



Title of Report:	Planning Committee Report – LA01/2025/0901/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	27th May 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: LA01/2025/0901/F

Ward: Mountsandel

App Type: Full

Address: 85a Mountsandel Road, Coleraine

Proposal: Retention of amendments to dwelling under Planning Approval
LA01/2022/0846/RM

Con Area: N/A

Valid Date: 02/09/2025

Listed Building Grade: N/A

Agent: Ivan McDonald, 15 Cloonavin Park, Cloonavin Park, Coleraine,
BT52 1RU

Applicant: Darren Warwick, 85a Mountsandel Road, Coleraine, BT52 1JF

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

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

Comments 1

Executive Summary

- This is a full planning application seeking retention of design amendments made to a dwelling approved under application LA01/2022/0846/RM.
- The site is located within the Settlement Development Limit of Coleraine. The site is not subject to any specific zonings. Two trees on site are protected under Tree Preservation Order, LA01/2025/0020/TPO.
- One comment has been received in relation to the proposed development.
- The principle of development was previously established under applications LA01/2021/0399/O and LA01/2022/0846/RM. The proposed development is appropriate in terms of its siting, scale and design. The impact on the character of the area is deemed to be acceptable.
- The proposal complies with all relevant planning policies including the Northern Area Plan (NAP) 2016, SPPS Edition 2 (2025), Planning Policy Statement (PPS) 7: Quality Residential Environments, Planning Policy Statement (PPS) 7 (Addendum): Safeguarding the Character of Established Residential Areas and Planning Policy Statement (PPS) 3: Access, Movement and Parking.
- Consultation was carried out with DFI Roads. 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 85a Mountsandel Road, Coleraine.
- 2.2 The site is located within the Settlement Development Limit of Coleraine. The site is not subject to any specific zonings. Two trees on site are protected under Tree Preservation Order, LA01/2025/0020/TPO.
- 2.3 On site is a substantially completed 2.5 storey dwellinghouse with the roof completed and windows and doors installed. A gravel driveway provides access to the public road. A maintained lawn is present to the front of the dwelling with a willow tree. Further trees are located along the site frontage for which a fence was under construction. The northern site boundary is defined by a fence. The southern boundary adjoins No. 87 Mountsandel Road and is defined by temporary metal fencing. The western site boundary was undefined.
- 2.4 The surrounding area is primarily residential in character with some community uses within the wider area.

3.0 RELEVANT HISTORY

- 3.1 Application Number: LA01/2022/0846/RM
Decision: Permission Granted / Decision Date: 4th May 2023
Location: Site at 85 Mountsandel Road, Coleraine
Proposal: Proposed dwelling and access

3.2 Application Number: LA01/2021/0399/O
Decision: Permission Granted / Decision Date: 22nd September 2021
Location: Site at 85 Mountsandel Road, Coleraine
Proposal: Proposed dwelling

4.0 THE APPLICATION

- 4.1 The application relates to the retention of amendments to the dwelling under LA01/2022/0846/RM.
- 4.2 The principle of development for the development of a dwellinghouse in this location was established under outline planning permission, LA01/2021/0399/O granted permission on 22nd September 2021.
- 4.3 Further to this determination, the associated reserved matters application LA01/2022/0846/RM was granted by the Council's Planning Committee on 4th May 2023.
- 4.4 The time limit applied on these applications was for commencement of development within 5 years of the outline planning permission and 2 years of the reserved matters permission. The permission is still extant with the outline planning application expiring on 22nd September 2026. The reserved matters application expired on 4th May 2025.
- 4.5 The proposed changes under this application relate primarily to alterations to the dwelling design to include changes in scale/height and alterations to and additions and removals of window openings. Further amendments include a change to the proposed boundary treatment and a minor alteration to the driveway layout.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

Advertising: Advertised on 17th September 2025.

Neighbours: Six neighbours were notified.

Representations: One comment was received advising:

- As the boundary fence at the rear of my property, 3 Ratheane Avenue, was removed during construction at the new property, I would like the new boundary fence to extend far enough to replace the fence that was removed.

5.2 Internal:

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

- DFI Roads were consulted and have advised they have no concerns with the application as presented and recommended conditions as previously applied.

