



Title of Report:	Planning Committee Report – LA01/2024/0096/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	24 June 2026
For Decision or For Information	For Decision
To be discussed In Committee YES/NO	No

Linkage to Council Plan (2026-31)	
Strategic Theme	Governance, Quality & Continuous Improvement
Outcome	Governance arrangements that ensure compliance, transparency and effective decision-making
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:

<u>App No:</u>	LA01/2024/0096/F	<u>Ward:</u>	Ballycastle
<u>App Type:</u>	Full		
<u>Address:</u>	Lands south of No. 5-14 Bleachgreen Apartments, off Ann Street, Ballycastle		
<u>Proposal:</u>	Residential development - 4 no. semi detached dwellings		
<u>Con Area:</u>	Ballycastle	<u>Valid Date:</u>	24/01/2024
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	
Agent:	MKA Planning		
Applicant:	D&T McHenry & Sean McMullan		
Objections:	16	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Executive Summary

- Full Planning Permission is sought for a residential development consisting of 4no semi-detached dwellings.
- The application site is located within the Settlement Development Limit and the defined Town Centre of Ballycastle. The site is within Antrim Coast and Glens Area of Outstanding Natural Beauty (AONB) and within Ballycastle Conservation Area. A Local Landscape Policy Area (LLPA BEL01) zoning abuts the boundary of the site to the south and west. The red line of the site encroaches slightly into the LLPA zoning just along a small section of the existing access road. The surrounding area is characterised by a mix of residential and commercial development, typical of a town centre location.
- The application has been assessed against the relevant policies within the NAP, SPPS, PPS 2, PPS 3, PPS 6, PPS 7, PPS 7 (Addendum) – Safeguarding the Character of Established Residential Areas, PPS 8, PPS 15, DCAN 8, DCAN 15, A Planning Strategy for Rural NI, Antrim Coast & Glens Design Guide, and Creating Places Guidance.
- Consultation has been carried out with DfI Roads, NI Water, CCG Environmental Health, DfI Rivers, Historic Environment Division, NIEA NED, NIE, CCG Conservation Officer, CCG Coast & Countryside, and CCG Development Plan Team. No objections have been raised by consultees.
- 16no Letters of Objection have been received and taken into consideration.
- The proposal is considered acceptable at this location and complies with the relevant policies listed. Approval is recommended.

Drawings and additional information are available to view on the Planning Portal-
<https://planningregister.planningssystemni.gov.uk/simple-search>

1 RECOMMENDATION

- 1.0 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 as set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at Lands immediately south of No. 5-14 Bleach Green Apartments, off Ann Street, Ballycastle.
- 2.2 The site comprises of an undeveloped plot of land to the rear of the existing Bleach Green Apartments as well as a private access road/lane to access the apartments.
- 2.3 The northern boundary abuts the boundary with Bleach Green Apartments and the rear garden areas of properties that front onto Ann Street. There are some mature trees/vegetation to this boundary. The eastern boundary is defined by post and wire fencing and vegetation. The southern boundary is defined by hedgerow/vegetation/trees. The western boundary is defined by fencing to the neighbouring agricultural field, with mature trees/vegetation to the north-western boundary along the access lane.
- 2.4 The site is currently accessed via the existing access laneway/road used to access the apartments to the immediate north. This access laneway continues south of the site where it becomes a public towpath that provides a public walkway and access through the sports grounds to the southeast and walkway along the river.
- 2.5 The application site is located within the Settlement Development Limit and the defined Town Centre of Ballycastle. The site is within Antrim Coast and Glens Area of Outstanding Natural Beauty (AONB) and within Ballycastle Conservation

Area. The site is generally not within the Local Landscape Policy Area (LLPA BEL01) zoning which abuts the boundary of the site to the south and west. The red line/site does slightly encroach into LLPA zoning just along a small section of the existing access road.

- 2.6 The surrounding area is characterised by a mix of residential and commercial development, typical of a town centre location.
- 2.7 The application proposes the construction of 4no semi-detached dwellings.

