



**Causeway
Coast & Glens
Borough Council**

Pre- Determination Hearing Report	
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PLANNING COMMITTEE – Pre Determination Hearing

Linkage to Council Strategy (2015-19)	
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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	Shane Mathers
Cost: (If applicable)	N/a

**Property and Lands at 136 Main
Street
Bushmills**

**E/2015/0056/F
Full Planning**

and

**E/2015/0055/LBC
Listed Building Consent**

22nd June 2016

No:	E/2015/0056/F & E/2015/0055/LBC	Ward: Bushmills
App Type:	Full Planning & Listed Building Consent	
Address:	Property and Lands at 136 Main Street, Bushmills	
Proposal:	Erection of 74 Bed Nursing Home, 4 no. Separate Assisted Living Units and conversion and alteration of the existing dwelling to an assisted living unit.	
	Internal alterations to existing building and addition of lift to rear of property, formation of new access and rebuilding of entrance wall and demolition of existing garage and outbuilding	
Con Area:	Yes	Valid Date: 27 th March 2015
Listed Building Grade:	B2	Target Date:
Agent:	Michael Rogers, Studiorogers Architects Ltd	
Applicant:	Sandnewco One Ltd C/o Agent	

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

1 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 section 7 and resolves to **REFUSE** planning permission subject to the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at No. 136 Main Street, Bushmills. The site is large approx. 0.86 hectares in size and irregular in

shape. The site comprises Sharvagh House which is a Grade B2 listed building. This building is detached, two stories high with a hipped roof and is now uninhabited. There is an extensive garden and former orchard to the rear and east of the building. Abandoned derelict outbuildings overgrown with shrubs and trees are located to the south of the site. Various mature trees are located throughout the site some of which contribute to the visual character of the area. The topography of the site is varied with a tiered element evident with higher ground to the south and west of the site split from the lower land to the rear and north of the site by existing retaining walls. Existing stone walls with vegetation above and gates define the boundary adjacent to Main Street.

- 2.2 The site is located within the Bushmills Conservation Area (CA) along Main Street. Commercial and residential properties surround the site with land belonging to the Old Bushmills Distillery adjacent to the eastern boundary.

3 RELEVANT HISTORY

E/2015/0057/DCA: Demolition and rebuilding of entrance wall for proposed new access, demolition of existing garage and outbuilding (Current)

E/2015/0055/LBC: Internal alterations to existing building and addition of lift to rear of property, formation of new access and rebuilding of entrance wall and demolition of existing garage and outbuilding (Current)

LA01/2015/1015/O: Old Bushmills Distillery. Proposed new distillery facility including boiler house and cooling equipment (Current)

LA01/2015/0838/HSC: Old Bushmills Distillery. Hazardous Substances Consent Application. (Current)

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of 74 Bed Nursing Home, 4 no. Separate Assisted Living Units and

conversion and alteration of the existing dwelling to an assisted living unit.

- 4.2 An Environmental Determination was required as the proposed development falls within Schedule 2: Category 10 (B) Infrastructure projects; Urban development projects, including the construction of shopping centres and car parks of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2015 and the site is within a sensitive location.
- 4.3 An Environmental Statement is not required because the anticipated environmental impacts do not merit a positive determination. It is not considered any significant environmental impact will result from the development.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: (3) Three** objectors to the proposal.

The following points have been raised in the objections:

- Access arrangements including visibility splays
- Visibility splays to both sides of the entrance are not achievable based on topographical survey
- Inaccuracies within access plan
- Lack of dimensioned sightlines
- Certificate of Ownership incorrect with regard to visibility splays
- Removal of stone wall along the boundary with Main Street
- Overshadowing of approved Guest Inn adjacent the site.
- Potential impact on operations and future expansion of the Old Bushmills Distillery. The Distillery is designated as an Existing Area of Economic Development and is known for its major employment and tourism significance for Bushmills. The presence of flammable and hazardous substances on site means the Distillery is a Top Tier COMAH facility. A Nursing Home is of sensitivity level 4

where because of age, infirmity or state of health the occupants may be especially vulnerable to injury from a hazardous event. The proposal is contrary to Policy PED 8 of PPS 4, paragraph 6.90 of the SPPS and NAP 2016. The proposed Nursing Home would prejudice the current activities and jeopardise expansion plans at the Distillery.

