arrangements also mean that the requirement for direct servicing could not be met at this store. It must be concluded therefore that the Diamond Centre would not be a suitable alternative to the appeal proposal.

Hanover Place (former JJB Sports Unit)

28. The Hanover Place (former JJB) unit is located in the town centre. Hanover Place is a one way road that feeds traffic towards the central part of Coleraine and runs along the east side of the River Bann. The retail unit on this site previously occupied by JJB Sports and Budget DIY. The layout and arrangement of the unit backs onto the town centre. The site shares access with Kwik Fit and KFC. Even though the site does not provide a full quota of parking spaces, it does benefit from 42 direct car parking spaces with direct access to the unit. Regardless of the uptake of these spaces at present, which I note provide free parking for anyone using the town centre, the shortfall of car parking could be met by the use of alternative town centre car parking in the surrounding area.
29. Home Bargains only use 40ft vehicles which are stocked up to deliver to Northern Ireland wide. This was not disputed. The appellant stated the unit would be serviced by a 40 ft lorry twice a week. The appellant also stated at present the site arrangements offer no dedicated service yard and the requirement for two lorry bays within the site are not achievable, however I see no constraint to the provision of a dedicated service yard in the future. Given the low frequency of weekly deliveries to the site, I am not persuaded that the need for two lorry parking bays is determining in this case.
30. The swept path analysis shows that the lorry manoeuvres turning on the site would interfere with the parking arrangements for the KFC premises. Delivery lorries will require the entire width of the shared entrance to the site for both incoming and outgoing lanes of the KFC for HGV turning movements. The appellant stated that the KFC was open from 6.00 am in the morning and the necessary service arrangements for the site would conflict with the operations of the KFC. However, I note from my site visits that the KFC opening hours during the week are from 11.00 am to 11.00 pm and at the week end from 11.00am to 12.00pm. Consequently, given the KFC opening time means that deliveries could be made, to the site before 11.00am each morning, without conflicting with the users of the parking bay to the KFC site. The deliveries to the site could be managed at a time when the KFC restaurant is not open.
31. The swept path drawings also show that the 40ft lorry leaving the site would have to cross over two lanes of traffic and that this could give rise to congestion along Hanover Place. This road is a main one way traffic route around and across

Coleraine town centre. However, this is a town centre site where people expect traffic movements to be slower and congested from time to time. Given deliveries to the site would only be twice a week I am not persuaded that this would give rise to an unacceptable conflict with road users along Hanover Place. I have not been persuaded that the service arrangements for the site are insurmountable. With proper management these issues could be appropriately handled to minimise conflict with other users of the site and along Hanover Place.

32. The haunch height of unit is restricted to 5.5 metres. This is 0.5 metres less than the business requirements for Home Bargains. Whilst this lower haunch height would have implications for the internal merchandise arrangements in the store, no persuasive evidence was presented to demonstrate just how a 0.5 metres reduction in the haunch height would have on the internal layout and merchandise arrangements or to what extent this would impact on the viability of the store.
33. Flexibility should be adopted in seeking to accommodate the appellant's client on this site. The retail unit at Hanover Place (former JJB) would offer a suitable, available and viable alternative site and would be sequentially preferable alternative to locating outside the town centre at the Riverside Regional Centre.
34. A Retail Impact Assessment (RIA) accompanied the planning application. The Planning Authority assessed the information presented in the RIA and concluded that the proposal would not adversely affect the protected centres within the catchment area. The Planning Authority therefore raised no objection about the impact on the vitality and viability of the town centre but refused the application on the basis there were two sequentially preferable sites available. The third party objections, correctly pointed out, however, that allowing the appeal would create an undesirable precedent for retail warehousing in Coleraine. Such an undisputed precedent for further trading of convenience and non bulky goods in the Riverside Centre, would prejudice the vitality and viability of the town centre.
35. The appellant referred, in general, to other similar retailers selling a mix of comparison and bulky goods at Riverside, being contrary to the planning condition restricting the sale of such. The Planning Authority stated that some of these retailers were under current enforcement investigations, but could not comment any further. The operations of these other retailers do not of itself provide justification to allow this proposal. The appellant referred to the proposal providing a firm opportunity for Home Bargains to occupy this unit in the type of retail park location which has been found acceptable elsewhere, by the Planning Authority in Northern Ireland, such as, Balmoral Plaza Retail Park, Boucher Road, Belfast, Damolly Retail Park, Newry, Clandeboye Retail Park, Bangor, Castlebawn Retail Park, Newtownards, Longwood Retail Park, Newtownabbey and Connswater Retail Park, Belfast. Reference was also made at the appeal hearing to the Home Bargains Store, Oaks Centre, Dungannon. Each of these cases would have been considered on their own merits in the context of the prevailing policies, such as the now superseded PPS5 and their appropriateness in terms of the impact on the respective town centres. The precedent set by these stores does not override the failure of the appeal proposal to meet the requirements of the sequential tests set out by the SPPS.