3.0 RELEVANT HISTORY

- E/2011/0062/F
 - Permission Granted for Demolition of existing apartments on site and development of 2/3 storey commercial building in two phases providing retail storage/service area on level one, Class 1 retail unit on level 2 and offices on level 3. Provision of ancillary facilities - lifts, stairs, bin storage, toilets and staff accommodation. New vehicular and pedestrian access from station road and provision of 70 parking spaces to south/west of bleachgreen apartments. No 6-13 Bleachgreen apartments and undeveloped site to south of Bleachgreen Apartments and other lands off Station Road Ballycastle.
- E/2011/0069/DCA
 - Demolition of existing apartments at 6-13 Bleachgreen, Station Road, Ballycastle.
- E/1995/0194
 - Permission Granted for Redevelopment of site with shop and 11 apartments
- LA01/2025/0732/CLOPUD
 - Provision of 18 car parking spaces approved under Permission E/1995/0194. Permission refused.

4.0 THE APPLICATION

- 4.1 Full Planning Permission is sought for a residential development consisting of 4no semi-detached dwellings.

5.0 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Advertised on 7th February 2024

Neighbours: 16 no. Letters of Objection have been received (from 10 no. separate addresses, and 4 no. addresses unknown). The reasons for objecting are summarised below:

- Access and road safety concerns/inadequate parking provision;
- Impact on trees/hedges - trees already cleared from the site;
- Impact access to walking path to the south;
- Impact on LLPA/AONB/wildlife/Conservation Area;
- Bin collection;
- Negative effect on the peaceful quiet area of the Tow Path River - enjoyed by many in the town (used by local community, tourists, dog walkers, cyclists etc);
- Heavy machinery during construction may cause disruption & safety concerns;
- Negative impact on tourism unless other issues are accurately addressed;
- Deterioration of the laneway; and
- Duration of construction works

5.2 Internal

- Statutory - DfI Roads – Coleraine Office - Content
- Statutory - DfI Rivers - Advice
- Statutory - HED Historic Monuments - Content
- Statutory - HED Listed Buildings - Content
- Internal Advice - CCG Environmental Health - Advice
- Statutory - NI Water - Advice
- Statutory - NIE – Ballymena Office - Standing Advice
- Statutory - NIEA NED - Content
- Internal Advice - CCG Conservation Officer - Content
- Internal Advice - CCG Coast & Countryside - Advice

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 2016 (NAP)
- 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 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

- Northern Area Plan 2016
- Regional Development Strategy (RDS) 2035
- Strategic Planning Policy Statement (SPPS) 2025 – Edition 2
- Planning Policy Statement (PPS) 2 – Natural Heritage
- Planning Policy Statement (PPS) 3 – Access, Movement and Parking
- Planning Policy Statement (PPS) 6 – Planning, Archaeology and Built Heritage

- Planning Policy Statement (PPS) 7 - Quality Residential Environments
- Addendum to Planning Policy Statement (PPS) 7 - Safeguarding the Character of Established Residential Areas
- Planning Policy Statement (PPS) 8 - Open Space, Sport and Outdoor Recreation
- Planning Policy Statement (PPS) 15 - Planning & Flood Risk
- DCAN 8 – Housing in Existing Urban Areas
- DCAN 15 – Vehicular Access Standards
- A Planning Strategy for Rural Northern Ireland (PSRNI)
- Antrim Coast & Glens Design Guide
- Creating Places Guidance
- Living Places – An urban stewardship and design guide for NI

8.0 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to; the principle of development, impact of the development on the surrounding landscape, impact of the development on the character of the area, scale, design and visual impact, natural heritage, access and parking, archaeological potential, impact of the development on the conservation area, flood risk, biodiversity, habitat regulations assessment and objections received.

Principle of development / Impact on Surrounding Landscape

8.2 The site is within the Settlement Development Limit and the defined Town Centre of Ballycastle. The site abuts the boundary with an area of land zoned for open space (BEO 01) which is an existing playing field to the immediate south of the site. The site is within an Area of Archaeological potential and within Antrim Coast and Glens AONB and will be assessed further under PPS 2 and PPS 6. The site is generally not within the Local Landscape Policy Area (LLPA BEL01) zoning which abuts the boundary of the site to the south and west. The red line/site encroaches slightly into LLPA zoning just along a small section of the existing access road. Nonetheless, the application will be considered against ENV1 of the NAP.

