



Title of Report:	Planning Committee Report – LA01/2026/0176/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	22nd April 2026
For Decision or For Information	For Decision – Council Item
To be discussed In Committee YES/NO	No

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management Manager

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No: LA01/2026/0176/F

Ward: Garvagh

App Type: Full

Address: Garvagh War Memorial, Main Street, Garvagh, Coleraine

Proposal: Erection of war memorial plaque onto existing historic stone wall and erection of war memorial plinth adjacent to existing steps of memorial.

Con Area: N/A

Valid Date: 19/02/2026

Listed Building Grade: N/A

Agent: Applicant is agent

Applicant: Causeway Coast and Glens Borough Council

Objections: 0 **Petitions of Objection:** 0

Support: 0 **Petitions of Support:** 0

Executive Summary

- This is a full planning application seeking the erection of a war memorial plaque onto existing historic stone wall and erection of war memorial plinth adjacent to existing steps of the existing memorial.
- The site is located within the Town Centre and Settlement Development Limit of Garvagh and within an Area of Archaeological Potential, as defined within the Northern Area Plan 2016. The site is not subject to any other specific environmental zonings or designations. The site is adjacent to the existing war memorial which is a Listed Building (Grade B1 - Historic Buildings Ref: HB03/02/033).
- No objections or representations have been received in relation to the proposed development.
- The principle of development is considered acceptable. The proposed development is appropriate in terms of its siting, scale and design. The proposal can also successfully integrate into the site both functionally and visually whilst being sensitive to the local character of the area.
- The proposal complies with all relevant planning policies including the Regional Development Strategy (RDS) 2035, Northern Area Plan (NAP) 2016, SPPS Edition 2 (2025), Planning Policy Statement (PPS) 6: Planning, Archaeology & the Built Heritage, and Planning Strategy for Rural Northern Ireland.
- Consultation was carried out with Historic Environment Division (HED). No objections were raised.
- The application is recommended for **APPROVAL**.

Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningssystemni.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 site is located at Garvagh War Memorial, Main Street, Garvagh, Coleraine.
- 2.2 The site is located within the Town Centre and Settlement Development Limit of Garvagh and within an Area of Archaeological Potential, as defined within the Northern Area Plan 2016. The site is not subject to any other specific environmental zonings or designations. The existing memorial is a listed building (Grade B1 - Historic Buildings Ref: HB03/02/033).
- 2.3 The surrounding area is characterised by a mix of typical town centres uses including retail and residential.

3.0 RELEVANT HISTORY

- 3.1 Application Number: LA01/2019/1319/F
Decision: Permission Granted / Decision Date: 24/06/2020
Proposal: Renovation of a Grade B listed war memorial, Re-roofing of existing towers, Re-pointing and masonry repairs, new floors at each level, new lighting scheme including re-location NIE cable
- 3.2 Application Number: LA01/2019/1187/LBC
Decision: Consent Granted / Decision Date: 24/06/2020
Proposal: Renovation of a Grade B listed war memorial, Re-roofing of existing towers, Re-pointing and masonry repairs, new floors at each level, new lighting scheme including re-location NIE cable

4.0 THE APPLICATION

- 4.1 The application proposes the erection of a war memorial plaque onto existing historic stone wall and erection of war memorial plinth adjacent to existing steps of memorial.
- 4.2 The proposed war memorial plaque is to be fixed onto the existing historic stone wall positioned to the rear of the existing memorial. The plaque will be located above the existing bench which is on the western side of the existing memorial, as shown on the proposed site layout. As detailed in the supporting information submitted by the Agent, the font and type size would be appropriately selected in traditional serif style to ensure cohesion with the existing inscriptions. The text will be inscribed in dark grey South African granite or similar with an appropriate match found to retain similarity to the existing infrastructure of basalt wall and War Memorial. The plaque will measure approx. 0.52m x 0.90m.
- 4.3 The other proposed memorial plinth will be located adjacent to the steps of the existing memorial to the north west immediately adjacent to the existing wall, as shown on the proposed site layout. As detailed in the supporting information submitted by the Agent, the granite pillar will be dark grey South African granite or similar with a matte brushed / sandblasted finish in order to retain similarity with the existing memorial situated opposite. The pillar will sit on a small base constructed of split cut basalt with hammer brushed finish. The font and type size on the plaque would be appropriately selected in traditional serif style to ensure cohesion with the existing inscriptions. The back of the pillar will measure approx. 1 metre in height, and the front of the pillar will be slightly smaller in height (approx. 0.75m) to allow visitors to easily read the plaque. The granite face (including a steel face insert) will measure approx. 0.35m x 0.25m.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

Advertising: Advertised on 04 March 2026.

