

Aileen McGarry

From: Joy McIntyre
Sent: 28 June 2023 10:15
To: Aileen McGarry
Subject: FW: Review of Noise Report - LA01/2021/1131/F- Bubble Domes at Cromore House
Attachments: P704-1 NIA Review, Cromore House.pdf; LA01_2021_1131_FJan2023.pdf

Regards

Joy McIntyre
Planner
Tel. 028 70347100



**Causeway
Coast & Glens
Borough Council**

www.causewaycoastandglens.gov.uk

From: Sharon McAfee <[REDACTED]>
Sent: 26 June 2023 10:57
To: Jennifer Lundy <Jennifer.Lundy@causewaycoastandglens.gov.uk>
Cc: Joy McIntyre <Joy.McIntyre@causewaycoastandglens.gov.uk>; Alexis Gamble <[REDACTED]>; Brona McLaverty <[REDACTED]>
Subject: FW: Review of Noise Report - LA01/2021/1131/F- Bubble Domes at Cromore House

Hi Jennifer

As detailed in this Departments response a planning condition was suggested that the noise from plant and equipment must be controlled to achieve a rated level of noise of 20dB at the boundary. 20dB is a rated level of noise and thus would be inclusive of acoustic feature corrections.

Patron noise and noise from activities would be controlled under the noise management plan and also the complaint condition is attached.

Environmental Health would therefore not wish to alter comments and would not be advising a refusal on the basis of noise impacts.

An EH representative can make themselves available to attend committee. Please advise if this will be required.

Regards

Sharon McAfee

Head of Health & Built Environment

[REDACTED]

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From: Jennifer Lundy <[REDACTED]>
Sent: Thursday, June 22, 2023 2:37 PM
To: Sharon McAfee <[REDACTED]>; Brona McLaverty <[REDACTED]>
Cc: Joy McIntyre <[REDACTED]>
Subject: FW: Review of Noise Report - LA01/2021/1131/F- Bubble Domes at Cromore House

Hi Sharon / Brona

Please find attached a last minute objection to a Planning Committee file for Environmental Health consideration. We have also formally consulted EHD on the planning portal. The application is on as an approval to the June meeting Wednesday 28th. Would EHD be able to review the objection before then and provide a response?

Grateful if you would let us know as soon as possible, as this will impact on whether the application is withdrawn from the June agenda. If the application is proceeding to the June committee would someone from Environmental Health be able to attend?

Many thanks

Jenny
02870347147

From: Gemma Jobling <[REDACTED]>
Sent: Thursday, June 22, 2023 9:46 AM
To: Planning <Planning@causewaycoastandglens.gov.uk>; Joy McIntyre <[REDACTED]>
Cc: Jennifer Lundy <[REDACTED]> Denise Dickson <[REDACTED]> Norman Menary <[REDACTED]>
Subject: Fwd: Review of Noise Report - LA01/2021/1131/F- Bubble Domes at Cromore House

Good morning Joy,

We write in relation to the planning application LA01/2021/1131/F for the bubble domes, which is located adjacent to our client's property, Mr Menary. We have previously submitted objections on behalf of our client. We met with Jenny Lundy and Denise Dickson and raised significant concerns regarding the potential impact on residential amenity and impact on the historic building of Cromore House.

In respect of the amenity issues we identified noise sources that had not been considered within the submitted noise report, which was limited to plant and construction noise. It was agreed at the meeting that this would be reviewed and referred to Environmental Health. We note from the portal there is no evidence that this has taken place. Accordingly we attach a consideration of this by our acoustic consultant. This is a material consideration and should be taken into account in advance of any decision being made. We note that in the case of other planning applications, the Council has taken the decision that where additional technical information is submitted it has not moved that application forward until the requisite consultee is given time to review this. Accordingly we ask that this document is referred to Environmental Health for comment in advance of any decision being made.

My client has also raised concerns regarding security and safety of his property as there is no indication how visitors from the proposed holiday park will be prevented from entering his property or how the holiday park will be signposted as the applicant does not have any legal rights to erect signage at the entrance or along the laneway. Accordingly there is a risk of visitors entering our clients property and affecting his privacy and enjoyment of his property.

In respect to the impact on the listed building, it was agreed that a meeting would be arranged with Mr Andrew Gault of NIEA-HED however at the last minute he was unable to attend the meeting and instead his colleague Dermot Madden attended. However during the meeting Mr Madden advised that he could not comment on the matters that Andrew would have covered and offered very little in terms of reasoning for the HED response. It was agreed that the Council would review this and contact Mr Gault. No further information appears to have been provided or considered.

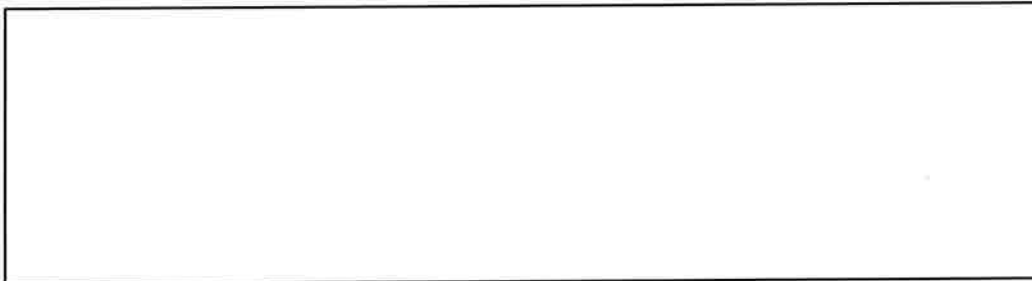
Finally, my client also raises concerns regarding land ownership and rights of access. While the applicant does have a right of way he does not have legal consent to alter the laneway or verge that is within our clients control. Therefore the means of access as indicated cannot be achieved.

My client has previously advised the Council of his intention to pursue legal action against any decision if the above matters are not duly considered.

Please ensure this attached review of the noise impacts is uploaded to the planning portal and referred to Environmental Health for comment.

Regards

Gemma



John Laverty BSc (Hons) MEnvSc

Principal Environmental Scientist

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CONSULTEE COMMENTS

Application Reference:	LA01/2021/1131/F	Council Ref:	7586/23
Date Consulted:	22 nd June 2023		
Location:	Lands 20m SW of 58 Cromore Road and 58m SE of Cromore Road.		
Proposed Development:	5no. bubble domes for holiday use, including associated reception unit, access, guest and staff parking and landscaping		
Comments: The Environmental Health Department wishes to acknowledge receipt of additional information relating to noise received 22nd June 2023 in the form of a letter of objection. As detailed in the Environmental Health Departments previous response a planning condition was suggested that the noise from plant and equipment must be controlled to achieve a rated level of noise of 20dB at the boundary. 20dB is a rated level of noise and thus would be inclusive of acoustic feature corrections. Patron noise and noise from activities would be controlled under the noise management plan and a complaint condition attached. Environmental Health would therefore not wish to alter previous comments and would not be advising a refusal on the basis of noise impacts.			
Date: 27.06.23		Issued on behalf of the Head of Health and Built Environment.	

Note - Any consultation response provided by this Department is based on currently available information relevant at the time of application and is limited to the supporting documentation submitted by the applicant/agent. This Department accepts no responsibility for any inaccuracies contained within the application documentation or associated communications available.