- 8.3 Policy ENV 1 of the plan notes that planning permission will not be granted 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 a designated LLPA. Where development is permitted, it will be required to comply with any requirements set out for individual LLPAs in the District Proposals.
- 8.4 The area plan notes that those features or combination of features that contribute to the environmental quality, integrity or character of this LLPA are; “The wooded slopes and open recreational grounds of the lower Tow valley contribute greatly to the quality of the setting of Ballycastle. The wooded mound of Dun-a-Mallaght motte is a landmark feature within this area.”
- 8.5 The area plan goes on to note that, “The landscape quality of this area needs to be respected, therefore, no development outside the development limit is acceptable. Within the development limit, any development, including the housing zonings, should be respectful of the landscape features on the site that contribute to the LLPA.”
- 8.6 The proposed development is not considered to adversely affect the environmental quality, integrity or character of this LLPA. The site is within the defined town centre and development limit of Ballycastle and abuts the boundary with the LLPA zoning to the south and west. Development Plan section were consulted on the application and raised no objections noting, “that part of the LLPA that lies within the application site has no key features that contribute to the LLPA. Therefore, the proposal would not be contrary to Policy ENV 1 of the NAP”.
- 8.7 It is considered that the application is in accordance with Policy ENV 1 of the NAP 2016.
- 8.8 The proposed development is considered acceptable in principle as it aligns with the relevant planning policies. The application site is located within the settlement development limit where growth is supported, and the proposal makes efficient use of available land without resulting in significant adverse impacts on the character of the area, neighbouring amenity, or the natural and built environment. Furthermore, the

development would contribute positively to the local area by supporting housing need. As the character and established use of the area is predominantly residential, the principle of development is considered acceptable.

- 8.9 The proposed development is located within a sensitive area (Antrim Coast and Glens AONB) and falls within Category 10 (b) of Sch 2 of the Planning (EIA) Regs (NI) 2017 and therefore the Council is obliged under Reg 12 (1) to make a determination as to whether the application is EIA development. The Council determined on 16/07/2025 that the proposal is not an EIA development and as such this planning application did not need to be accompanied by an Environmental Statement.

Scale/Design, Local Character, Environmental Quality and Residential Amenity

- 8.10 Paragraphs 4.23 to 4.30 of the Strategic Planning Policy Statement (SPPS) are relevant to this application which relate to good design. Design is a material consideration in the assessment of all applications and good design should be encouraged. The SPPS outlines the aim to provide sustainable development and with respect to that should have regard to the development plan and any other material considerations. The general planning principles with respect to this proposal have been complied with.
- 8.11 The SPPS also discusses Housing in Settlements (p.69) and directly states that Councils should bring forward local planning policy or guidance for achieving quality in residential development. The Council has not provided specific guidance and therefore the policy provisions of Planning Policy Statement 7 – Quality Residential Environments and Addendum to PPS 7 - Safeguarding the Character of Established Residential Areas apply.

Planning Policy Statement (PPS) 7: Quality Residential Environments

Policy QD 1 – Quality in New Residential Development

Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area.

In established residential areas proposals for housing development will not be permitted where they would result in unacceptable damage to the local character, environmental quality or residential amenity of these areas.

All proposals for residential development will be expected to conform to all of the following criteria:

(a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;

8.12 The application proposes the construction of 4 new dwellings which consists of two pairs of two storey semi-detached dwellings. The dwellings will be western facing and accessed via the existing access laneway/road off Ann Street used to access the Bleach Green apartments. A designated parking area serving all four of the dwellings is proposed to the northern portion of the site, with no in curtilage parking at the dwellings. Due to the existing ground levels which fall significantly in a southerly direction the proposed dwellings will be set down in ground level from the existing apartments to the north. The pair of semi's furthest south are again set down in level from the more northern set.

8.13 The scale, massing and layout of the scheme are considered appropriate for the context of the area and will not result in overdevelopment of the site. The dwellings will respect the existing ground levels on the site and are considered sympathetic in scale and massing. The proposed dwellings will have an overall ridge height of approx. 8.8m. Each pair of semis will have a combined frontage of approx. 16.55m with a gable depth of approx. 8.5m. The finishes are discussed within

paragraph 8.21 and are deemed acceptable. The scheme will provide sufficient amenity space/landscaped areas, private rear gardens, front gardens with hedgerows and trees planted to the front of the dwellings. The proposed parking area will be finished in paving and enclosed by fencing, hedgerows and trees which will minimise its visual impact. The proposed development respects the surrounding residential context and is appropriate to the character and topography of the site in terms of layout, scale proportions, massing and meets criteria (a).

