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**From:** Alan Irwin <[REDACTED]>  
**Sent:** Wednesday, May 15, 2024 12:00 PM  
**To:** Joy McIntyre <Joy.McIntyre@causewaycoastandglens.gov.uk>  
**Subject:** 21-149 - 46-52 Portstewart Road, Coleraine - LA01/2022/0789/O

Joy,

I see our client's application is now listed for approval on the schedule for 22<sup>nd</sup> May, thank you.

Regarding conditions relating to the T-200 Coastal Flood Plain I note Policy FLD1, PPS15 permits Minor Development within defended and undefended floodplains. The Glossary defines Minor Development as *'Householder' development: eg sheds, garages, games rooms etc within the curtilage of the existing dwelling in addition to extensions to the existing dwelling. This excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling eg subdivision of a dwelling house into flats.* 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 we contend it is not necessary to exclude private garden areas from the T-200 Coastal Flood Plain as suggested, impact on the T-200 Coastal Flood Plain can be adequately controlled by a condition restricting infilling of private garden areas.

I should be grateful if you would give this further consideration.

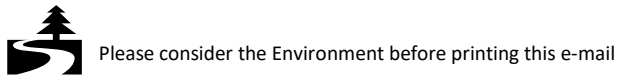
Regards,  
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