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:

- [Northern Area Plan \(NAP\) 2016](#)
- [Strategic Planning Policy Statement \(SPPS\) Edition 2 \(2025\)](#)
- [Planning Policy Statement \(PPS\) 3: Access, Movement and Parking](#)
- [Planning Policy Statement \(PPS\) 7: Quality Residential Environment](#)
- [Planning Policy Statement \(PPS\) 7 \(Addendum\): Safeguarding the Character of Established Residential Areas](#)

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of development, quality residential environment, access and the impacts on Tree Preservation Order trees.

Principle of development

8.2 The application seeks retention of amendments to a previously approved dwelling. The principle of development for residential development has been satisfied previously on this site under Policy QD 1 of PPS 7 and Policy LC 1 of APPS 7. There has been no change to the above policy remit since the determination of the previous application.

8.3 However, due to changes in the proposal to be retained, there is a requirement for the proposal to re-visit these policies.

Quality Residential Environment

- 8.4 Policy QD 1 considers the principle of residential development with all proposals for residential development expected to confirm to nine listed criteria. These criteria relate to design of buildings and site layout with regard to the surrounding context and character and topography of the site; impacts of archaeology, built heritage and landscape; adequate provision for public and private open space and softening of the development with landscaping; provision of local neighbourhood facilities; movement pattern provided by the site; adequate and appropriate parking provision; form, materials and detailing; impact on adjacent land uses and residential amenity; and design of the development to deter crime and promote personal safety.
- 8.5 Policy LC 1 seeks to protect local character, environmental quality and residential amenity within established residential areas and provides three additional criteria to those set out under Policy QD 1. These criteria relate to density, pattern of development and dwelling size.

Design

- 8.6 The proposed density relates to one dwelling as per the previous accepted arrangement.
- 8.7 The previously approved layout and siting under LA01/2022/0846/RM included the dwellinghouse located to the northwest corner of the plot with new boundaries to be formed to the west and north with fencing and hedgerow planting. Vehicular access was indicated to the east of the site onto Mountsandel Road. To the south of the dwelling is a combined parking/amenity space area with the driveway connecting to the road to the east. Lawn areas are located to the north and south side of the driveway. Both lawns each contain a single tree to be retained and protected under a Tree Preservation Order. Fencing was approved to the south and east boundaries.
- 8.8 The previously approved dwelling related to a 2.5 storey, five bedroom contemporarily designed dwelling. The dwelling had an 11 metre wide frontage, eaves height of 5.5 metres and ridge height of 8.8 metres, both above finished floor level and 9.5 metre

gable depth. The dwelling had a two storey rear return with a length of 10.5 metres, gable depth of 5.9 metres, eaves height of 5.5 metres and ridge height of 7.6 metres, both above finished floor level.

- 8.9 The approved materials and finishes comprised flat blue/black roof slates, smooth render painted walls, white windows and door frames and white PVC or aluminium fascias, barge boards, soffits and rainwater goods.
- 8.10 The amendments to the proposal from that previously approved relate to alterations to the dwelling scale and design, changes to the boundary treatments and minor alterations to the driveway layout.
- 8.11 The siting of the dwelling to be retained on the site plan is slightly altered from that previously approved due to minor changes in the footprint of the dwelling. The driveway area constructed is slightly wider at the location of the TPO tree. Otherwise, the external layout is similar to that approved.
- 8.12 The dwelling as constructed has a 11.5 metre wide frontage, eaves height of 5.5 metres and ridge height of 9.8 metres, both above finished floor level and 9.4 metre gable depth. The dwelling has a 2.5 storey rear return with a length of 10.5 metres, gable depth of 6 metres, eaves height of 5.6 metres and ridge height of 8.5 metres, both above finished floor level.
- 8.13 The fenestration pattern to the front, east elevation is as previously approved. However, the location and size of window openings differs on all other elevations.
- 8.14 The north, gable elevation has an enlarged window at ground floor, a reduction from three to two windows at first floor which are relocated, a new window at the attic level and two new rooflights on the rear return.
- 8.15 The rear, west elevation retains the ground floor patio doors as approved and has an enlarged window on the ground floor of the rear return. The first floor, rear windows on the rear return are as approved. The first floor rear windows of the main dwelling are relocated. Three rear rooflights on the main dwelling are not present on the new design. Two of these rooflights are replaced by

a new box dormer. Two rows of solar panels are indicated to be provided on the south elevation.

