

Laura Crawford

From: Ossie Dallas <info@jodassociates.co.uk>
Sent: 21 August 2023 23:15
To: Planning
Subject: RE: Item 5.7 - Speaking Rights - LA01/2022/1196/O - Directly Adj to the South of 26 Atlantic Road, Coleraine
Attachments: Letter to Planning Committee.docx; Site Appraisal Map.pdf

Thankyou for information Laura,

I would appreciate it if you could arrange to have this email together with attached information above forwarded to all Planning Committee Members this morning (Tuesday 22nd)

Regards,
Ossie

Oswald Dallas

J.O.Dallas Associates

31 Abbey Street,
Coleraine,
BT52 1DU
Mob: [REDACTED]
Email: info@jodassociates.co.uk
Website: www.jodassociates.co.uk

From: Laura Crawford **On Behalf Of** Planning
Sent: Monday, August 21, 2023 10:53 AM
To: Ossie Dallas <info@jodassociates.co.uk>
Subject: Item 5.7 - Speaking Rights - LA01/2022/1196/O - Directly Adj to the South of 26 Atlantic Road, Coleraine

Oswald

Thank you for your request for speaking rights in support of the above application.

This application is now scheduled for discussion at the Planning Committee Meeting on Wednesday 23rd August 2023.

Please note that this meeting will commence at 10:30am.

The total time allowed for representations from applicant, agent or representatives will be a maximum of 5 minutes.

I have attached a link to the Committee Agenda and Reports:-

<https://www.causewaycoastandglens.gov.uk/council/minutes/wednesday-23-august-2023-planning-committee>

The Planning Committee Meeting will be held at **10:30am on Wednesday 23rd August 2023** at Causeway Coast & Glens Borough Council, Cloonavin, 66 Portstewart Road, Coleraine, BT52 1EY. This is a hybrid meeting in the Council Chamber and via MS Teams.

The Committee may decide to change the Order of Business on the day.

May I refer you to the Protocol for the Operation of the Planning Committee:-

https://www.causewaycoastandglens.gov.uk/uploads/general/Revised_Protocol_for_the_Operation_of_the_Planning_Committee_02.03.22.pdf

Thanks, Laura

Laura Crawford

Business Support Officer

Tel. 02870347100



www.causewaycoastandglens.gov.uk

J.O.Dallas Associates

Architecture, Planning & Building Survey

B.Sc. Building (Design), Dip.Surv. CEM
Chartered Member of the R.I.C.S

Mobile: [REDACTED]
e-mail: nfo@jodassociates.co.uk

CAUSEWAY COAST & GLENS BOROUGH COUNCIL,
PLANNING COMMITTEE

21th AUG. 2023

Dear Planning Committee Member,

Re: Additional Information for Item 5.7 on Agenda,
In-fill Site, Directly Adjacent to South of No. 26 Atlantic Road, Coleraine.
Planning Ref: LA01/2022/1196/O

I would like to take this opportunity on behalf of my client to forward you some information in support of the above application prior to the committee meeting.

- I have attached a site appraisal map showing the proposed infill-site situated along 'road frontage' as defined in Policy CTY8.
- The main basis of refusal by the Planning Department is that the 'substantial built-up road frontage' is divided between the Atlantic Road and a Private Laneway and should be regarded as 2 separate different frontages.
- I would strongly disagree. I believe that this is one continuous frontage as the Policy CTY8 clearly states the term 'road frontage' applies to private laneways as well as public roads.
- Therefore, as you travel south towards the site there is 'road frontage' present to the right hand side of the Atlantic Road. As you veer off into the laneway this is still 'road frontage' on the right hand side of the laneway. It is continuous and uninterrupted. By definition given in Policy CTY 8 this is all 'road frontage'. It is either road frontage as defined in policy or it is not. The Policy does not differentiate.
- Planning Department quote Planning Appeal Ref: 2016/A0160 in support of their findings but on examination I totally fail to see the relevance of this appeal to our application. It has no bearing on our proposal and describes a totally different planning scenario.
- This site is set on family farmland now owned jointly by the applicant and his sister. Mr McGarvey would dearly love to return to live on the farm and re-commence farming. As the original farmhouse and farmyard have long since been sold off this application is his only realistic opportunity for this to happen.

As I hope you will agree the proposal by any reasonable assessment meets planning policy. I would be happy to answer any questions on the matter at the committee meeting. We appreciate your interest in this application and hopefully a positive outcome can be achieved.

Yours faithfully, Oswald Dallas.

Issues
CONTINUOUS ROAD FRONTAGE
as defined in Policy CTY 8

SUBSTANTIAL BUILT-UP ROAD FRONTAGE
as defined in Policy CTY 8 accommodating
2 No. infill sites for dwellings

FROM PORTRUSH

34.6

N

LOCATION OF
PROPOSED INFILL SITE
(Site 1)

Scale 1:1250

26

Site 1

Future Site 2

33.3

24
GARAGE

24

ATLANTIC ROAD

TO COLERAINE

32.1

DOUBLE INFILL SITE
OPPORTUNITIES

Note: Site 2 not included in this Application

Revision Details:		
Rev.	Description	Date
Project: OUTLINE PLANNING APPLICATION INFILL SITE No. 1 (One of 2 Infill Sites) ADJACENT 26 ATLANTIC ROAD, COLERAINE		
Client: MR ALISTAIR MCGARVEY		
Drawing: SITE APPRAISAL MAP		
Project No. 22-507AMCG	Drawings No. 01	Rev.
Date. Aug. 2023	Scale. 1:1250 @ A3	Drawn By. O.D

J.O. Dallas
Associates



Architectural Design
Planning Consultancy
Building Surveying

31 Abbey Street
Coleraine
BT52 1DU

T: 028 7034 3942
E: info@jodassociates.co.uk