

Planning Committee Report LA01/2018/1193/F	26 August 2020
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Development Management & Enforcement Manager
Cost: (If applicable)	N/a

<u>App No:</u>	LA01/2018/1193/F	<u>Ward:</u>	Portrush and Dunluce
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Old Life Boat Shelter, Ramore Avenue, Portrush, BT56 8AY		
<u>Proposal:</u>	Provision of a Single Storey Side Extension to an existing vacant building, including internal refurbishment for the change of use to a licensed restaurant.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	28.09.2018
<u>Listed Building Grade:</u>	B2		
Applicant: Causeway Coast And Glens Borough Council			
Agent: N/A			
Objections: 16 (11 objectors)	Petitions of Objection: 0		
Support: 0	Petitions of Support: 0		

Executive Summary

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The proposal meets the requirements of SPPS and policy CTY 4 of PPS 21 in terms of a conversion of a local building in the countryside.
- The proposal will not have an adverse impact upon the natural environment.
- The proposal meets with PPS6 policies BH7 and BH8.
- The proposed external extension and alterations are acceptable in terms of design and are visually appropriate in this rural context.
- The proposal will not cause significant adverse harm to residential or public amenity.
- There are no adverse impacts upon archaeology and natural heritage.
- Access and Parking arrangements are acceptable.
- 16 letters of objection has been received in relation to this application and have been considered.
- The statutory consultees have raised no concerns apart from NIEA- Coastal Team.
- NIEA- Coastal Team advise that the proposal does not meet within climate change policy.
- The proposal complies with all relevant planning policies and guidance including the Northern Area Plan 2016, SPPS, PPS 2, PPS 3, PPS 6, PPS 15, PPS 21 and DCAN 4.

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1.0 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at the Old Life Boat Shelter Ramore Avenue, Portrush. On the site is a single-storey grade B2 listed building which has been used as a former RNLI lifeboat shelter. The existing building has a white rendered finish and red rendered detailing a base and eaves levels. Below the red rendered detailing at base level is an existing stone base. The existing roof gives the appearance of a low angled pitch in the front and rear façade, however is essentially a flat roof and this is visible via the gable elevations. In the front façade there is an existing timber access door which has been painted red.
- 2.2 In the western gable elevation there is an existing single-storey modern toilet block which has a stone and timber finish. The toilet block has been finished with a flat roof. There are two small windows in the western gable. There are existing bollards at the side of the building in the western elevation. In the eastern gable there are 4 existing windows. Directly adjacent to the building at the eastern gable is a notice board and area of hardstanding used as a viewing platform towards the coastline and North Atlantic. At the rear of the building is a high level window and what appears to be an access door for boats onto an old slipway. The slipway is in a state of disrepair. There is an existing metal walkway, with 1m high metal balustrading in the rear façade.
- 2.3 The site is located just outside the development limit of Portrush and is within the defined countryside area as highlighted under

the NAP 2016. The application site lies within close proximity to the Skerries and Causeway SAC and is within the Ramore Head and Skerries ASSI and Portrush West Strand ASSI. The site falls within the Ramore Head Local Landscape Policy Area (LLPA). The existing building on site is a grade B2 listed building built in 1860.

3.0 RELEVANT HISTORY

- 3.1 C/2011/0591/F- Lansdowne Shelter, Lower Lansdowne Road, Portrush, BT56 8AY- Restoration and Refurbishment of Existing Shelter Building. Demolition of Existing Internal Toilets. Re-roofing. Re-rendering. Construction of New Public WC facilities and entrance lobby linked to Shelter- Granted: 07.02.2012.
- 3.2 LA01/2018/1184/LBC - Old Life Boat Shelter, Ramore Avenue, Portrush, BT56 8AY Provision of a single storey side extension to an existing vacant building, including internal refurbishment for the change of use to a licensed restaurant. Current

4.0 THE APPLICATION

- 4.1 Full planning permission is sought for a single-storey side extension to an existing vacant building, including internal refurbishment for the change of use to a licensed restaurant. The single-storey extension will be finished with a timber weather board cladding and glazing and will have a roof terrace, surrounded by glass balustrading. A new access door has been proposed in the western gable to access the new roof terrace. A new rear balcony area has been proposed. New steel balustrading has been proposed in the western elevation, eastern elevation and rear elevation.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

16 letters of objection have been received in relation to this application which has raised the following points of concern:

- 1) The proposal does not compliment the Lansdowne Master Plan as a restaurant use is not linked to the harbour use. The

scheme does not complement the objectives within the Landsdowne Master Plan.

