

ITEM J

**Causeway Coast and Glens
Borough Council**

**The Promenade Portstewart
BT52 1LU.**

LA01/2015/0192/F

Full Planning

23rd September 2015

<u>No:</u>	LA01/2015/0192/F	<u>Ward:</u>	Portstewart
<u>App Type:</u>	Full Planning		
<u>Address:</u>	The Promenade Portstewart BT52 1LU.		
<u>Proposal:</u>	Environmental improvements to include resurfacing of footpaths, new Promenade balustrade railing, new street lighting and new street furniture.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	15th May 2015
<u>Listed Building Grade:</u>	N/A		
Agent:	Park Hood, 163 Upper Newtownards Road, Belfast, BT4 3HZ		
Applicant:	Causeway Coast and Glens Borough Council, Cloonavin, 66 Portstewart Road, Coleraine, BT52 1EY		
Objections:	0	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

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

1 RECOMENDATION

- 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 section 7 and resolves to **GRANT** planning permission subject to the conditions and informatives set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located within Portstewart Promenade. The site comprises the existing public footpaths and road, and includes street furniture and a war memorial. The existing street furniture comprises summer seats, bins, steel lamp posts, a sculpture, phone boxes and a telescope. The site levels are flat and is relatively open. The surface finish of the western side of the Promenade is concrete, while the surface finish of the

eastern side is paving setts. A 1m high balustrade defines the western boundary.

- 2.2 The site is abutted by 2-4 storey commercial and residential terraced buildings to the east and by the coast to the west. A coastal path is located at a lower level (with rocks beyond) and runs contiguous with the western boundary. A public amenity space / play area is located at the junction of the Promenade and the Crescent. A carpark is located to the north-west of the subject site, with the harbour beyond. Critical views are from the Promenade and the surrounding peninsula.
- 2.3 The site is located within the settlement limit of Portstewart and partially located within the Central Business District as defined in the North East Area Plan 2002.
- 2.4 In the draft Northern Area Plan 2016 the site is predominately located outside Portstewart settlement development limit and is partially located within Town Centre. The site is located along a Protected Route.

3 RELEVANT HISTORY

C/2007/0731/F 3 CCTV cameras sited on standard camera poles by NIO in Galvanised finish 8m in height and 1 BT street cabinet. Portstewart Promenade - 1. Diamond, roundabout; 2. Seaward side 10yds from traffic lights; 3. Corner of Promenade and Harbour Road
Approved 19.09.2008

4 THE APPLICATION

- 4.1 Planning permission is sought for environmental improvements to include resurfacing of footpaths, new Promenade balustrade railing, new street lighting and new street furniture.
- 4.2 Revisions were made to the proposal during the processing of the application removing the two build outs to address concerns initially raised by Transport NI.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** There are no objections to the proposal as of 9th September 2015. However, on visiting the site there were several neighbours who had not been formally notified within the initial neighbour notification process. These neighbours were formally notified on this application on 27th August 2015. The statutory 14 day to allow for any representations expires on 10th September 2015. If any representations are made, a formal addendum to this report will be presented outlining any issues or matters which are material to the determination of this application.

Internal

- 5.2 **Transport NI:** has no objection to the proposal.

NIEA Marine Environment Division: has no objection to the proposal.

NIEA Natural Environment Division: has no objection to the proposal.

NIEA Historic Monuments Unit has no objection to the proposal.

NIEA Historic Buildings Unit: has no objection to the proposal.

NIEA Water Management Unit: has no objection to the proposal.

Environmental Health: has no objection to the proposal.

Northern Ireland Water: has no objection to the proposal.

MATERIAL CONSIDERATIONS

- 6.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”

- 6.2 The development plans are:
- North East Area Plan
 - draft Northern Area Plan 2016
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 Due weight should be given to the relevant policies in the development plan.
- 6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

PPS 1 General Principles

DES 2 and CO2 of A Planning Strategy For Rural Northern Ireland

PPS 6: Planning Archaeology and the Built Heritage

PPS 3: Access Movement and Parking

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: design and townscape, impact on listed buildings, impact on the natural environment and coastline; road and traffic considerations.

Planning Policy

- 8.2 The site is located within the settlement limit of Portstewart and partially located within the Central Business District as defined in the North East Area Plan 2002 (NEAP). In the draft Northern Area Plan 2016 (dNAP) the site is predominately located outside Portstewart settlement development limit and is partially located within Town Centre. The NEAP is the adopted plan and although the dNAP is a material consideration, the context of

the proposal within Portstewart town centre and the wider Promenade area is the determining matter.

- 8.3 The principle of this development proposed must be considered having regard to the PPS policy documents specified above and the supplementary guidance.

