

**From:** Christian Grossie

**Sent:** 26 January 2021 15:21

**To:** Planning

**Subject:** Fw: Planning application ref: LA01/2019/0182/F - 24m NE of 50/51 Kerr Street, Portrush - response from the owner/occupier of 48 Kerr Street, Portrush

Hello,

I am aware there is a planning committee meeting on Wednesday 27th of January. I believe my detailed response below from previous correspondence has not been taken into consideration and I believe raises important matters in regards to the proposed development plans.

Can you please ensure this is presented at the Planning committee meeting and referenced/responded to.

I would appreciate acknowledgement/receipt of this email.

Kind Regards,

Christian Grossie (48 Kerr street)

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**From:** Christian Grossie

**Sent:** 19 October 2020 21:02

**To:** [Planning@causewaycoastandglens.gov.uk](mailto:Planning@causewaycoastandglens.gov.uk)

**Subject:** RE: Planning application ref: LA01/2019/0182/F - 24m NE of 50/51 Kerr Street, Portrush - response from the owner/occupier of 48 Kerr Street, Portrush

Dear Sir/Madam,

The detail contained within this email is a continuation from my initial objection to the proposed plan for the 'Cottage' development on Kerr Street.

I am a resident at No.48 Kerr Street and I believe that as an established Senior Civil Engineer my research and experience in this field should be highly considered when reviewing this completely 'unfeasible' proposed plan.

Firstly, I would like to address CCG's report findings which correctly refused planning permission however dismissed a few vital points which should not have been ignored.

Section 8.36 and 8.37 has bypassed the issue of connecting into existing services because there is '*a water supply 44m away*' and '*a public sewer 40m away*' from the site boundary never mind the location where the new service is required from on the site, assume 60m away for example. Both services will require a 60m trench excavation, located on extremely dense natural ground on the quarry basin. This alone will require heavy plant/excavator, rock breakers, road saws (to cut tar), dumper etc. As the Donaldson report provided a picture of the narrow lane, there appears to be 4Nr of existing chambers all with services. The new sewer and water services will require a deeper excavation which may need

temporary works (sheet piling/trench box) to allow for personnel to safely install this infrastructure. All of this will prolong the construction programme leading to unacceptable disturbance to local residence. The trenching alone would take a minimum 3 weeks, which would mean no access to car parking for the local residents.

There is no methodology/indication of how the proposed site will be constructed to avoid the inevitable disruption from the highlighted activities above. Excavated material generated from digging trenches/ foundation footings/ general site levelling will all contribute to spoil material which will need removed off site. A grab lorry will be unable to safely manoeuvre down the narrow access, meaning a digger and dumper will continuously have to haul the spoil off site and onto the main road, Kerr street. Any project materials e.g. pallets of brick, steel beams, concrete lorries will also be unable to access the site so therefore loading and unloading will require a telehandler/forklift to transport materials off the main Kerr street road again!

Furthermore, even if modular construction was proposed there is no access for mobile cranes to access the site.

To add to the already chaotic construction phase, it's inevitable that the project will require a number of in-situ concrete pours. Whether it is for concrete footings, slabs, superstructure it will require traffic management on Kerr street to safely bank the concrete lorries up the narrow lane (if they will fit). As Kerr Street has a single one-way system, it would lead to further congestion on the already busy road. Special consideration to the proximity to a hill on the corner in addition to the proximity to the Ramore Restaurants and the Harbour road entrance must be included in the project's risk assessment. Health and safety for the public also needs to be considered as there is heavy foot traffic in addition to cars, lorries etc.

I note that Donaldson planning report has claimed that the '*unattractive brownfield site in the heart of Portrush to be sustainably developed*'. I haven't seen any plans outlining any sustainable practice. Is this to be an eco-cottage? Will it be net carbon zero construction? It is a very bold statement to make.

To summarise, I am very concerned that the above content could be bypassed and regardless of the construction approach taken the project is completely unfeasible as it will cause massive disruption for months on Kerr Street. Consideration MUST also be given to the residents that are immediately affected and especially those who live at the properties between 47 and 53 Kerr Street, who are permanent residents.

Please register my comments of behalf of No. 48 Kerr Street. Could I please have an acknowledgement that you have received this correspondence?

Yours sincerely,

Christian Grossie (MEng)