- 2) The Landsdowne Master Plan clearly indicates that the shelter would be used for maritime purposes only. A restaurant use is not a maritime usage.
- 3) There are too many restaurants within the immediate area and the Council should reconsider and the proposed use would destroy the ambiance of the historic building. The Council should be enhancing the maritime use of the harbour.
- 4) The Portrush Buildings Preservation Trust made a proposed use for the building as a Community, Maritime Heritage and Water sports Centre. The conversion of this building would add to the maritime history of the Harbour and encourage water sports activities on the East Strand and provide additional tourism to the town. The proposed use in contrary to the maritime heritage of the area.
- 5) The proposed side extension is not in keeping with the character of the existing listed building. The building should be used for a community use.
- 6) The scheme does not support the future use of Portandhu Harbour. The reopening of Portandhu Harbour and securing an appropriate and sustainable use for the lifeboat shelter to help reactivate the coastline should be proposed. This will enable more people to understand, participate and enjoy maritime heritage.
- 7) What is required from the Council is a commitment by the Council to pursue the development of land-based facilities to attract cruise ships into Portrush. A major part of this development would entail the re-opening of Portandhu Harbour. It is the only sheltered water along this stretch of the Northern Ireland Coast, it is underutilised and a natural anchorage for cruise ships.
- 8) The NE and SW elevations use of glazing at ground and first floor level. This does not take account of the potential risks to persons in or near the building during a severe storm event.

- 9) Marine and Fisheries Division with DAERA has stated that during storm events waves, stones and marine debris do reach this level of coast. With an increasing number of storm events and sea level rise, the proposed development may come under increasing threat from the sea in the future. What measures are there to combat this threat?
- 10) This shelter and Portandhu Harbour were meant to be development together. There is no mention of Portandhu Harbour within this application.
- 11) The proposed design is not suitable for purpose and does not take account of the potential damage which could be caused by storm events. Especially to the railings and glazing facing north-east.
- 12) Marine and Fisheries Division with DAERA has stated that during storm events waves, stones and marine debris do reach this level of coast. With an increasing number of storm events and sea level rise, the proposed development may come under increasing threat from the sea in the future. What measures are there to combat this threat?
- 13) The construction of an external decking area over the existing slipway to the rear of the building detracts from the historical significance of the building and will undoubtedly be subject to damage from storms.
- 14) The applicant has indicated at question 13 on the P1 form that they do not own or control any adjoining land. This is incorrect as Council owns the adjacent grass area at Reviggerly Point and also Portandhu Harbour. The applicant has indicated on question 19 on the P1 form that the development is not in an area of known risk of flooding. This is incorrect as storm waves flood the grass area, pavements and roadway around the building as well as the interior of the existing building during autumn and winter storms.
- 15) Question 26 regarding Council Employee/Elected Members interest has been answered 'No' in both part. This is incorrect as the Applicant is the Council therefore both Council Employees and Elected Members have a direct interest in the application. It cannot be correct and proper for a Council and

its Planning Department to consider and approve its own applications.

16) There is an oversupply of restaurants of Portrush. Within the town boundary there are 15 restaurants, 15 cafes, 2 Pizza outlets and 4 other fast food outlets. A further restaurant is not required.

17) The Portrush Building Preservation Trust estimates that the cost of the building conversion would be in excess of £200,000 and we presume this sum will fall to be paid by the Council.

18) The cooking smells and bustle associated with a restaurant at the end of an open green peninsula used by walkers and those looking for a peaceful place away for the busy town does not seem to be an appropriate activity at this location.