Design and Townscape

- 8.4 The site comprises both sides of the Promenade, stretching from Harbour Place to Church Pass. Both sides of the Promenade are to be resurfaced in buff and light brown slab paving and paving setts, together with new street furniture. A decorative feature will run through the pavement on the sea side of the Promenade. The street furniture is to be largely located on the seaward side of the Promenade. Surface finishes comprise tactile paving for pedestrian crossings. The proposed street furniture comprises:
- double head 10m high arched street lighting columns finished in galvanised steel (13 No.) which will replace existing lighting columns;
 - litter bins (15 No., 5 of which are to be located on the landward side of the Promenade);
 - hardwood timber and steel benches (22 No.) to replace existing benches;
 - stainless steel balustrades running the length of the Promenade delineating the boundary between the Promenade and the coast (1.2m high);
 - stainless steel pedestrian guard rails at pedestrian crossings (1.0m high); and
 - stainless steel cycle stands (2 No.)
- 8.5 Planning policy requires development proposals in towns and villages to make a positive contribution to townscape and be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials. Planning policy also seeks to encourage and support proposals for the enhancement and regeneration of urban waterfronts.
- 8.6 The existing war memorial, telephone boxes, post box, sculpture and steps will all be retained. The visual impact of the

surface finishes and street furniture are acceptable under planning policy and will refresh the existing pavements and guard rails. These will not have an unacceptable impact on the character or townscape of the Promenade.

Impact on Listed Buildings

- 8.7 There are 3 listed buildings close to the southern boundary of the proposed site. These are
- Portstewart Town Hall,
 - Star of the Sea church,
 - The Church of St John the Baptist.
- 8.8 Both NIEA Historic Monuments Unit and Historic Buildings Unit were consulted on the proposal as the competent authority in relation to listed buildings. NIEA has no objection in relation to the impact on these buildings and monuments.

Impact on the natural environment and coastline

- 8.9 The site is in proximity to the Bann Estuary ASSI, which is approximately 1.5km distant by sea; the Skerries Causeway cSAC, which is approximately 200m distant by sea; and Bann Estuary SAC, which is approximately 1.5km distant by sea. NIEA Natural Environment and Marine Environment Divisions were consulted as the competent authority. NIEA has raised no objection to the proposal in relation to impact on the coast.

Road and traffic considerations

- 8.10 The Promenade is identified as a Protected Route. There is only work being proposed to the footpaths and these will not be widened so there will be limited impact on the existing road network and traffic and parking arrangement.
- 8.11 Transport NI (TNI) has been consulted as the competent authority and although concern was initially raised regarding two outbuilds onto the road, these have now been removed and TNI is content with the proposed works.

9 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the North East Area and draft Northern Area Plans, and other material considerations. The proposal is to replace the existing footpaths and to retain and replace other street furniture. The proposal complies with planning policy and is acceptable in terms of its layout and appearance. In accordance with para 52 and para 59 of PPS 1, no significant harm would be caused to neighbouring amenity and there would be no demonstrable harm. 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.

ANNEX

Date Valid	15 th May 2015
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Date First Advertised	3rd June 2015
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Details of Neighbour Notification (all addresses)

1 Carrig Na Cule, Promenade, Portstewart

The Owner/Occupier,

15-16 The Promenade, Portstewart

The Owner/Occupier,

17 The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

18 The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

20 The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

21 The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

21A The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

21B The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

22 The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

22A The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

23 The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

24 The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

24B The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

25 The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

26 The Promenade Mullaghacall North Portstewart

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28 The Promenade Mullaghacall North Portstewart

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29 The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

29A The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

3 The Promenade, Portstewart

The Owner/Occupier,

31 The Promenade Mullaghacall North Portstewart

The Owner/Occupier,

31A The Promenade Mullaghacall North Portstewart

The Owner/Occupier,
31B The Promenade Mullaghacall North Portstewart
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31C The Promenade Mullaghacall North Portstewart
The Owner/Occupier,
33A The Promenade Mullaghacall North Portstewart
The Owner/Occupier,
35 The Promenade Mullaghacall North Portstewart
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36 The Promenade Mullaghacall North Portstewart
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36B The Promenade Mullaghacall North Portstewart
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50 The Promenade Mullaghacall North Portstewart
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51 The Promenade Mullaghacall North Portstewart
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52 The Promenade Mullaghacall North Portstewart
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53-56 The Promenade, Portstewart

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57 The Promenade Mullaghacall North Portstewart
The Owner/Occupier,
58 The Promenade Mullaghacall North Portstewart
The Owner/Occupier,
58-59 The Promenade Mullaghacall North
The Owner/Occupier,
59A The Promenade Mullaghacall North Portstewart
The Owner/Occupier,
6-8 The Promenade, Portstewart
The Owner/Occupier,
60 The Promenade Mullaghacall North Portstewart
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61 The Promenade Mullaghacall North Portstewart
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67C The Promenade Mullaghacall North Portstewart
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74 The Promenade Mullaghacall North Portstewart
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 81 The Promenade Mullaghacall North Portstewart
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 83 The Promenade Mullaghacall North Portstewart
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 85 The Promenade Mullaghacall North Portstewart
 The Owner/Occupier,
 85A The Promenade Mullaghacall North Portstewart
 The Owner/Occupier,
 87-89 The Promenade Tullaghmurry East
 The Owner/Occupier,
 Armstrong Gordon, 64 The Promenade Portstewart
 The Owner/Occupier,
 Big Telly, The Promenade, Portstewart
 The Owner/Occupier,
 Wills Craft Coffee, The Promenade, Portstewart

Date of Last Neighbour Notification	27th August 2015
Date of EIA Determination	3rd June 2015
ES Requested	No