Internal

5.2 Transport NI: Has no objection to the proposal subject to conditions.

Health & Safety Executive NI: If planning permission is granted then this will restrict future development of the Old Bushmills Distillery – Assessment of other live applications LA01/2015/1015/O & LA01/2015/0838/HSC should be considered.

Conservation/Tree Officer: No objections subject to conditions.

Environmental Health: Has no objection to the proposal subject to conditions.

Rivers Agency: Requires further clarification.

NIEA Natural Environment Division: Bat survey requested

NIEA Protecting Historic Monuments Unit: Has no objection subject to condition.

NIEA Historic Buildings Unit: Awaiting final response

NIEA Water Management Unit: No objections.

NI Water - Strategic Applications: No objections.

6 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
- 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.

7 RELEVANT POLICIES & GUIDANCE

Northern Area Plan (NAP) 2016

Policy SET 2: Development within Settlement Development Limits

Policy ENV 3: Trees

Policy ENV 5: Area of Significant Archaeological Interest

Strategic Planning Policy Statement for Northern Ireland (SPPS)

Planning Policy Statement 15 – Planning and Flood Risk

Policy FLD 3: Development and Surface Water (Pluvial) Flood Risk outside Flood Plains

Planning Policy Statement 6 – Planning, Archaeology and the Built Heritage

Policy BH 2: The Protection of Archaeological Remains of Local Importance and their Settings

Policy BH 3: Archaeological Assessment and Evaluation

Policy BH 4: Archaeological Mitigation

Policy BH 7: Change of Use of a Listed Building

Policy BH 8: Extension or Alteration of a Listed Building

Policy BH 10: Demolition of a Listed Building

Policy BH 11: Development affecting the Setting of a Listed Building

Policy BH 12: New Development in a CA

Policy BH 14: Demolition in a CA

Planning Policy Statement 4 – Planning and Economic Development

Policy PED 7: Retention of Zoned Land and Economic Development Uses

Policy PED 8: Development incompatible with Economic Development Uses

Planning Policy Statement 3 – Access, Movement and Parking

Planning Policy Statement 2 – Natural Heritage

Policy NH 2: Species Protected by Law

Policy NH 5: Habitats, Species or Features of Natural Heritage Importance

Policy NH 6: Areas of Outstanding Natural Beauty

DCAN 9: Residential and Nursing Homes

Other advice and guidance

Causeway Coast AONB Design Guide

The Bushmills Conservation Area Design Guide

CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the principle of the proposed development; the design, layout and visual impact; built heritage; natural environment;

amenity; traffic and parking; flood risk, and the Old Bushmills Distillery.

Principle of development

- 8.2 The proposal is located within Bushmills Settlement Limit, Bushmills Area of Archaeological Potential, Bushmills CA and the Causeway Coast AONB. The south eastern corner of the site has been zoned as BSED 03 which is an Economic Development Zoning at lands west of Old Bushmills Distillery.
- 8.3 Nursing Homes fall into Class C3: Residential Institutions as detailed in the Planning (Use Classes) Order (NI) 2015. Nursing Homes are suited to towns where services are readily and conveniently available. Planning considerations include siting, locality, traffic aspects, amenity, design, layout and landscaping.
- 8.4 The proposal is adjacent to an area zoned for economic use associated to the Old Bushmills Distillery. This is discussed in detail in paragraphs 8.35 to 8.40 below.

Design, Layout & Visual Impact

Demolition within the Conservation Area

- 8.5 The proposal includes demolition of part of the entrance wall and a number of outbuildings between the Listed Building of Sharvagh House and the inward southern boundary of the site. The Conservation Officer was consulted and expressed no objections in principle to the demolition aspect of this proposal. Policy BH 14 of PPS 6 applies and states that demolition of an unlisted building in a CA will only be permitted where the building makes no material contribution to the character or appearance of the area.
- 8.6 The proposal includes the demolition of 4 outbuildings and structures. The structure at the southernmost part of the site currently contains the remnants of walls, whilst the other two outbuildings further to the north are in poor physical condition and screened from public views by an existing wall, which encloses this section of the site along with overgrown shrubs and trees. The last building is the dwelling/store/garage/former

Coachhouse fronting onto the side of Sharvagh House which has a more prominent location than the other buildings. The only area of concern relates to the garage building, however it is important to consider the balance of seeking its retention against the viability of a scheme which will contribute to the enhancement of the CA and the restoration of a key building (Sharvagh House) being sensitively re-used and refurbished. Given this consideration and the limited views of the outbuildings, their condition and appearance, no objections are expressed to their demolition.