Neighbours: Sixteen (16no) neighbours were notified.

Representations: No letters of objection were received.

5.2 Internal:

One (1no) consultation was issued in relation to this application.

- Historic Environment Division (HED) were consulted due to the application site being adjacent to a War Memorial on Main Street, Garvagh (Grade B1) and due to the application site being located within an Area of Archaeological Potential. They raised no objection to the proposal as presented.

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 (NAP) 2016

6.3 The Regional Development Strategy (RDS) is a material consideration.

6.4 The Strategic Planning Policy Statement for Northern Ireland Edition 2 (2025) (SPPS) is a material consideration. As set out in the SPPS Edition 2 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

7.1 The application has been assessed against the following planning policy and guidance:

- [Regional Development Strategy \(RDS\) 2035](#)
- [Northern Area Plan \(NAP\) 2016](#)

- [Strategic Planning Policy Statement \(SPPS\) Edition 2 \(2025\)](#)
- [Planning Policy Statement \(PPS\) 6: Planning, Archaeology & the Built Heritage](#)
- [Planning Strategy for Rural Northern Ireland \(PSRNI\)](#)

8.0 CONSIDERATIONS & ASSESSMENT

- The main considerations in the determination of this application relate to the principle of development, the impacts of the proposal on the nearby listed buildings, and the impacts on the surrounding townscape.

Principle of development

- 8.1 The application proposes the erection of a war memorial plaque onto existing historic stone wall and erection of war memorial plinth adjacent to existing steps of the existing memorial.
- 8.2 The application must be considered having regard to the RDS, NAP, SPPS Edition 2, PPS 6 and PSRNI policy documents.
- 8.3 The RDS seeks to promote sustainable patterns of development and recognises the development of balanced communities should be encouraged by promoting a mix of housing tenures and types. In addition, the creation of quality-built environments can contribute to the achievement of safe, complete and balanced communities.
- 8.4 Paragraphs 4.1 – 4.40 of the SPPS outline the general principles for planning, with paragraphs 4.23-4.3 identifying the need for good design and positive place-making. The SPPS promotes suitable development throughout the planning system. The guiding principle of planning authorities is that sustainable development should be permitted, having regards to the development plan and all other considerations, unless the proposed development will have a demonstrable harm to interest of acknowledged importance.
- 8.5 The site is located within the Town Centre and Settlement Development Limit of Garvagh and within an Area of Archaeological Potential, as defined within the Northern Area Plan

2016. The site is adjacent to the existing war memorial which is a listed Building. The site is not subject to any other specific environmental zonings or designations.

- 8.6 The proposed development is appropriate in terms of its siting, scale and design. As the site is located within a settlement and relates to minor development beside an existing monument, the principle of the development is considered acceptable.

Impacts of the proposal on the nearby listed buildings

- 8.7 PPS 6, Policy BH 11 sets out the criteria to be met for development affecting the setting of a Listed Building. Historic Environment Division (HED) were consulted due to the application site being adjacent to a War Memorial on Main Street, Garvagh which is a Grade B1 Listed Building and is of special architectural or historic interest protected by Section 80 of the Planning Act (NI) 2011, and due to the application site being located within an Area of Archaeological Potential. HED Monuments and Buildings raised no objection to the proposal and have stated that the proposal as presented has no greater demonstrable harm on the setting of the listed building.

