

Addendum 3

LA01/2016/1328/F

1.0 Update

- 1.1 In addition to the content of Addendum 2, the following content updates consideration of the application set out in the Planning Committee Report dated 24 January 2018.
- 1.2 The application details box at the start of the Planning Committee Report and Paragraph 5.1 set out the number of representations. The total number of representations has since increased. These figures are currently 136 letters of objection, 183 letters of support, one petition of support, one petition of objection and two non-committals.
- 1.3 Paragraph 2.1 of the Planning Committee Report refers to No. 100 Ballyreagh Road as being a “small derelict bungalow.” This is located on the access lane to Ballygelagh Village. This derelict bungalow has now been replaced with a new dwelling under Ref: LA01/2021/0959/F. This is now substantially complete.
- 1.4 Paragraph 4.2 of the Planning Committee Report refers to the proposed access as “relocating an existing access which serves No. 120 Ballyreagh Road.” It is more appropriate to refer to this as replacing an existing access with a new access.
- 1.5 Paragraph 5.3 of the Planning Committee Report sets out the status of consultations issued on 02 October 2017. This is updated by Paragraph 1.4 of Addendum 2. All consultees are content with the proposal, subject to conditions.
- 1.6 Paragraph 8.60 of the Planning Committee Report refers that comment made by Tourism NI, the NI Hotel Federation and Royal and Ancient (R & A), which are broadly supportive of the proposal, must be given “appropriate weight” in assessment of the application. Regarding weighting, as a material consideration, these comments are now given moderate weight.

- 1.7 Paragraph 8.64 of the Planning Committee Report refers to No. 100 Ballyreagh Road as being “currently unoccupied”. As set out in paragraph 1.3 above, this property has now been replaced with a new dwelling which is substantially complete.
- 1.8 Paragraph 8.129 of the Planning Committee Report refers to Condition 33 being imposed to ensure that all hard surfaced areas have been constructed and permanently marked in accordance with the approved Drawing No. 38B. The updated conditions provided in Addendum 2 (and amended drawings) changes this to Condition 41 and approved Drawing 04G.
- 1.9 Paragraph 9.3 in the Conclusion of the Planning Committee Report states that “The proposal requires access onto a protected route and it satisfies policy in this regard”. This is incorrect. The correct position is as set out in paragraphs 3.5- 3.7 of Addendum 2.
- 1.10 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is major. A Design and Access Statement (Doc 03) dated October 2016 was submitted in support of this application. It was subsequently amended (Doc 03 Rev A) in January 2020. The Design & 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.
- 1.11 An additional planning condition should be included in any permission granted as detailed below:

The surfacing materials detailed in Drawing No. 38C date received 24th January 2020 shall be implemented in accordance with this plan prior to the operation of the new hotel and spa complex hereby approved.

Reason: In the interests of visual amenity.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to approve full planning permission subject to the conditions set out in Section 5.0 of Addendum 2 and paragraph 1.11 of Addendum 3.