

# **ITEM C**

**Portrush Harbour Portrush Co.  
Antrim BT56 8DF.**

**C/2014/0494/F**

**Full Planning**

**25<sup>th</sup> November 2015**

<b><u>No:</u></b>	<b>C/2014/0494/F</b>	<b><u>Ward:</u></b>	<b>Portrush &amp; Dunluce</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>Portrush Harbour Portrush Co. Antrim BT56 8DF.</b>		
<b><u>Proposal:</u></b>	<b>Remove the existing pontoons and gangway in the harbour and replace with new, longer pontoons, and a new gangway. Existing sloping H-iron will be removed and replaced with new vertical H-irons.</b>		
<b><u>Con Area:</u></b>	<b>N/A</b>	<b><u>Valid Date:</u></b>	<b>15th December 2014</b>
<b><u>Listed Building Grade:</u></b>	<b>N/A</b>	<b><u>Target Date:</u></b>	
<b><u>Agent:</u></b>	<b>A Gilligan and Partners Ltd, 174-184 Ormeau Road, Belfast, BT7 2ED</b>		
<b><u>Applicant:</u></b>	<b>Causeway Coast and Glens Borough Council c/o Agent</b>		
<b><u>Objections:</u></b>	<b>0</b>	<b><u>Petitions of Objection:</u></b>	<b>0</b>
<b><u>Support:</u></b>	<b>0</b>	<b><u>Petitions of Support:</u></b>	<b>0</b>

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://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 8 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the conditions and informatives set out in section 10.

## 2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site contains part of the Portrush Harbour wall and contains an existing pontoon for the mooring of boats. The pontoon consists of 6no steel support beams secured to the harbour wall and a floating pontoon deck with access ramp. The pontoon is finished with stainless steel and timber deck attached to the stone harbour wall.

- 2.2 The area is characterised by a mix of coastal uses including recreational, commercial and public amenity space within the ownership of the Council. To the north of the site is a carpark and several restaurants within the harbour quarter. There is also a historic harbour wall to the north which is a scheduled area. To the east is the harbour and marina. To the west is the North Pier and Harbour office.
- 2.3 The site is located within the defined settlement limit of Portrush. The site is within an area of archaeological potential and is within proximity to several scheduled monuments including the old harbour wall to the north. The site is within a local Landscape Policy Area (PHL 02). The site is located close to an existing walk and cycle way.

### **3.0 RELEVANT HISTORY**

There is no relevant history.

### **4.0 THE APPLICATION**

- 4.1 Planning permission is sought to remove the existing pontoons and gangway in the harbour and replace with new, longer pontoons, and a new gangway. Existing sloping H-iron will be removed and replaced with new vertical H-irons.
- 4.2 The original submission included 6no circular piles to be driven into the seabed. DOE Marine Division (now NIEA Marine Environment Unit) requested a construction methodology statement. However, the agent submitted a revised scheme which removed the need for piling and included replacement H-Irons for the pontoon and ramp.
- 4.3 As the initial proposal to drive piles in to the sea bed was removed, a Habitats Regulation Assessment was not screened as there is no conceivable effect on the Special Area of Conservation (SAC) as the pontoons will only be attached to the vertical beams fixed to the existing wall.

## **5.0 PUBLICITY & CONSULTATIONS**

### **5.1 External**

**Advertising: No objections received.**

### **5.2 Internal**

**NIEA Natural Environment Division:** has no objection to the proposal.

**NIEA Marine Environment Division (formerly DoE Marine Division):** has no objection to the proposal.

**NIEA Historic Monuments Unit:** has no objection to the proposal.

## **6.0 MATERIAL CONSIDERATIONS**

6.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, “where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations.”

6.2 The development plan is:

- The Northern Area Plan 2016

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 both a new local plan strategy and local policies plan are adopted, and found to be sound, 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)

PPS 6: Planning, Archaeology and the Built Heritage

Planning Policy Statement15 – Planning and Flood Risk

## **8.0 CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations in the determination of this application relate to: visual impact and impact on the LLPA; impact on the harbour and marine environment and; flood risk.

### **Planning Policy**

8.2 The site is located within the settlement development limit for Portrush as defined by the Northern Area Plan 2016. It is situated within designation PHL 02 West Bay LLPA.

8.3 The principle of this development proposed must be considered having regard to the PPS policy documents specified above and the supplementary guidance.