- 8.7 In relation to the random rubble granite wall along the site frontage, this is currently an attractive feature within the CA. An objector has raised concerns in relation to its demolition. A significant portion of the wall will have to be demolished to facilitate the relocation of the site access and visibility splays. Plans show that the sections of the wall which have to be demolished will be re-constructed with the original stone from the existing wall with painted green cast iron gates and natural sandstone used. This is considered to be an acceptable design solution that will maintain the character of the CA. The structures proposed for demolition are acceptable in terms of Policy BH 14 of PPS 6.

New Development within the Conservation Area

- 8.8 The Bushmills CA Design Guide and Policy BH 12 of PPS 6 relates to design issues with a major requirement being that any development proposal preserves or enhances the character and appearance of the CA, respecting the existing built form and character of the area. The Conservation Officer provided comment on this scheme but expressed no objections. The proposal is acceptable in terms of scale, form, materials and detailing and protects important views within the CA.
- 8.9 The proposal comprises restoration of the existing listed building as self-contained assisted living units. Key public views of the site from within the CA are from Main Street. Therefore, the design of Sharvagh House is a key feature. The sensitive refurbishment of this listed building is welcomed and provides an opportunity to enhance the character and appearance of a key building, positively contributing to the CA setting and the AONB.

- 8.10 The proposal also contains a 74 bed Nursing Home building to the rear of the site. It has a large footprint and takes a two storey form which is visually broken up by the vertical gable end elements with vertical emphasis glazing and traditional pitched roof. The proposed layout, scale and massing is considered appropriate for this type of use. The design is contemporary with the roofscape design influence taken from the surrounding context of the Distillery Building with the quality of materials also respecting the setting and character of the CA. There are limited public views of this element as it is sited in a lower section of land, enclosed by elevated landform and an attractive garden wall which is to be retained and visually framed by existing mature trees which are an important asset of the site.
- 8.11 The assisted living units on the southern section of the site are two storeys high but are generally screened from public views by the existing built form and wall as well as the topography of the site. The design, layout, scale, massing and materials of these units are considered suitable for this site.
- 8.12 The proposal is considered to comply with Policy SET 2 of NAP 2016, Policy BH 12 of PPS 6, the Bushmills CA Design Guide, Policy NH 6 of PPS 2 and the Causeway Coast AONB Design Guide.

Built Heritage

Archaeology

- 8.13 The application site is situated within an Area of archeological potential so there is an expectation to encounter below ground archaeological remains associated with the origins and development of the historic settlement. Historic Monuments were consulted and advised that an archaeological evaluation is required due to the location and scale of the proposed site. An Archaeological Impact Assessment was submitted and reviewed by Historic Monuments. Their final response advised they are now content with the proposal conditional on the agreement and implementation of a developer funded programme of archaeological works. The proposal is considered compliant with Policy ENV 5 of NAP 2016 and Policies BH 2, 3 & 4 of PPS 6.