- 8.8 The proposed development complies with the requirements of PPS 6 - Policy BH 11, as it respects the scale, form, and architectural style of the Listed Building. The choice of materials (as listed previously) are sympathetic to, and complement, the existing structure, ensuring a consistent appearance. Overall, the design is considered appropriate and preserves the character and setting of the building, thereby aligning with the criteria set out within the policy.

Impacts on the surrounding townscape

- 8.9 Policy DES 2 of the Planning Strategy for Rural Northern Ireland relates to townscape and requires development proposals in towns and villages to make a positive contribution to townscape and be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials. It is considered that the proposal will not detract from the existing character and respects the immediate and wider built form of Garvagh town centre.

8.10 The design, scale and use of materials associated with the proposed development are considered to be acceptable with respect to the character of the surrounding area. The proposal can successfully integrate into the site both functionally and visually whilst being sensitive to the local character of the area. There will be limited views of the proposed development from the surrounding road network due to the existing monument already onsite. Due to the modest scale of the proposal, it will not cause adverse visual impact on neighbouring buildings or road users. The design and materials of the proposed development will be in keeping with the existing monument.

9.0 CONCLUSION

9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan and other material considerations including the RDS, SPPS Edition 2, PPS 6 and a Planning Strategy for Rural Northern Ireland. Due to the nature and scale of the proposal there will be no detrimental impact on the surrounding area and Listed Building and consultees have raised no concerns with the proposed works.

9.2 This application is recommended for **APPROVAL**.

10.0 PROPOSED CONDITIONS

1. The development hereby permitted must be begun within five years from the date of this permission.

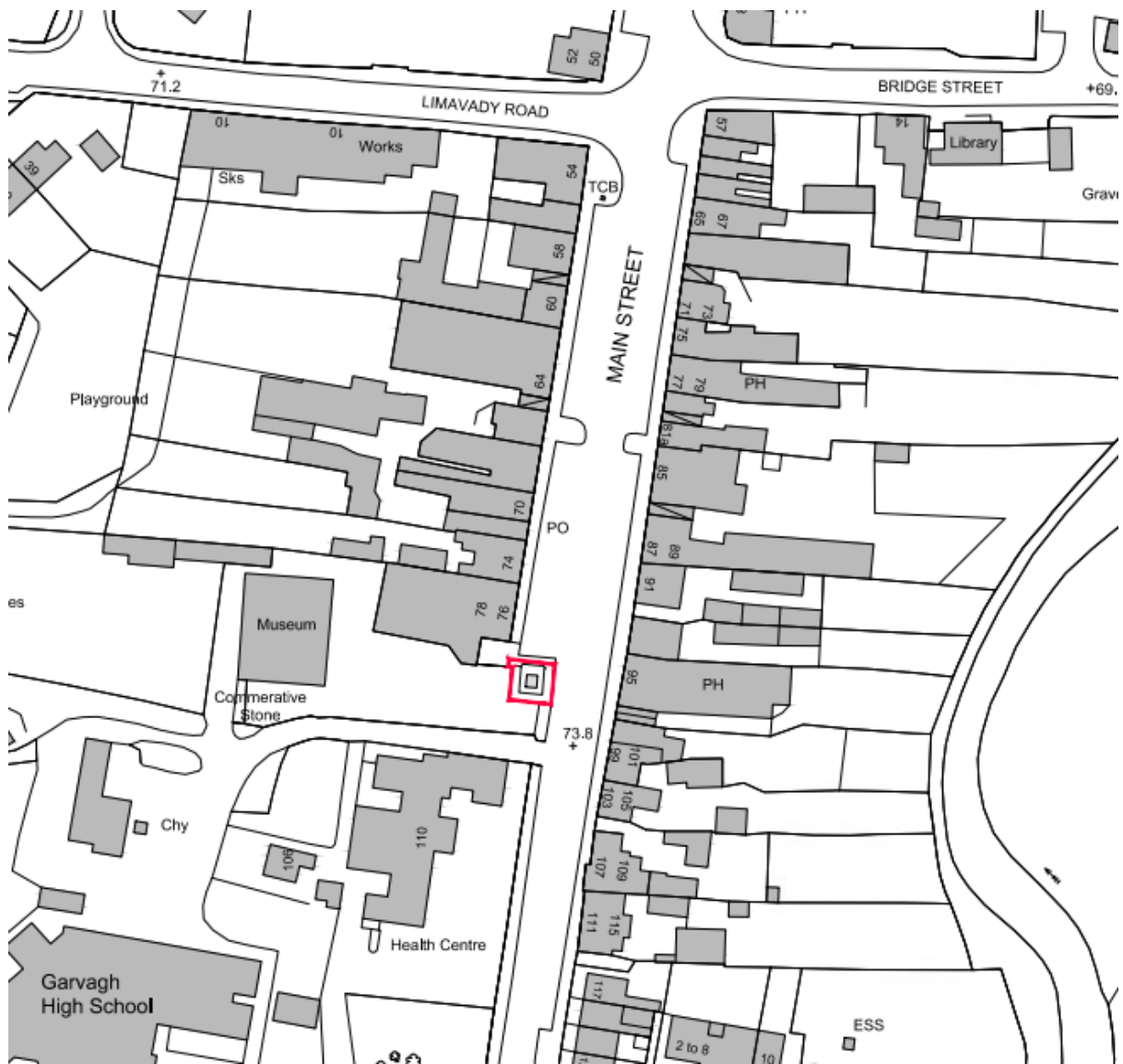
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