19) The Coleraine Yacht Club and Portrush Building Preservation Trust recently submitted a proposal to the Council which comprised a mixed-use scheme to enable the building to be utilised for activities such as yacht racing, boat building, sea-kayaking and a small maritime museum, combined with a modest coffee-shop element. This would enable the building to serve as a community asset. A restaurant use is not acceptable at this location and is not in accordance with the Landsdowne Master Plan.

5.2 Internal:

Environmental Health: No objections

DFI Roads: No objections

Shared Environmental Services: No objections subject to conditions

DFI Rivers: No objections

NI Water: No objections

Historic Environment Division- Protecting Historic Buildings: No objections to the scheme subject to conditions.

NIEA/DAERA: Water Management Unit: No objections

NIEA/DAERA: Natural Environment Division: No objections

NIEA/DAERA: Coastal Development- Marine and Fisheries Division: has stated that they have considered the impacts of the proposal and on the basis of the information provided advise that the proposal is contrary to paragraph 3.13 of the SPPS.

6.0 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is:
- Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016
Strategic Planning Policy Statement (SPPS) 2015

PPS 2- Natural Heritage

PPS 3- Access, Movement and Parking

PPS 6- Planning, Archaeology & the Built Heritage

PPS15- 'Planning and Flood Risk'

PPS 21- Sustainable Development in the Countryside

Supplementary Planning Guidance

DCAN 4: Restaurants, Cafes and Fast Food Outlets

Development Control Advice Note 15 Vehicular Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The proposal is located within the rural area just outside the Portrush development limit.
- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: principle of development, conversion and extension of a listed building; environmental and amenity considerations; climate change; natural heritage; Ramore Head LLPA; archaeology; access and parking; integration and rural character and other matters.

Principle of Development

- 8.3 The SPPS paragraph 6.73, part 12 the conversion and re-use of existing buildings for non-residential use would apply. The conversion and re-use of existing buildings for non-residential use: provision should be made for the sympathetic conversion and re-use of a suitable locally important building of special character or interest (such as former school houses, churches and older traditional barns and outbuildings) for a variety of alternative uses where this would secure its upkeep and retention, and where the nature and scale of the proposed non-residential use would be appropriate to its countryside location.
- 8.4 The listed building would be considered to be a suitable locally important building.
- 8.5 Restaurants though mainly located within town centres. However, the SPPS highlights under paragraph 6.271 under footnote (58) that main town centre uses are considered to be cultural and community facilities, retail, leisure, entertainment and businesses. A restaurant is considered not to fall within the definition of a main town centre use. Therefore, the sequential approach to secure main town centre uses within town centres does not apply to this development. The application for such as use is therefore considered under all other relevant planning policies set out below.

Conversion and extension of a listed building

- 8.6 Sustainable development is at the heart of the SPPS including the promotion of sustainable patterns of development which include the re use of historic buildings where appropriate.
- 8.7 The SPPS advises that development involving a change of use and or works of extensions and alteration may be permitted particularly where this will secure the ongoing viability and upkeep of the building. It is important that such development respects the essential character and architectural / historic interest and that the features of special interest remain. It also states that the best

viable use that is compatible with the fabric, setting and character of the building.

- 8.8 The existing building is presently vacant and the proposed use will help to secure the retention of the existing listed building. Such proposals will be required to be of a high design quality.
- 8.9 The proposed location of this building is a unique countryside location and it is located just outside the development limit of Portrush in the northern part of the peninsula near the coast line.
- 8.10 Policy BH 7 'Change of Use of a Listed Building' is applicable to this development. The policy states that permission will normally be granted for a change of use of a listed building where this secures its upkeep and survival and the character and architectural or historic interest of the building would be preserved or enhanced. The existing building is presently vacant. The proposed alterations will help with the upkeep and ongoing use of the building.
- 8.11 The justification and amplification of Policy BH7 advises that new compatible uses should be found for historic buildings where they can no longer reasonably be expected to serve their original use and where the integrity of their built fabric is under threat.
- 8.12 It is likely that the survival of such buildings will only be achieved through sympathetic schemes for their appropriate re-use. In most cases this will mean a use which is economically viable and may necessitate some degree of adaptation to the building. The proposed extension, decked area and other external alterations are required to make the scheme economically viable.
- 8.13 Many of the letters of representation object to the use and state that it should be used for a maritime use in connection with the adjacent Portandoo Harbour. References were made to the aims and objections being contrary to those proposed in the former Coleraine Borough Councils' Masterplan for Landsdowne. The Masterplan stated that viable and economically sustainable functions for building must be identified. That any use must complement the historic nature, primary maritime role and design of the building. Facilitate public access and enjoyment and

