

Regional Planning Governance & Legislation



Department for
Infrastructure

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Ms Denise Dickson
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Ref: LA01/2016/1328/F

18 February 2025

Dear Ms Dickson

**PLANNING ACT (NORTHERN IRELAND) 2011
THE PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER (NORTHERN
IRELAND) 2015**

**LA01/2016/1328/F - FULL APPLICATION FOR A HOTEL AND SPA COMPLEX
(INCLUDING CONFERENCE AND BANQUETING FACILITIES, HOLIDAY COTTAGES,
NORTH WEST 200 VISITOR ATTRACTION (INCLUDING EXHIBITION SPACE,
TOURIST RETAIL UNIT (C.150 SQ M) AND OFFICE SPACE), DEMONSTRATION
RESTAURANT, CAR/COACH PARKING, ACCESS/JUNCTION ALTERATIONS,
LANDSCAPING, PRIVATE SEWERAGE TREATMENT PLANT AND WATER BORE
HOLES TOGETHER WITH ASSOCIATED APPARATUS/ INFRASTRUCTURE
WORKS ON LAND SOUTH OF 120 BALLYREAGH ROAD (A2), PORTSTEWART, BT55
7PT**

I refer to the Notification Direction issued by the Department on 11 November 2019 in relation to the above planning application and the subsequent notification received from your council on 3 September 2024.

After careful consideration, it has been concluded that the above application does not raise issues of such importance that their impact is considered to extend to a sub-regional or regional level, nor are the circumstances of the case exceptional to warrant the use of the Department's 'call-in' power under Section 29 of the Planning Act (Northern Ireland) 2011.

The Minister has therefore decided that application LA01/2016/1328/F will not be 'called in' to the Department for determination and Causeway Coast and Glens Borough Council can continue to process the application accordingly.

Yours sincerely



ROSEMARY DALY
Director