(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;

8.14 The site is within an area of archaeological potential and there are nearby listed buildings along Ann Street to the northwest of the site. The site is also within Ballycastle Conservation Area.

8.15 HED Historic Monuments and Listed Buildings have been consulted and raised no objections. The CCG Conservation Officer has been consulted and raised no objections. The application meets criteria (b) of this planning policy.

(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;

8.16 As the proposal relates to the provision of less than 25 dwellings and relates to a site of less than 1 hectare, the proposal is not required to provide public open space. There is tree and hedgerow planting and garden areas to the front of the properties which softens the visual impact of the development.

8.17 In terms of private amenity space at the 4 dwellings each site benefits from a private rear garden space, which are of a variety of sizes. All dwellings provide well above the 70 square metres as recommended in Creating Places document. There

is sufficient private amenity space proposed. The application meets criteria (c).

- House 1: approx. 156.4sq m
- House 2: approx. 121.4sq m
- House 3: approx. 120.0sq m
- House 4: approx. 153.5sq m

(d) *adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development;*

8.18 Considering the scale of the development for 4 dwellings the need to provide neighbourhood facilities is not relevant. The site is located within the defined development limit and town centre of Ballycastle and will have access to local neighbourhood facilities within the settlement. The application meets criteria (d).

(e) *a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;*

8.19 The site is located within the defined settlement development limit and town centre of Ballycastle and will have access to local public transport links within the town. The site will be accessed via an existing laneway/road access of Ann Street. The development will maintain and not impact on the access to the public towpath which runs to the south of the site. The application meets criteria (e) of this policy.

(f) *adequate and appropriate provision is made for parking;*

8.20 A shared parking area is proposed to serve the 4no dwellings, providing a total of 6no off-street parking spaces. No in-curtilage parking is proposed. The level of parking provision is considered acceptable. The parking is communal and therefore 1.75 spaces per dwelling is required which equates to

7 spaces for this proposal. A shortfall of 1 no. space is considered acceptable in the particular circumstances of this planning application. The site is located within the town centre where a range of services, facilities and public transport options are readily accessible on foot, reducing reliance on the private car when compared with more remote locations. The site also benefits from access to existing on-street parking and public car parks within convenient walking distance. In assessing the likely parking demand arising from the proposal, regard has also been had to the established parking characteristics of the site. The existing Bleachgreen apartments have historically operated with significantly fewer parking spaces in use than were approved under the 1995 permission, with approximately 6no spaces generally accommodating the parking demand associated with the 14 no. apartments. This demonstrates that parking demand at the site has consistently been lower than the level anticipated under the historic approval. Having regard to the town centre location, the availability of alternative parking opportunities in the surrounding area, the established parking characteristics of the site, and the absence of any objection from DfI Roads, it is considered that the proposed provision of 6no additional parking spaces would adequately serve the proposed dwellings and would not result in unacceptable parking pressure or prejudice road safety. The level of parking provision is therefore considered acceptable in this instance.

(g) the design of the development draws upon the best local traditions of form, materials and detailing;

- 8.21 The application proposes the construction of 4no new dwellings which consists of two pairs of two storey semi-detached dwellings. The dwellings will be western facing and accessed via the existing access laneway/road off Ann Street used to access the Bleach Green apartments. A designated parking area serving all four of the dwellings is proposed to the northern portion of the site. The proposed dwellings will have an overall ridge height of approx. 8.8m. Each pair of semis will have a combined frontage of approx. 16.55m with a gable depth of approx. 8.5m. The proposed design is considered sympathetic and appropriate for the area and in keeping with the design guidelines outlined in the Conservation Area design guide. The dwellings will be set down significantly in height from the existing development to the north and considering

their location there will be minimal views of the development. Finishes of the proposed development include:

- Natural Slate Roof
- Block Eaves
- Black Rounded UPVC Rainwater goods
- Smooth Plaster Render Painted
- Hardwood Sliding Sash Windows Painted
- Hardwood External Doors Painted

8.22 The application meets criteria (g) of PPS 7.

(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance; and

8.23 Creating Places Guidance states that well-designed layouts should, wherever possible, seek to minimise overlooking between dwellings and provide adequate space for privacy. The amount of space considered appropriate will vary according to the location, context and characteristics of the site, and will generally be set by the overall design concept for the development. To give privacy to adjacent dwellings and gardens, an appropriately designed boundary treatment, such as a hedge, or wall, that is above eye level in height (or a set-back in the building line) should be provided for a distance of around 3m from the back of the house. It will also be desirable for the design to indicate an appropriate boundary treatment, generally above eye level in height, at the ends of abutting back gardens.