contribute to the animation and viability of this section of Portrush. The future use of the shelter should be linked to the use of the Portandoo Harbour. The harbour is located within a sensitive location which may restrict any future development. The Masterplan is not an adopted planning policy. In considering the location, the status of the Master Plan document and the future retention and upkeep of a listed building, significant weight has been attributed to the retention of the listed building through the viable use as a restaurant.

8.14 HED have no objections to the proposed scheme and the proposed use as a restaurant is a viable use that would ensure the upkeep and maintenance of this important local historical building. As such the proposed scheme meets the policy requirements of Policy BH 7.

8.15 Policy BH 8 Extension or Alteration of a Listed Building applies to this proposal. The policy states that permission will only be normally granted for an extension or alteration of a listed building where all the following criteria are met:

a) The essential character of the building and its setting are retained and its features of special interest remain intact and unimpaired.

The proposed side extension to the building is sympathetic to the architectural style and external finishes to the existing listed building. The new extension is subordinate to the existing building in terms of scale and massing and will complement the design of the building. The existing building will be retained and the unique roof and external façade characteristics will be improved by material updates and refurbishment.

b) The works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the building.

The proposed materials and external alterations will be sympathetic to the existing building on site and will complement the historic design. A lime base render with a white paint will be used to the external walls. The red detailing at roof and base level will also be retained. The proposed extension, balcony

area and balustrading propose materials which will not detract from the character of the existing building.

c) *The architectural details (e.g. doors, gutters, windows) match or are in keeping with the building.*

The proposed windows will be retained and one will be removed from the western gable. A new aluminium door frame and glazing has been proposed in the rear elevation and a new timber sheeted bi folding door in the front elevation. The new doors will match the unique character of the existing building and will have red frames and painted red to match the existing building.

8.16 The current building is a grade B2 listed building. The proposed development will maintain the existing building on site and will refurbish and extend the external façade. The architectural features and design of the building will remain intact and the building will be enhanced with new design elements on each elevation in terms of upgraded materials and will not have a negative impact on the character of the area.

Environmental and amenity considerations

8.17 In regard to the SPPS there are a wide range of environment and amenity considerations, including noise and air quality, which should be taken into account by planning authorities when proposing policies or managing development. For example, the planning system has a role to play in minimising potential adverse impacts, such as noise or light pollution on sensitive receptors by means of its influence on the location, layout and design of new development.

8.18 Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality.

8.19 DCAN 4: Restaurants, Cafes and Fast Food Outlets also provides guidance in regard to cafes and fast food outlets. It advises that applications outside of settlements will be considered also on all other relevant planning policies and impact on amenity in

relation to noise disturbance, smells and fumes, refuse and litters etc.

- 8.20 Environmental Health was consulted on the proposed development and stated that they have no objections to the development. They have provided advice regarding construction noise, plant and equipment noise, dust, refuse collection, radon and food hygiene. The applicant should adhere to all Environmental advice provided. The scheme will not have a negative in terms of noise and odour.