Listed Buildings

- 8.14 Alterations to the existing listed building include a change of use from a residential dwelling to assisted living units. Following revisions to the proposal, Historic Buildings Unit were re-consulted and now express no objections in principle to the overall development. However, further details have been requested to enable a full assessment. The agent has submitted the revised drawing and Historic Buildings Unit have been re-consulted.
- 8.15 The revised proposal shows three elevations of Sharvagh House remaining the same with one side elevation incorporating removal of one window and inclusion of a new window. Other repairs in relation to chimneys, windows, doors, walls and roofing are proposed.
- 8.16 Policy BH 7 of PPS 6 is relevant as a change of use of a listed building is permitted where it secures its upkeep and survival and the character and architectural or historic interest in the building would be preserved or enhanced. The proposed use is considered compatible and would safeguard the future interest of the listed building. External alterations proposed to Sharvagh House include repairs and window removal and inclusion which is considered to comply with Policy BH 8 of PPS 6 because the essential character of the building is retained and its features of special interest remain intact and unimpaired. Policy BH 10 of PPS 6 relates to demolition of listed structures which is relevant in relation to two outbuildings proposed for demolition. The agent provided justification for this demolition in the report dated 30th September 2015 and highlighted several benefits, one of which is to facilitate the whole development which ultimately returns Sharvagh House to its original condition. The contents of this report have been considered and demolition of the outbuildings are acceptable in light of the whole development proposed. Policy BH 11 of PPS 6 relating to the setting of the listed building is relevant as the new Nursing Home is positioned to the rear of the site behind the listed building. There are no concerns with this new relationship given adequate separation distances and public views from Main Street will only take in the front of the listed building given the narrow frontage.

Natural Environment

Trees & Vegetation

- 8.17 There are existing mature trees that contribute to the visual character and appearance of the site and key trees should be retained where possible.
- 8.18 A tree survey report and map was provided for the entire site identifying 100 trees in total, of which 33 are required to be removed/felled in the interests of site safety, which includes mature Ash and Sycamore trees along the northern boundary to the front of the site. Following assessment, it appears the construction of access roads and new development will also result in the further loss of 42 trees within the site which leaves a total of 25 trees to be retained. The majority of trees to be felled are located at the enclosed southern section of the site and consist of mainly self-seeded Sycamore trees.
- 8.19 In order to facilitate the access arrangements at the front of the site, mature Elder, Sycamore and Cypress trees will have to be removed. One benefit of this tree removal is that it will open up some public views of Sharvagh House but the retention of the mature Lime and Sycamore trees along part of the site frontage will help preserve the visual appearance at this section of the site.
- 8.20 In relation to the 25 trees to be retained, many of these are key or significant trees within the site that are mainly located along the boundaries and walled garden area. They are important assets that help frame the site and will significantly contribute to the environmental quality of the proposed development and CA. There are concerns with the proximity of the development to at least 10 of the 25 trees to be retained with proposed buildings, access roads and retaining walls within the Root Protection Area (RPA) and the recommended amenity space distances from these trees.
- 8.21 To fully assess the impact of development on all trees further information was requested such as a Tree Constraints Plan carried out by a qualified Arboriculturist showing the RPA of all retained trees, the extent of existing crown spread and adequate amenity separation distance from the development. A Tree

Protection Plan and Landscape Management Plan was also submitted.

- 8.22 The proposed landscaping plan shows 76 new trees to be planted throughout the site. It is noted that the landscaping scheme has been sensitively designed to reflect the historic context of a walled garden and includes the planting of a variety of old local fruit trees, some of which are to be grown espallier style. There is also considerable shrub, lawns and perennial plantings proposed within the development.
- 8.23 A number of additional trees are to be removed due to the impact that they will have on the stability of the historic garden wall bounding the site, as contained in the Structural Engineers Report. The loss of these trees has to be balanced against the future protection of the historic garden wall, which is an important asset of the site and the wider CA. It is also important to consider the level of new tree planting proposed (76 new trees) which should help mitigate the loss of the existing trees on site. When considering all of the above, the proposal is acceptable in terms of the proposed landscaping and would not have an adverse impact on the character or appearance of the CA. The proposal is therefore acceptable in terms of Policy ENV 3 of NAP 2016.

Protected Species

- 8.24 The proposal should result in no likely significant effects on any designated sites.
- 8.25 A badger survey was submitted and reviewed. NED are now content that the proposal should not harm this protected species.
- 8.26 A bat survey was submitted for the application site. However, the bat survey did not meet required specifications; only 2 dusk surveys were carried out; the temperature during the dawn survey was too low; and the surveys were only carried out in September and were not evenly spread throughout the season. Further bat surveys were requested and the Agent is willing to submit the reports once complete. Until such time the proposal is contrary to Policies NH 2 & 5 of PPS 2 in that the development would be likely to harm bats protected by law and

insufficient information has been submitted to establish otherwise.