- 8.16 The south, gable elevation retains the ground floor garage door and patio doors on return as approved. The window approved between these doors is repositioned towards the patio door and is enlarged. An additional window is provided on the ground floor gable. The first floor gable windows are the same as previously approved. The three windows on the return are replaced by one double window.
- 8.17 The materials and finishes are identical to that previously approved and are policy compliant as previously determined.
- 8.18 The size of the dwelling is larger than that previously approved and is compliant with Annex A of APPS 7 in relation to internal floorspace provision.
- 8.19 The internal room arrangement differs from that previously approved. The ground floor plans indicate most of the ground floor as one room to include a kitchen and living area to the front of the dwelling with a snug and dining area to the rear. The store is replaced by a circulation area and WC/store. The first floor comprises bedrooms as previously approved with the bathroom replaced by a laundry room and an enlarged master bedroom. The additional half storey provided to the rear return is to facilitate a games room. The attic level has an enlarged bedroom due to the floorspace provided by the box dormer.
- 8.20 The dwelling to be retained has an overall similar design concept to that previously approved. The siting of the dwelling due to the minor changes in the footprint does not result in any significant visual difference in the pattern of development from that previously approved. The increase in ridge height of the dwelling whilst retaining the eaves height results in a steeper roof pitch and a more roof dominant form. Similarly, the increase in height of the rear return to provide an additional half storey increases the visual impact.
- 8.21 The critical views of the proposal are travelling both directions along Mountsandel Road and Ratheane Avenue.

- 8.22 Travelling south on approach to the application site along Mountsandel Road, the extensive planting within the grounds of No. 85 Mountsandel Road screens out views of the dwelling. Travelling north on approach to the application site along Mountsandel Road the mature TPO trees on site as well as the built form of No. 87 Mountsandel Road assist in screening the dwelling. The roof form is visible. However, due to the screening provided and the setback from the road there is no negative impact on the character of the area.
- 8.23 Views from Ratheane Avenue are in both directions when looking north only. The dwelling can be observed between the dwellings located along the north side of the road. Views of the dwelling are in context of No. 85 Mountsandel Road which is located in close proximity. Due to the similarities in scale, the dwelling sits appropriately in this context.
- 8.24 The proposed boundary treatment arrangement comprises 1.8 metre high fencing to be provided to all boundaries with the exception of the access which is to have 2m high pillars and gates to match the fence. Hedgerow planting is proposed to the north, west and south boundaries.
- 8.25 A representation received from No. 3 Ratheane Avenue raises that their rear fence was removed during construction and that they would like the boundary fence to extend far enough to replace the fence that was removed.
- 8.26 The previously approved fencing arrangement was 2 metres in height to the south side and rear. This difference by 0.2 metres in providing a 1.8 metre fence is not considered to be visually significant at the rear and sides.
- 8.27 This fencing as well as the hedgerow planting indicated on the site plan should be conditioned to be implemented within a period of 3 months in the case of the fencing and first planting season following approval in the case of planting to ensure a suitable means of enclosure for the dwelling and in the interests of privacy of both the occupiers and neighbouring properties.
- 8.28 There is ambiguity on the plans as to the extent of the fencing and hedgerow planting to be provided and this should be clarified in the condition with reference to an annotated plan as to the extent

required.

- 8.29 The fencing arrangement at the front is now indicated to be 1.8 metres to replace the low level ranch type fencing previously forming the boundary onto the street with 2 metre high pillars and gates to match the fence.
- 8.30 The provision of high level fencing, gates and pillars onto the public road creates a dead frontage which is of detriment to the streetscape and character of the area. However, given the limited frontage of the application site onto Mountsandel Road it is considered that the negative impact is limited.
- 8.31 The design of the dwelling to be retained when considering the extent of differences including ridge heights and window arrangements from that previously approved is considered to respect the surrounding context and to be appropriate to the character and topography of the site in terms of scale, proportions, massing and appearance.
- 8.32 The proposed site layout is similar to that previously approved and the minor differences in the driveway location and siting are considered to respect the surrounding context and character and topography of the site and area in terms of landscaping and hard surfaced areas.