Climate Change and Flood Risk

- 8.21 NIEA- Marine and Fisheries Division advise that the proposal is contrary to climate change policy as set out in the SPPS. They advise that they considered the impacts of the proposal and on the basis of the information provided do not consider this to be a viable long-term option at this specific location. They advise that during storm events, waves, stones and marine debris do reach this level of the coast. With an increasing number of storm events and sea level rise, the proposed development may come under increasing threat from the sea in the future. They also advise that they will not grant approval for future measures to protect the proposal from the sea.
- 8.22 NIEA- Marine Team advised that the proposed development may be contrary to the Strategic Planning Policy which states in Section 3.13 that “The planning system should therefore help to mitigate and adapt to climate change by avoiding development in areas with increased vulnerability to the effects of climate change, particularly areas at significant risk from flooding, landslip and coastal erosion and highly exposed sites at significant risk from impacts of storms”. Paragraph 3.13 of the SPPS also promotes the sustainable reuse of listed buildings to tackle climate change.
- 8.23 The applicant has provided a Flood Risk Assessment (FRA) for the proposed development. DFI Rivers was consulted with this information and stated that the Strategic Flood Map (NI) indicates that the site lies on the periphery of the 1 in 200 year coastal flood plain. As the FRA has demonstrated that the site is outside of the flood plain the provisions of FLD 1 do not apply. DFI Rivers presented no objections to the development or the sustainability of the proposed scheme.

- 8.24 In relation to climate change the FRA has been modelled taking in to account predicted sea levels rises to 2050. The Q₂₀₀ coastal flood level + climate change is 3.426mOD. The proposed development proposes to use/maintain the existing finished floor levels of 5.6mOD. Given the current floor level is currently 2.17m higher than the predicted Q₂₀₀, and due to the proposed development site benefiting from a significant natural harbour and a combination of favourable prevalent wind direction/strength all results in a low risk of wave action breaching the 2m existing freeboard.
- 8.25 In consideration of the proposal, the proposal has been considered acceptable and significant weight has been given to: the importance of the listed building; its sustainable re use ensuring its retention and upkeep; and, the details of the submitted FRA which show the finished floor level 2m above the 2050 predicted sea level.

Natural Heritage

- 8.26 The site is located adjacent to the Skerries and Causeway SAC and Portrush West Strand ASSI and within the Ramore Head and Skerries ASSI. Council as the competent authority submitted a HRA to assess any potential impacts on the Special Areas of Conservation. SES have concluded in their assessment that, provided a construction method statement is submitted as conditioned, the proposal will not have an adverse effect on the integrity of the any European site.
- 8.27 NIEA- Natural Environment Division was consulted in reference to the proposal and stated that based upon available information, are content that it is unlikely that the proposal will have any significant impact on species or habitats protected under the provisions set out in Planning Policy Statement 2- Natural Heritage.
- 8.28 Due to the developments location it could have had the potential to impact the surface water environment. NIEA Water Management Unit was consulted in relation to the scheme. They considered the impacts of the proposal on the surface water environment and, on the basis of the information provided, is content with the proposal

subject to conditions, the applicant noting the advice contained in the Explanatory Note, the applicant referring and adhering to Standing Advice, and any relevant statutory permissions being obtained. Care should be taken during the construction phase to ensure the development will have no negative impacts on the water environment.

Archaeology

8.29 As the application site is located in close proximity to the coastline there was the potential for archaeology impacts. Historic Environment Division was consulted in relation to the proposal. HED Historic Monuments assessed the application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements.

Ramore Head LLPA

8.30 The site falls within Designation PHL 01, Ramore Head Local Landscape Policy Area as outlined under the NAP 2016. Proposals within this LLPA should also be considered under Policy ENV 1 of the NAP. There are protected features within this area which a potential development should have not impact upon. Those features or combination of features that contribute to the environmental quality, integrity or character of this area are as follows:

- 1) This prominent dolerite headland is one of the outstanding natural features of the North Coast.
- 2) It is an area of great geological and landscape interest as well as being in the Ramore Head and the Skerries ASSI.
- 3) The area is almost entirely in public ownership, with most of the headland used for passive recreation with a network of paths. It includes an area of recreation grounds provided by the Borough Council and the NIEA Portrush Countryside Centre

The Council will give favourable consideration to appropriately sited buildings for uses ancillary to the enjoyment of open space and existing recreational facilities.

