

Shane Mathers

From: Shane Mathers
Sent: 27 August 2024 16:30
To:
Cc: Denise Dickson; Joy McIntyre;
Michael Wilson
Subject: FW: LA01/2016/1328: North West Hotel & Spa Portstewart

Mr Houston

Thank you for your e-mail to Cllr Hunter earlier today which has been passed to me for a response.

The proposal was amended to include the provision of a sewerage treatment plant and boreholes for drinking water on 17 August 2022. This change, which was reflected in the application description, was advertised in the Coleraine Chronicle, posted on the Council's website and was subject to neighbour/objector notification.

The drawings which show the sewerage treatment plant are Drawing 04G and Document 25 which are available to view on Public Access <https://planningregister.planningsystemni.gov.uk> by inputting the reference LA01/2016/1328/F. Revised noise (Document 29) and odour assessments (Document 30) were submitted to consider the amended proposal. Likewise, these are available to view on Public Access. As set out in Addendum 2, detail regarding the operation of the sewerage treatment plant is provided in the odour assessment. The detail regarding discharge from the sewerage treatment plant is a matter for the Consent to Discharge process, governed separate from the planning regime by NIEA Water Management Unit. Notwithstanding, Condition 21 set out in Addendum 2, precludes development until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or Consent to Discharge has been granted.

Further to submission of the revised proposal, reconsultation was carried out with NI Water, DAERA Water Management Unit, DAERA Drinking Water Inspectorate, Environmental Health Department and Shared Environmental Services (SES). The consultation responses are available to view on Public Access.

Regarding the boreholes, Addendum 2 sets out how a report was provided by Causeway Geotech (Document 27) to indicate the availability of water supply. NIEA Drinking Water Inspectorate, as the relevant consultee, was consulted and is content with same.

Detail as to how these changes to the application are acceptable is set out in Addendum 2.

Shane Mathers
Principal Planning Officer
Tel: 028 7024 7100



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From: Ian D Houston
Sent: Tuesday, August 27, 2024 2:04:09 PM
To: Sandra Hunter
Subject: LA01/2016/1328: North West Hotel & Spa Portstewart

Good afternoon Alderman Hunter,

Reading through the report published on Council's website I was struck by a section within Addendum 2:

The application for this development now depends on sewage treatment by way of a private sewerage treatment plant and a borehole to provide water for the development.

What additional information is available regarding the operation of a Sewage Treatment Plant for such a large scale application namely:

- I. detail regarding methodology , frequency and odour consequence regarding desludging and maintenance operations
- II. detail regarding discharge arrangements of potentially large volumes of "grey" water from the site to the sea
- III. details regarding the volumes of "grey" water likely to be discharged to the sea

Similarly what information has been available regarding the suitability of a borehole as a sustainable water source for such a large development particularly at time of peak demand

Imagine the outcry if such a development was built and operational only for the sewage treatment plant to break down and the borehole to run dry and the grey water discharge to pollute the rocky shoreline nearby.

In reality the inability of the mains water and sewage disposal infrastructure to cope with a project of this type and size in an out of town site should render the site unsuitable until such times as mains water and sewage disposal infrastructure can cope!!

As Chairperson of the Planning Committee can I ask whether this something your committee has considered and discussed and taken a view on and if not why not?

Please acknowledge receipt of this email

Regards

Ian Houston

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