Residential Amenity

- 8.33 Due to the changes in the site layout and design of the dwelling there are implications for impacts on residential amenity.
- 8.34 The windows on the front elevation were previously approved. The alteration to the ground floor room arrangements is not considered to change the nature of any overlooking given that the windows are of a similar use.
- 8.35 The 1.8 metre high fencing now proposed around the site frontage is sufficient such that any views from ground floor windows would not be unacceptable.
- 8.36 The first floor en-suite windows facing south were previously approved and due to the nature of the use of the room does not

result in any unacceptable overlooking.

- 8.37 The views from the master bedroom window facing south are similar to the impact from the two single windows previously approved. The extent of overlooking from the rear facing first floor bedroom, ensuite and wardrobe windows are also similar to that previously approved. No unacceptable overlooking will occur from the re-configuration of these windows.
- 8.38 The rear dormer serving bedroom 4 replaces two velux windows. The extent of overlooking from the dormer is over the grounds of the application site and directly towards a grassed area beyond the rear boundary. Views are possible towards properties on Ratheane Avenue from this dormer. However, the views not considered to be any more intensive than that from the two velux windows previously approved.
- 8.39 The siting of the dwelling results in a close relationship with No. 85 Mountsandel Road. The windows facing this property serve ancillary rooms including two en-suites and a laundry room. Given the nature of the use of these rooms and that they are to be obscure glazed there will not be any unacceptable overlooking. The obscure glazing is recommended to be conditioned. The rear return has two rooflights serving the games room which face towards this property. These windows are small in size and the frequency of the usage of this room will not result in an unacceptable overlooking.
- 8.40 Overall, the proposal does not result in any unacceptable overlooking to adjoining properties.
- 8.41 In relation to loss of light and overshadowing, the ridge height of the dwelling has been increased with resulting amenity impacts on No. 85 Mountsandel Road for which its gable directly adjoins the rear return of the dwelling. Both the increase in ridge height of the dwelling and the rear return has an impact on No. 85 Mountsandel Road. The extent of the impact is the height difference between that previously approved and now indicated. The proposal has a ridge height 1 metre higher and rear return ridge height 0.9 metres higher than that previously approved. The eaves height of both the dwelling and rear return are similar to that previously approved. The ridge heights of the proposal are offset by the orientation of the pitched roofs of the dwelling and rear return towards No. 85

Mountsandel Road which provides relief. The proposal will result in loss of light and overshadowing to No. 85 Mountsandel Road. The differences in height are not considered to result in any unacceptably greater impact than previously approved. The impact on No. 85 Mountsandel Road is considered to be acceptable in terms of loss of light and overshadowing.

- 8.42 Given the sunpath and the siting of the dwelling, the proposal will not result in unacceptable impacts on properties to the south along Mountsandel Road and Ratheane Avenue.
- 8.43 It is considered that the design and layout will not result in conflict with adjacent land uses or dominance greater than that previously approved based on the siting and differences in height of the dwelling.
- 8.44 Due to the restrictive nature of this plot by the way of the siting of the dwelling and its relationship to adjoining properties as well as the size of the dwelling, a condition for the removal of permitted development would be appropriate in relation to alterations to the dwellinghouse for further openings and extensions such as to not result in any impact on adjoining properties. The impact of any further openings or extensions would require further consideration under a planning application.

Other PPS 7 Policy Matters

- 8.45 The open space arrangements comprise front lawns with tree planting and an amenity area to the rear/side of the dwelling. There has been no change to the location or size of the public or private amenity space areas from that previously approved. Adequate provision has been made for public and private open space and landscaped areas as an integral part of the development.
- 8.46 There is no requirement for local neighbourhood facilities to be provided by the developer given the scale and nature of the development.
- 8.47 The previous dwelling was approved as a five bedroom property. The amendments to the design involve an increase in floorspace which does not affect the number of bedrooms proposed. Departmental Parking Standards outlines the level of car parking

required for a development based on the number of bedrooms that the dwelling has. There are no changes to the extent of the parking areas within the site which comprise a parking area to the side of the dwelling. Consequently, the car parking arrangement is the same as that previously approved. Parking provision to serve the dwelling is both adequate and appropriate.

- 8.48 The boundary treatment proposed will ensure enclosure of the site. The dwelling is orientated towards the public road and provides surveillance over the only entrance to the site. The development is designed to deter crime and promote personal safety.