Amenity

Noise, Nuisance and General Disturbance

- 8.27 The proposed development will introduce vulnerable persons within close proximity of an existing licensed premises, No. 124 Main Street (Finn MacCools). This public house confirmed they regularly hold entertainment and during the summer their external beer garden can get very busy. In addition, planning approval has been granted (E/2009/0376/F) to extend the public house further along the rear car park bringing it closer to the proposed nursing home.
- 8.28 Environmental Health was consulted and advised occupants of the nursing home would be subject to noise disturbance arising from the public house and external beer garden which would impair their residential amenity. A Noise Impact Assessment was requested and received. Environment Health advised they have no further objections subject to conditions relating to noise mitigation measures.

Impact on Neighbouring Properties

- 8.29 The proposal entails restoring the existing listed building with extensions/alterations. This aspect of the development will not harm neighbouring properties in terms of overlooking or overshadowing.
- 8.30 The proposed nursing home will be adjacent to Nos. 124 – 130 Main Street. The majority of first floor windows in the rear elevation facing north are for bedrooms with 2 for seating, 2 for stairs and 1 for a lounge. There is no impact on residential amenity in terms of overlooking given the location of the site within the settlement limit of Bushmills adjacent to commercial properties. The nursing home should not result in unreasonable overshadowing to neighbouring properties given the relationship; acceptable scale and massing; location of development towards the rear of the site; adequate separation distances; and the site orientation. An objector raised concern over overshadowing to

the development commenced but not built under E/2009/0376/F for No. 124 Main Street. The proposal is not considered to adversely impact on this development given the site orientation and the alignment of the approved extension in relation to the nursing home (extension stops before the nursing home starts). Overshadowing would mainly occur to the car parking area beyond the approved rear extension to the public house which is north of the application site.

- 8.31 The assisted living units are located in the southern section of the site adjacent to the residential development known as Distillery Court. There is a considerable difference in levels between the site and this neighbouring residential development. There was initial concern over the relationship between the assisted living units and No. 12 Distillery Court in terms of dominance. Amendments were requested reducing the length of the rear returns to increase separation distances. These have been received and address the concerns. The assisted living units should not result in unreasonable overlooking of Nos. 12 & 14 Distillery Court. No. 14 Distillery Court has a narrow landing window in the gable and the only first floor window directly facing this property is for a bedroom. No. 12 Distillery Court should not experience unreasonable overlooking given the first floor rear windows facing this property are for a kitchen so potential views will be set back due to kitchen units; views will be of their gable wall which contains two small sized windows while views of their private amenity space to the rear are restricted given the oblique angle.

Traffic and parking

- 8.32 PPS 3 relates to vehicular and pedestrian access, transport assessment, the protection of transport routes and parking. It is an important consideration in terms of the integration of transport and land use planning.
- 8.33 TransportNI was consulted in relation to this application and offer no objections. Objectors raised concerns in relation to access requirements in particular achieving visibility splays. TransportNI was re-consulted highlighting objector concerns and advise the proposed access to the site including visibility splays are acceptable. The proposal is satisfactory in terms of the

access, additional traffic, parking and servicing requirements.

Potential Flood Risk

- 8.34 The site is not located within a fluvial flood plain however due to the size and nature of the development Policy FLD 3 of PPS 15 applies. Rivers Agency were consulted and requested submission of a Drainage Assessment as the site there may be at risk of surface water flooding. A Drainage Assessment was subsequently submitted and Rivers Agency re-consulted. However, there are still outstanding issues relating to the design of the drainage infrastructure to be addressed.