8.24 The proposed dwellings are western facing, fronting towards the public right of way. There is approximately 32m between the rear wall of the apartments to the north side gable wall of the nearest property on plot 1. The parking area is located between the apartments and the proposed dwellings, and will be bound by proposed hedgerow and tree planting. The existing trees/vegetation to the south of the apartments is to be retained which will assist in screening views of the development from the apartments. The proposed dwellings are set down in ground level from the apartments to the north due

to the fall in ground level. In consideration of the nature of the site, the levels, the scale of the development, the separation distance and the existing and proposed vegetation on site, it is considered the proposed development will not result in any detrimental impacts to the residential amenity of the apartments and properties to the north of the site along Ann Street and Bleach Green.

- 8.25 There is no development to the immediate west, south or east of the site and the existing mature trees to the eastern and southern boundaries will be retained.
- 8.26 The relationship between the proposed dwellings to one another in terms of amenity/overlooking must also be considered. The application proposes 2 pairs of two storey semi-detached dwellings. Plot 2 to 3 gables will look into one another and are located approximately 2.2 m apart. Plot 2 will have a ground floor WC window and a first floor ensuite window on the side gable as will plot 3. Considering the nature of these rooms in that they are non-liveable rooms and the fact they are likely to be obscure glazed there are no concerns with overlooking from these windows into one another.
- 8.27 The first floor rear windows are for one bedroom and one bathroom window and considering the use of these rooms in that they are non-liveable, there are no concerns with overlooking from the proposed rear first floor windows into the rear amenity areas.
- 8.28 The boundary treatments as defined on the Proposed Site Plan can be summarised as follows:
- B1 (Boundary 1) - Smooth Plaster Rendered Walls & Pillars Painted. BlackPC Gates.
 - B2 (Boundary 2) - Panel Boarded Low Fence Painted Grey
 - B3 (Boundary 3) - Close Boarded High Fence
 - B4 (Boundary 4) - Close Boarded High Fence Painted Grey. Planting Buffer.
 - B5 (Boundary 5) - Existing Fences, Hedges & Trees Behind New Close Boarded Fence

- There are a number of existing trees / hedges identified on the eastern, southern, and western boundaries to be retained and protected during construction.
- There are also proposed native species tree mix (within the rear amenity spaces of the proposed dwellings, within the designated car parking area, and along the front boundary of the proposed dwellings), proposed tree mix of hornbeam, birch, and rowan (along the front boundary of the proposed dwellings), proposed hawthorn hedge (along the boundaries of the designated car parking area, and to the front boundaries of the proposed dwellings), and a proposed informal natural species shrub mix (separating the front boundaries of House 1 with House 2 and House 3 with House 4).

8.29 In summary, having regard to the separation distances, the site levels, the proposed and existing boundary treatments, the finished floor and ridge levels, and the orientation and nature of the first-floor windows, it is considered that the proposed development would not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. Environmental Health were consulted as part of this planning application and raised no concerns.

8.30 The application meets criteria (h) of PPS 7.

(i) the development is designed to deter crime and promote personal safety.

8.31 The proposed development will not lead to the creation of areas where anti-social behaviour may be encouraged. The amenity areas of the dwellings will be private areas. The proposal meets criteria (i) of this policy.

Addendum to PPS 7 - Safeguarding the Character of Established Residential Areas

Policy LC 1 – Protecting Local Character, Environmental Quality & Residential Amenity

Planning permission will only be granted for the redevelopment of existing buildings, or the infilling of vacant sites to accommodate new housing, where all the criteria set out in Policy QD 1 of PPS 7, and all the additional criteria set out below are met:

- a) The proposed density is not significantly higher than that found in the established residential area;***
- b) The pattern of development is in keeping with the overall character and environmental quality of the established residential area; and***
- c) All dwelling units and apartments are built to a size not less than those set out in Annex A.***

8.32 This policy sets out additional criteria to be met when assessing housing in established residential areas. As concluded above, the application meets the criteria of PPS 7. The proposed development is appropriate to the character of the area in terms layout/massing and will not result in overdevelopment or a significantly higher density. The application is also located within the Settlement Development Limit of Ballycastle. This site was also previously occupied by town houses approx. 40+ years ago. It is considered that the planning application meets criteria (a) and (b) above.