### **Visual impact and impact on the LLPA**

8.4 The proposal is for a new longer pontoon and gangway which will replace the existing pontoon facility. The design of the proposal is appropriate given its purpose. The gangway would be designed to modern standards and would enable boats to temporarily moor along the pontoon, providing an area and facility for crew to disembark. The proposed pontoon would include a longer gangway (now 75 metres) and access ramp (22 metres) with non-slip flooring which allows disabled access to the pontoon. It is considered that a pontoon would not appear out of character with the harbour and surrounding area

8.5 The application was amended following its initial submission and consultations were received. Originally the proposal involved piling into the seabed. The proposal was amended to remove the need for piling, and the pontoon will now be secured by H-iron supports secured to the harbour wall.

- 8.6 The proposed pontoon is situated within West Bay LLPA (PHL 02) and must be considered under Policy ENV1 of the Northern Area Plan and the supporting text of PHL 02.
- 8.7 ENV 1 does not allow for development proposals that would be liable to affect adversely those features, or combination of features, that contribute to the environmental quality, integrity or character of the designated LLPA. Given the scale and nature of this proposal it does adversely affect the features of this LLPA.
- 8.8 Where development is permitted, it will be required to comply with the requirements set out in PHL 02. Although the requirements of PHL 02 are strict and restrictive, this proposal replaces the existing pontoon with a slightly larger structure. It is considered that this replacement is acceptable and does not conflict with PHL 02.

### **Impact on the harbour and marine environment**

- 8.9 The site is within an area of archaeological potential and is within proximity to several scheduled monuments including the old harbour wall to the north.
- 8.10 NIEA Historic Monument Unit was consulted as the competent authority and requested further information to confirm that the proposal does not impact the Historic Harbour Wall which is a scheduled area. Further information was submitted by the agent and on re-consulting NIEA with this information, it confirmed it was content with the proposal as it does not conflict with Policy BH1 of PPS6.
- 8.11 NIEA Marine Environment Division was consulted as the competent authority on matters relating to the marine environment. The proposal would replace an existing facility and as such would not result in any additional water pollution or an unacceptable level of noise or disturbance. Although initial concerns were raised regarding the proposed piling, amending the scheme significantly reduces the disturbance to the marine environment as there are no concerns in this regard.

### **Flood Risk**

- 8.12 The proposal is within an area which is liable to flood from coastal flooding. However, as the proposal is for a floating pontoon which has been designed to adapt to changing tidal

levels and conditions, this proposal would not be contrary to Policy PPS 15.

## **9.0 CONCLUSION**

- 9.1 This proposal to replace an existing pontoon is considered acceptable in this location having regard to the Area Plan and other material considerations. In accordance with the SPSS the proposal would not result in any demonstrable harm being caused to any interests of acknowledged importance. Approval is recommended.

## **10.0 CONDITIONS**

### **10.1 Regulatory 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.



<b>ANNEX</b>	
<b>Date Valid</b>	15th December 2014
<b>Date First Advertised</b>	10th January 2015
<b>Date Last Advertised</b>	22nd July 2015
<b>Details of Neighbour Notification</b> (all addresses)	
<p>The Owner/Occupier, 5-6 Harbour Road Port Rush</p> <p>The Owner/Occupier, 8 Harbour Road,Port Rush,Portrush,Antrim,BT56 8DF,</p> <p>The Owner/Occupier, Fishermans Stores,North Pier,Port Rush,Portrush,Antrim,,</p> <p>The Owner/Occupier, Harbour Office,Harbour Road,Port Rush,Portrush,Antrim,BT56 8DF,</p> <p>The Owner/Occupier, Harbour Tackle,Harbour Road,Port Rush,Portrush,Antrim,BT56 8DF,</p> <p>The Owner/Occupier, Portrush Yacht Club Harbour Road Port Rush</p> <p>The Owner/Occupier, Rammore Resturant Ltd Harbour Road Port Rush</p> <p>The Owner/Occupier, Store,Harbour Road,Port Rush,Portrush,Antrim,,</p> <p>The Owner/Occupier, Store,Harbour Road,Port Rush,Portrush,Antrim,,</p> <p>The Owner/Occupier, Waterworld Harbour Road Port Rush</p>	
<b>Date of Last Neighbour Notification</b>	7th July 2015
<b>Date of EIA Determination</b>	N/A