36. The appeal proposal is not in accordance with the LDP. Other material considerations also indicate that it should not be approved. The need for a Home Bargains unit could be met in Coleraine town centre. In that regard the Planning Authority's reason for refusal has been sustained in respect of the variation of the condition. Moreover, a self evident precedent that would be created for further trading of non bulky goods in the Riverside Centre, would prejudice the vitality and viability of the town centre. For these reasons the appeal in respect of the variation of the condition must fail.
37. The second element of the proposal relates to the extension Unit 17. There were no objections to the extension of the unit. Consequently there is no justifiable reason to withhold planning permission for the extension of Unit 17. The proposal relates to increase in the gross retail floor space at Unit 17 to 1,394 square metres. To allow the Planning Authority to control the area of retail floor space at the Riverside Centre no internal sub dividing of the unit or insertion of a mezzanine floor should be permitted without prior consent from the Planning Authority. I am not persuaded it is necessary to restrict the area of net retail floor space within Unit 17. However, should the proposed extension to Unit 17 be implemented, for the reasons set out above, it is necessary that a condition restricting sales to 'bulky goods' is applied to all of Unit 17.

Conditions

- (1) The gross retail floor space of the retail unit hereby approved shall not exceed 1,394 square metres when measured internally.
- (2) No internal operations increasing the floor space available for retail use, including the installation of mezzanine floor shall be carried out without prior consent of the Planning Authority.
- (3) The gross retail floor space comprised in Unit 17 shall be used for the retail sale and ancillary storage of the items hereunder and for no other purpose, including any other purpose in Class A1 of the Schedule to The Planning (Use Class) Order (Northern Ireland) 2015
 - DIY materials, products and equipment
 - Garden materials, plants and equipment
 - Furniture and soft furnishings, carpets and floor coverings and electrical goods
 - Such other items as may be determined in writing by the Planning Authority as generally falling within the category of "bulky goods".
- (4) Unit 17 shall not be shall not be subdivided into separate units without prior consent of the Planning Authority.
- (5) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

This decision is based on drawings:

- Drawing 01 Site Location Plan Scale 1:2500
- Drawing 02 Existing Site Plan dated Area Planning Office received 19 Nov 2013
- Drawing 03 Existing Plan dated Area Planning Office received 19 Nov 2013
- Drawing 04 Proposed Site Plan dated Area Planning Office received 19 Nov 2013
- Drawing 05 Proposed Plan dated Area Planning Office received 19 Nov 2013
- Drawing 06 Existing Elevations dated Area Planning Office received 19 Nov 2013
- Drawing 07 Proposed Elevations dated Area Planning Office received 19 Nov 2013

COMMISSIONER ROSEMARY DALY

List of Appearances

Planning Authority:- Shane Mathers, Causeway Coast and Glens Council
Karen Dickson, Causeway Coast and Glens Council

Appellant(s):- William Orbinson QC instructed by Strategic Planning
Martin Kelly, Strategic Planning
Martin Hoy, Hoy Dorman
Michael Martin, Like Architects and Project Management
Mr Leicester, Appellant

List of Documents

Planning Authority:- "A" Causeway Coast and Glens Council statement of case and appendices
"A1" Comments on SPPS, 7 October 2015
"A2" Rebuttal Comments on SPPS, 27 October 2015
Planning History C/2005/1299/F
Planning History C/2007/0316/F
Planning History C/2007/0587/F
"A3" Comments on Planning History, received 15 Feb 2016
"A4" Rebuttal Comments on Planning History, received 26 Feb 2016

Appellant(s):- "B" Strategic Planning Statement of Case and appendices
"B01" Comments on SPPS, 16 October 2015
"B02" Rebuttal Comments on SPPS, 26 October 2015
"B03" Comments on Planning History, received 11 Feb 2016
"B04" Rebuttal comments on Planning History, dated 25 Feb 2016
"B1" Like Architects SoC
"B2" Hoy Dorman SoC including Swept Path Analysis
"B3" Retail Impact Assessment