8.33 The proposed dwellings are 4no bedroom/7no person and should range from 115/120m². The proposed dwellings are approximately 171m² and meet the space standards. The proposed density is similar to that of the surrounding area and as stated within the assessment, under PPS 7 above, the proposed dwelling is in keeping with the overall character and environmental quality of the surrounding area. The application meets criteria (c).

Natural Heritage

Planning Policy Statement (PPS) 2: Natural Heritage

Policy NH 6 – Areas of Outstanding Natural Beauty

Planning permission for new development within an Area of Outstanding Natural Beauty will only be granted where it is of

an appropriate design, size and scale for the locality and all the following criteria are met:

- *the siting and scale of the proposal is sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality; and*
- *it respects or conserves features (including buildings and other man-made features) of importance to the character, appearance or heritage of the landscape; and*
- *the proposal respects:*
 - *local architectural styles and patterns;*
 - *traditional boundary details, by retaining features such as hedges, walls, trees and gates; and*
 - *local materials, design and colour.*

8.34 The application site is located to the rear of existing development along Ann Street within the defined town centre boundary. The site is down in ground level from the development to the north and there will be limited to no views of the development along Ann Street or the surrounding area. The site is well screened by existing mature vegetation to the west and to the east/south site boundaries. It has been determined that the proposal respects local architectural styles and patterns, and the proposed finishes are widely found in the local area. The proposal meets the criteria listed within Policy NH 6 of PPS 2.

Access, Movement & Parking

Planning Policy Statement (PPS) 3: Access, Movement & Parking

Policy AMP 2: Access to Public Roads

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, such 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.

8.35 A meeting was held on 14th March 2025 at the CCG Council Offices to discuss concerns raised by DfI Roads, in their

response dated 18/12/2024, in relation to access to the application site. Dfl Roads initially stated the following; *“Dfl Roads would advise that the proposed development will result in an intensification of the existing vehicular access which is sub-standard in terms of width and its location on the radius of Station Road junction and is not acceptable.”* Following this DFI Roads were further consulted on the application and in their consultation response dated 24th March 2025 raised no objections. They stated the following; *‘Following a recent office meeting Dfl Roads would advise that additional information was provided by the agent in relation to the car parking approved for the Bleachgreen apartments (E/95/0194) which used the same access as the current application. A total of 18 car parking spaces were approved for Bleachgreen apartments using the existing vehicular access off Ann Street with no access improvements, but these spaces were not provided on site. As this proposal is providing 6 car parking spaces, Dfl Roads accepts this proposal does not result in an intensification of the existing access given the previous planning application ref. E/95/0194 which was approved with 18 car parking spaces and we have no objections.’*

- 8.36 Objections have been received regarding road safety and the junction with Ann Street and the weight that can be attributed to application E/95/0194 (1995 permission), which included provision for 18 car parking spaces. As such, Dfl Roads were consulted for comment.
- 8.37 Dfl Roads advised that the objector contends the 1995 permission was only partially implemented, as neither the 18no parking spaces nor the associated access improvements were constructed, and therefore the approval should not be relied upon in the assessment of the current proposal. Dfl Roads noted that, at the time, both the Roads Service and the Planning Authority were satisfied that the Bleachgreen Apartments development, together with the associated parking provision and regraded access from Ann Street, was acceptable. DFI Roads are content that the required visibility splays of 2m x 43m can be achieved which is associated with a traffic movement of 40 vehicles per day (vpd).
- 8.38 Dfl Roads further stated that, notwithstanding the fact that the 18 parking spaces were not provided, and that the current

application proposes 6 parking spaces, they remain of the view that the 1995 planning approval constitutes a material consideration in the assessment of the current application.