8.31 The proposed development will not have a significant impact on any of the unique features within the Ramore Head LLPA. The conversion and use as a restaurant may also be seen as an ancillary use to the enjoyment of the open space and Ramore Head LLPA.

Integration and Rural Character

8.32 The SPPS advises in paragraph 6.70 that all development in the countryside must integrate into its setting, respect rural character, and be appropriately designed.

8.33 The main external works consist of the proposed side extension and balcony area to the rear of the building and external balustrading. The extension and alterations have both contemporary and traditional features which complement the design of the existing building. The building is vacant and this development will help maintain an existing protected listed building which is an important historical local building within the immediate context. The proposed external finishes are considered acceptable and appropriate to the proposed location. The scale and massing of the proposed extension is considered acceptable and the rear balcony area is considered acceptable from a visual amenity perspective. It is considered that the size and design of this development is appropriate for this rural context and will visually integrate in the surrounding context when viewed from Ramore Avenue and the surrounding area.

Access and Parking

8.34 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic. DFI Roads was consulted in reference to the scheme and raised no areas of concern regarding car parking, access or road safety matters. There are existing public car parking spaces outside the existing building and a large public car park located in close proximity to the site. The proposed scheme meets the requirements within PPS3.

Other Matters

8.35 The details provided on the P1 form are indicated as being correct and there is no evidence to suggest otherwise.

- 3.36 The cost of a development is not a planning consideration. The purpose of Planning is as set out in the Principle of Planning in the SPPS.
- 8.37 There is no restriction on the number of restaurants and cafes in the rural area. Policy PH 02 of the NAP applies only to Hotfood takeaways within the settlement limit. The proposed use is a restaurant and is located outside the Portrush settlement development limit.
- 8.38 This application does not meet with the 'call in' procedures to DFI Planning, in that it is not significantly contrary to the Northern Area Plan 2016. As such it is with the Council to decide.

9 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. The proposal meets the requirements of the SPPS and PPS 21 in terms of the conversion of a locally important building in the countryside. The change of use and proposed extensions are compatible with the listed building status and meet with the provisions of PPS 6. The location of the proposed development and climate change have been fully assessed and weight has been given to the elevated position and securing the upkeep and retention of a listed building with an economically viable use. Approval is recommended.

10.0 CONDITIONS

1. As required by Section 61 the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. Existing single glazed, opaque painted windows to listed building shall be retained. The existing opaque painted, timber sheathed, bi-

folding doors to the front elevation shall be retained and repaired. New fixed glazing behind existing bi-folding doors shall be powder coated aluminium.

Reason: To protect the fabric, aesthetic and setting of the Listed Building.

3. Repairs to existing render and plaster shall be completed in lime.

Reason: To protect the fabric, aesthetic and setting of the Listed Building.

4. The existing window proposed for removal to the North West Elevation shall be retained and stored for potential future reuse.

Reason: To protect the fabric, aesthetic and setting of the Listed Building.

5. A Final Construction Method Statement (CMS) must be submitted to the Planning Authority and NIEA WMU at least 8 weeks prior to the commencement of works on site. The CMS should identify all potential risks and pollution pathways to the marine environment, demonstrate adherence to good working practices as detailed in current guidance and detail all mitigation measures as detailed within Sections 4 and 5 of the outline CMS to be employed to minimise the risk of pollution to the waterway. The CMS should also include a final Drainage Plan to demonstrate final connections of foul sewage and storm runoff infrastructure.

