

ADDENDUM

LA01/2022/0789/O

1.0 Update

- 1.1 An email was received from the Agent dated 15/05/2024 regarding conditions relating to the T-200 Coastal Flood Plain. The Agent advises: Policy FLD 1 of PPS 15 permits Minor Development within defended and undefended floodplains. The curtilages of private dwellings are not excluded from flood plains and in this context, it should be noted that the gardens of 46-52 Portstewart Road have historically extended to within 6.0m of the high water mark as illustrated by OSNI mapping. Given the historic use of the site and the facility within policy to permit Minor Development it is not necessary to exclude private garden areas from the T-200 Coastal Flood Plain. The impact on the T-200 Coastal Flood Plain can be adequately controlled by a condition restricting infilling of private garden areas.
- 1.2 A condition relating to the T-200 Coastal Flood Plain requested by DFI Planning is to be added to section 10 of the PCR.

2.0 Consideration

- 2.1 The email from the Agent has been considered however, it is considered necessary to add a condition relating to the floodplain. Whilst minor development may be permissible under Policy FLD 1 of PPS 15, this would need to be detailed and assessed through the submission of a Flood Risk Assessment as required in Policy FLD 1.
- 2.2 A new condition is added to Section 10 “Conditions” of the Planning Committee Report. This condition is detailed below:

23. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any

Order revoking and/or re-enacting that order), no boundary treatment or any other development shall be contained within the T-200 Coastal Flood Plain shown on the Concept Plan, Drawing No. 02B.

Reason: To protect the floodplain so that the flood storage capacity and flood conveyance route is not reduced by unsuitable planting or obstructions.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 of the Planning Committee Report and resolves to APPROVE planning permission subject to the condition above and set out in section 10 of the Planning Committee Report.