INFORMATIVES

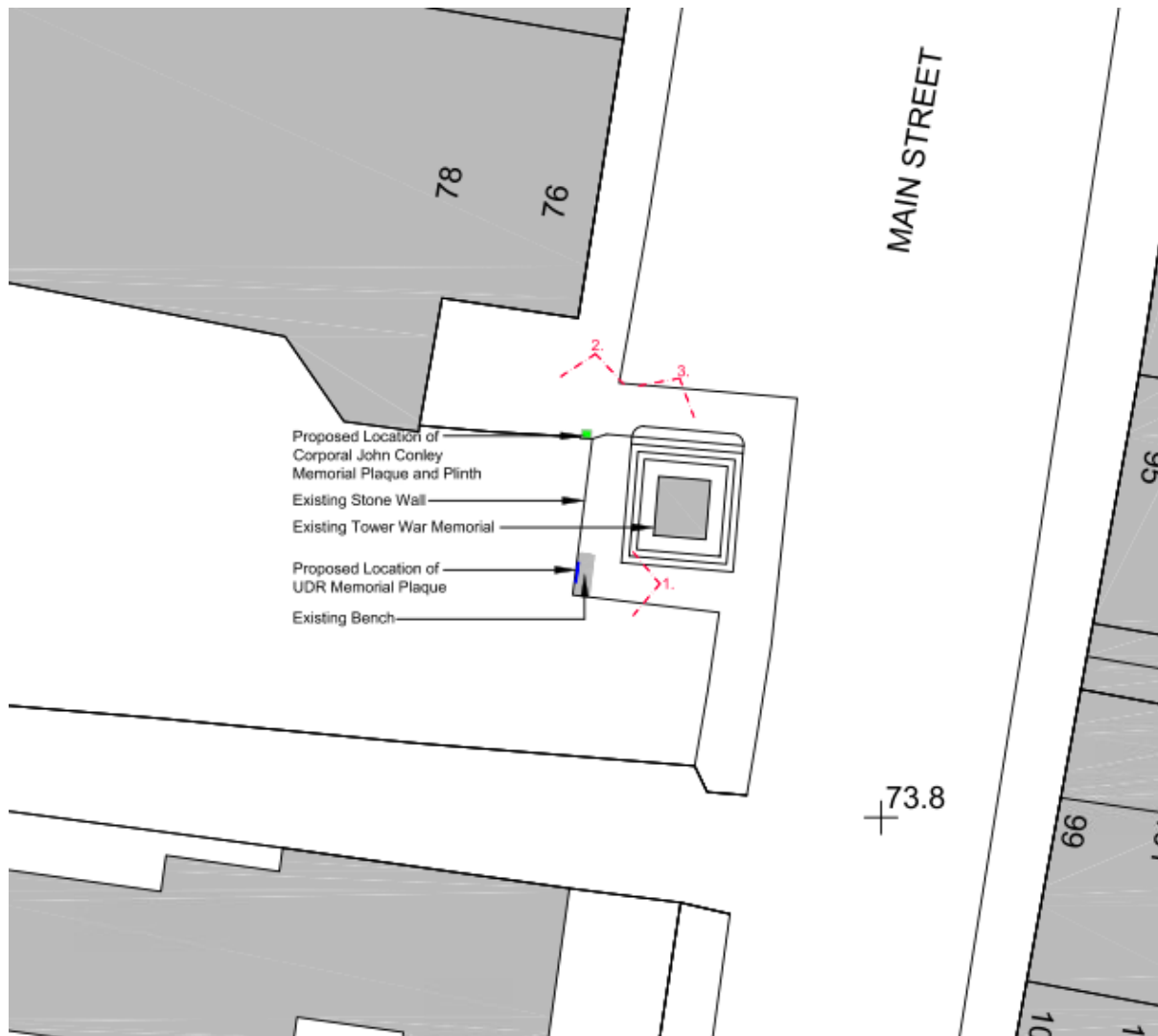
1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