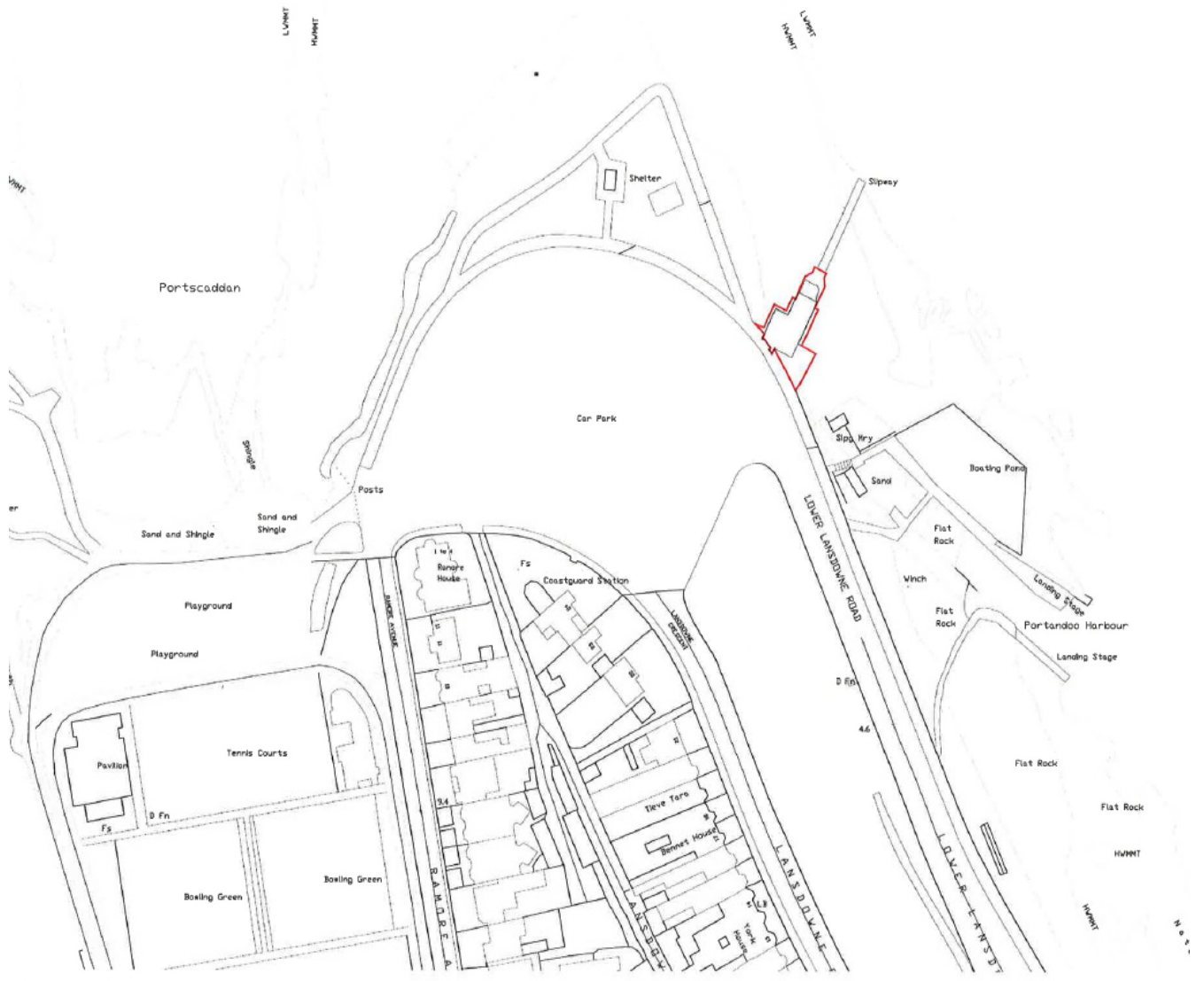
Reason: To ensure that the appointed contractor is cognisant of all mitigation and avoidance measures required to protect the adjacent marine environment, thus ensuring that there is no adverse effect on site integrity of Skerries and Causeway SAC and The Maidens SAC.

11 INFORMATIVES

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk/publicaccess/>.
6. The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste and Contaminated Land (Northern Ireland) Order 1997, the Waste Management Licensing Regulations (Northern Ireland) 2003 and the Water Order (Northern Ireland) 1999.
7. Due to the location of the building on the periphery of the coastal flood plain the site maybe at risk of flooding in an extreme event.

Site Location Map



LOCATION PLAN 1:1250

Site Plan

