

Laura Crawford

From: Dermot Monaghan [REDACTED]
Sent: 20 October 2023 16:22
To: Planning
Subject: Request to speak at Planning Committee meeting, 25-Oct-23 - Item 5.2
LA01/2022/0841/F
Attachments: Speaking request note.pdf

Dear Sir/ Madam,

This is a request to address the Planning Committee in relation to the following application at its meeting on 25th October 2023:

Application Reference:	Item 5.2 – LA01/2022/0841/F
Location:	Unit 17 and adjoining vacant land, Riverside Regional Centre, Riverside Park North, Coleraine and existing Lidl store, No. 2 Riverside Park North, Coleraine
Proposal:	(1) Demolition of existing retail warehouse (Unit 17 of Riverside Regional Centre) and erection of discount food store, car parking, landscaping and associated site works (relocation of existing Lidl food store from No. 2 Riverside Park North). (2) Subdivision of existing building at No. 2 Riverside Park North (Lidl) into 2 no. units for use as (a) shop for the sale of bulky retail goods and (b) Class B4 storage and distribution unit.

I am the agent for the application and wish to speak in support of the Planning Department's recommendation to approve the application.

I attach a written submission in support of the application.

Regards,

Dermot Monaghan

MBA Planning
Town Planning & Licensing Consultants

4 College House, Citylink Business Park, Belfast, BT12 4HQ

E: [REDACTED] | T: 028 90421 011 | M: [REDACTED]

www.mbaplanning.com

Meeting of the Planning Committee of Causeway Coast and Glens Borough Council, 25th October 2023

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1. This is a request to address the Planning Committee in relation to the above application at its meeting on 25th October 2023.
2. I am the agent for the application and wish to speak in support of the Planning Department's recommendation to approve the application.
3. A Retail Impact, Need and Sequential Assessment report was submitted with the application which demonstrates that:
 - there is a need for the proposal;
 - it complies with the sequential test;
 - it will not have a significant impact on Coleraine Town Centre.
4. The proposed supermarket will enhance the appearance of the site and will be an improved shopping facility for the local community.
5. The proposal is a sustainable development consistent with all relevant planning policy and the Northern Area Plan. We respectfully ask the Planning Committee to grant permission.

Dermot Monaghan
MBA Planning
4 College House
Citylink Business Park
Belfast
BT12 4HQ