Access

- 8.49 Policy AMP 2 of PPS 3 states that planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where the access will not prejudice road safety or significantly inconvenience the flow of traffic and the proposal does not conflict with Policy AMP 3 Access to Protected Routes.
- 8.50 The proposal seeks to utilise access arrangements which were previously approved. From site visit, the access to the public road has already been constructed. Due to changes to high level fencing at the front of the site, consultation was sought with DFI Roads who have raised no objection and recommended conditions as previously applied.
- 8.51 The Mountsandel Road to which the site has a vehicular access is not a protected route. Having regard to the response from DFI Roads, the proposal is considered to satisfy the requirements of Policy AMP 2 of PPS 3.

Impacts on Tree Preservation Order trees

- 8.52 Tree Preservation Order ref: LA01/2025/0020/TPO relates to Lands at 85 Mountsandel Road. The extent of this designation includes the grounds of Ratheane House, No 85 Mountsandel Road. The current application site at No. 85a Mountsandel Road formerly comprised a part of the grounds of Ratheane House.

Consequently, the application site forms a part of the TPO designation.

- 8.53 The application site includes two trees which are protected under the TPO designation. This designation relates to Tree T011, a Weeping Beach tree located directly to the east of the dwelling in the front lawn and Tree T013, a Lime tree located in the southeast corner of the plot and to the south of the vehicular access. Both these trees are present on the site plan.
- 8.54 Tree Preservation Order ref: LA01/2025/0020/TPO replaces TPO ref: TPO/2005/0034 which was in place at the time of the determination of both LA01/2021/0399/O and LA01/2022/0846/RM and has since been formally reviewed.
- 8.55 Under application LA01/2022/0846/RM, an Arboricultural Impact Assessment was submitted with three conditions applied in relation to protected trees on the site. These conditions related to protection to the TPO trees during construction and ongoing protection of the trees.
- 8.56 The external works surrounding these trees have been completed with driveways and boundary treatment adjoining these trees in place. There are no concerns in relation to impacts to TPO trees on site.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations including the SPPS Edition 2, PPS 7, PPS 7 Addendum and PPS 3. Due to the nature and scale of the proposal there will be no detrimental impact on the character of the surrounding area or to protected trees. Consultees have raised no concerns with the proposed works.
- 9.2 This application is recommended for **APPROVAL**.

10.0 PROPOSED CONDITIONS

1. This planning permission has effect from the date which the development hereby approved was carried out.

Reason: As required by Section 55 of the Planning Act (Northern Ireland) 2011.

2. The lands granted planning permission are affected by a Tree Preservation Order (TPO). No protected tree, other than those required for the purpose of carrying out development as indicated on the approved Drawings, shall be, cut down, uprooted or destroyed, or have its roots within its roots protection area damaged or subject to any soil level changes, or be subject to any form of tree surgery, without the prior written consent of the Council, other than in accordance with the approved plans and particulars of this application. Development will be taken to include the main development, any associated buildings, access and service provision.

Reason: To ensure the continuity of amenity afforded by existing trees and provision of a professional standard of workmanship.

3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02A. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interest of road safety and the convenience of road users.

4. The windows shown on plan no. 04A shall be glazed with obscure glazing and permanently retained as such.

Reason: In the interests of neighbouring amenity.

5. A 1.8 metre high timber fence shall be erected along the site boundary as shown indicated in blue on approved drawing 02A within 3 months from the date of this permission.

Reason: In the interests of neighbouring amenity and to provide a suitable degree of enclosure.

6. The hedgerow planting indicated in black on Drawing No. 02A shall be completed in accordance with this plan and the appropriate British Standard or other regional Codes of Practice in the first planting season following the date of this permission.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape in the interests of visual amenity.

7. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order with or without modification), no extension, fences, gates, walls or other built means of enclosure of any kind (other than those forming part of the development hereby permitted) shall be erected without express planning permission.

Reason: Any further extension or alteration requires further consideration to safeguard the amenities of the area.

8. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order with or without modification), no additional or altered windows, doors and openings shall be formed in the dwelling hereby approved without express planning permission.

Reason: Any further openings require detailed consideration to safeguard the privacy of adjacent properties.

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