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 <https://planningregister.planningssystemni.gov.uk/simple-search>

Site Location Plan



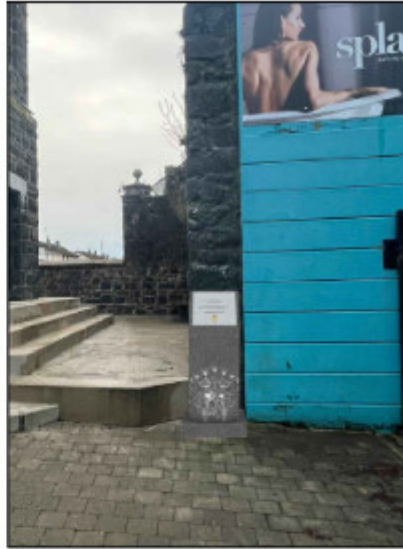
Site Plan



Proposed CGIs



1. Proposed CGI of UDR War Memorial Plaque Location above Bench

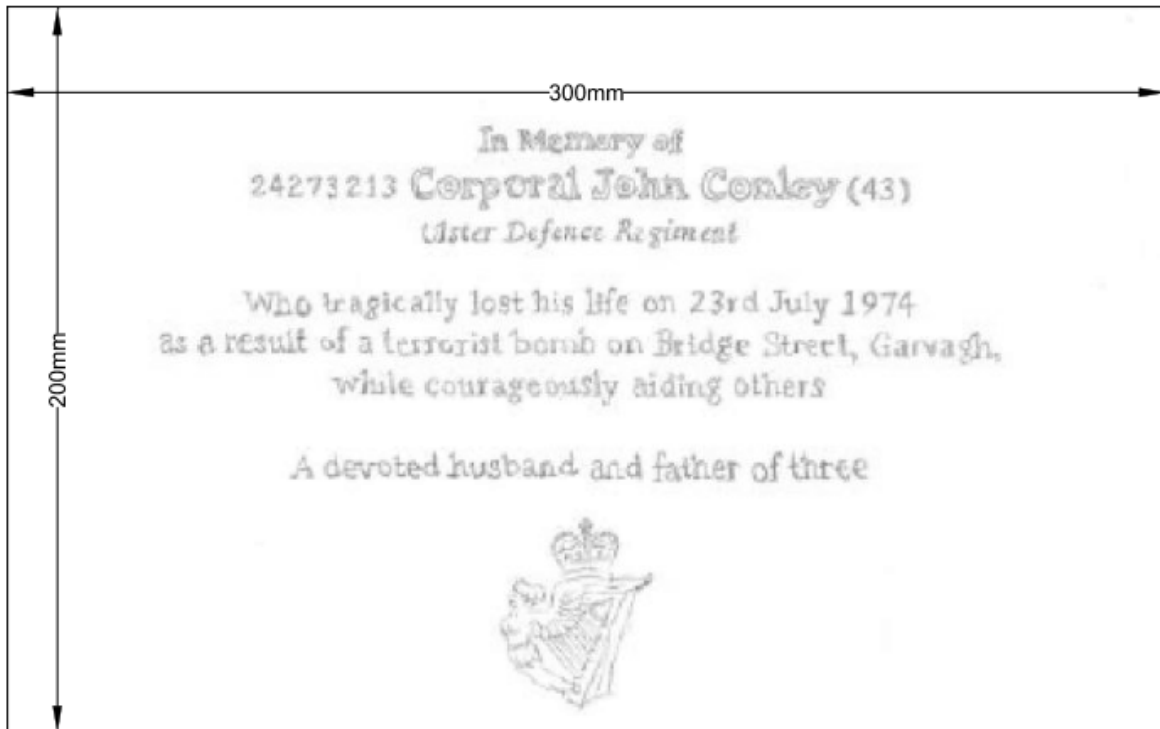


2. Proposed CGI of Corporal John Conley War Memorial Plinth (Front View)