The Old Bushmills Distillery – Economic Development Designation

- 8.35 The application site is located west of the Distillery and adjoins lands in their ownership. Objections have been received about the proposal impacting on the operations and the future expansion of the Distillery.
- 8.36 The red line of the site includes part of designation BSED 03 which is an Economic Development Zoning at lands west of Old Bushmills Distillery. The Key site requirements state only B Class Uses are acceptable on this zoning. The proposal now shows this area with open space and car parking. Policy PED 7 of PPS 4 is relevant and states development that results in the loss of land zoned for economic development use in a development plan to other uses will not be permitted. This element of the proposal is therefore contrary to Policy PED 7 of PPS 4 and NAP 2016.
- 8.37 Policy PED 8 of PPS 4 advises a proposal in the vicinity of an existing economic development use that would be incompatible with this use or that would prejudice its future operation will be refused. HSENI were consulted and advise that the application site falls within the consultation distance of the Distillery which contains major hazard installations subject to the Control of Major Accident Hazards (COMAH) Regulations. The site straddles the Outer Land Use Planning Zone to a certain extent. Under the

PADHI Guidelines, the proposal for a nursing home is assigned the highest sensitivity Level 4 due to the presence of vulnerable persons in the proposed development. HSENI advises that if approved, the development will restrict the future development of the Distillery along the western boundary of the Distillery site.

8.38 Following this consultation response, two planning applications were submitted in relation to the Old Bushmills Distillery and are currently under consideration:

- LA01/2015/1015/O - Proposed new distillery facility including boiler house and cooling equipment; and
- LA01/2015/0838/HSC - Hazardous Substances Consent Application.

8.39 HSENI were re-consulted in light of the above information. Their final response reiterated that their initial advice is still applicable. Their consultations in relation to the above two planning applications were forwarded for information purposes. HSENI do not advise against development for the Distillery applications but this is dependent on the approval/refusal of this application E/2015/0056/F. The Nursing Home would fall within the reassessed LUP zones for the Distillery so only one or the other can be approved. For example, if the Nursing Home is approved then applications LA01/2015/1015/O and LA01/2015/0838/HSC should be refused and if these applications are approved then the Nursing Home should be refused.

8.40 Considering HSENI comments and the submission of two planning applications for the Distillery showing a commitment to further expand operations on land zoned for this purpose, it is regarded that this proposal for a Nursing Home is contrary to PED 8 of PPS 4 in that this type of use (Class C3 and sensitivity level 4) is incompatible with economic development enterprises such as the Distillery which is already operating adjacent to the site. NAP 2016 regards the Distillery as a major employment and tourism significance for Bushmills and has various economic development zonings to assist with its extension to encourage expansion. The SPPS supports existing economic development enterprises and paragraph 6.90 states "Where it is clearly demonstrated that a proposal for new or expanded development would prejudice the future operation of an established or approved economic

development use, then it will normally be appropriate to refuse the application.”

Other Matters

- 8.41 A land ownership objection was raised. No further details of who is believed to be the landowner was supplied. The Agent in correspondence confirmed that the correct certificate was served.

9.0 Conclusion

- 9.1 The proposal is not considered acceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. The principle of developing this land use as a nursing home within close proximity to an existing business and adjacent to an Area Plan zoning allowing its extension is contrary to the Northern Area Plan, the SPPS and PPS 4 as it would prejudice the future operation of the Old Bushmills Distillery. Insufficient information has been submitted to assess the likely impact on bats, a protected species. The proposal is also contrary to the Plan as the use of car parking on zoning BSED 03 is contrary to the Plan zoning. The site drainage has not been resolved and the proposals is also contrary to PPS 15. Refusal of this application is recommended.

10 Refusal reasons

1. The proposal is contrary to Paragraph 6.180 of the Strategic Planning Policy Statement for Northern Ireland and Policies NH 2 and NH 5 of Planning Policy Statement 2, in that the development would be likely to harm bats protected by law and insufficient information has been submitted to establish otherwise.
2. The proposal is contrary to the Northern Area Plan 2016, paragraph 6.90 of the Strategic Planning Policy Statement for NI and Policy PED 8 of Planning Policy Statement 4, in that a Nursing home is an incompatible use with the Old Bushmills Distillery as it would prejudice its future expansion as identified in the Area Plan.

3. The proposal is contrary to paragraph 6.89 of the Strategic Planning Policy Statement for Northern Ireland, Policy PED 7 Planning Policy Statement 4, Industrial Development and Policy BSED 03 of the Northern Area Plan 2016, in that part of the proposal is located on land zoned for industrial use which should be retained to meet further demand.