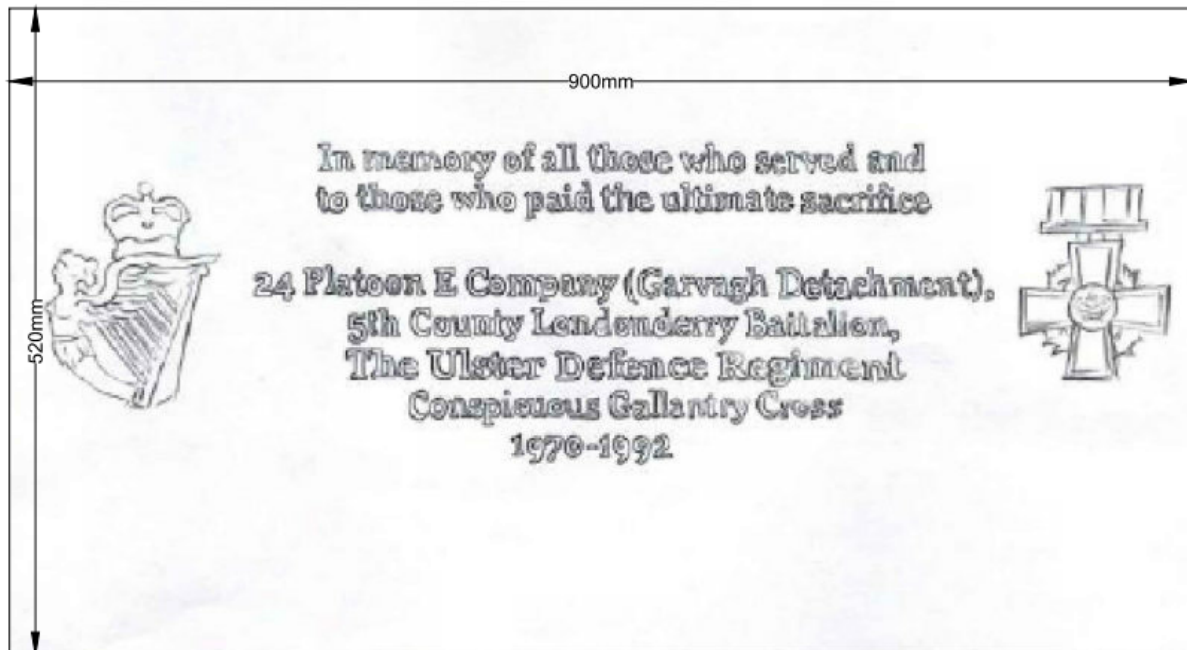
3. Proposed CGI of Corporal John Conley War Memorial Plinth (Side View)

Proposed Corporal John Corley Memorial Plaque Layout (adjacent to existing steps of memorial on plinth)



PROPOSED UDR WAR MEMORIAL PLAQUE LAYOUT

Proposed UDR War Memorial Plaque Layout (onto existing historic stone wall - location above bench)



PROPOSED UDR WAR MEMORIAL PLAQUE LAYOUT