- 8.39 The objector has also referred to a number of legal cases in support of the argument that the 1995 approval should not be treated as a fallback position when assessing the current proposal. In addition, it is argued that the 1995 consent was granted under a development plan and policy framework that have since been superseded. DfI Roads considers these matters to be for the Planning Authority to determine. DfI Roads has confirmed, however, that its parking and access guidance has remained unchanged since the 1995 approval was granted.
- 8.40 The Planning Department do not consider the 1995 permission to be a fall back position in the assessment of this application as the CLUD (LA01/2025/0732/CLOPUD) did not demonstrate that the 1995 permission was lawful and as such the 18 car parking spaces approved under this permission could lawfully be constructed. DfI Roads, as the competent authority on road safety, are content that the 1995 permission represents a material consideration and that DfI Roads guidance remains the same now as it did then. This proposal represents a reduced in vehicular movements compared to the 1995 permission and as such they are content subject to a condition requiring regrading of the existing access road.

Policy AMP 7 – Car Parking & Servicing Arrangements

- 8.41 The provision and acceptability of the car park area has been considered under paragraph 8.20 of this report. In the absence of any objection from DfI Roads, planning history and town centre location, it is considered that the proposed provision of 6no additional parking spaces would adequately serve the proposed dwellings and would not result in unacceptable parking pressure or prejudice road safety. The level of parking provision is therefore considered acceptable in this instance.
- 8.42 It is considered that the application meets Policy AMP 7 of PPS 3.

Impact on Archaeology & the Conservation Area

Planning Policy Statement (PPS) 6: Planning, Archaeology & the Built Heritage

- 8.43 The site is within an area of archaeological potential and there are nearby listed buildings along Ann Street to the North-west of the site. The site is also within Ballycastle Conservation Area.
- 8.44 HED (Historic Monuments) are content that the proposal satisfies SPPS and PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. HED (Listed Buildings) are also content with the proposal as presented.

Policy BH 12 - New Development in a Conservation Area

The Department will normally only permit development proposals for new buildings, alterations, extensions and changes of use in, or which impact on the setting of, a conservation area where all the following criteria are met:

- (a) the development preserves or enhances the character and appearance of the area;*
- (b) the development is in sympathy with the characteristic built form of the area;*
- (c) the scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area;*
- (d) the development does not result in environmental problems such as noise, nuisance or disturbance which would be detrimental to the particular character of the area;*
- (e) important views within, into and out of the area are protected;*
- (f) trees and other landscape features contributing to the character or appearance of the area are protected; and*
- (g) the development conforms with the guidance set out in conservation area documents.*

- 8.45 As assessed above the application site is located to the rear of existing development along Ann Street. The site is down in ground level from the development to the North and there will be limited to no views of the development along Ann Street or

surrounding. The site is screen by existing mature vegetation to the west and to the site boundaries to the east and south. The proposed design, scale and massing is considered sympathetic and will not result in any amenity impacts. The proposal is considered sympathetic to the character of the conservation area and meets Policy BH 12.

8.46 The Conservation Officer at Causeway Coast and Glens Borough Council was consulted and in an email dated 2nd June 2025 noted that they have no major concern under the provisions of Paragraphs 6.18 and 6.19 of the SPPS and Policy BH12 of PPS 6 and the Ballycastle Conservation Area Design guide as the development would not have an adverse impact on the character, setting or appearance of the Conservation Area.

8.47 All trees within Conservation Areas are protected under Section 127 of the Planning Act (NI) 2011. Paragraph 7.10 of PPS 6 refers to trees within a conservation area. The policy seeks to retain trees which make an important visual, historic or amenity contribution to the area and should be retained.

Tree/vegetation removal took place on site prior to the submission of this planning application and a tree survey to determine the health and conditions of any trees prior to their removal was not carried out. Council records indicate no application or notice seeking consent for works to trees was received. This matter has been referred to the Council's Enforcement Section and the investigation is ongoing. Any investigation into whether the relevant statutory requirements relating to works to trees within a Conservation Area were complied with is therefore a matter for enforcement.

8.48 The Agent also provided a response in relation to this concern stating that; *The existing trees on the application site are located along the two hedgerows to the south and east and a cluster of trees to the north, close to the existing apartments. All have been retained on site. These are identified on the submitted site layout.* The Agent also went onto state that there is significant planning history on the site and that there have been willow saplings onsite which have been removed since 2010 – 2023 and *these do not qualify as trees under TPO Regulations and therefore were not entitled to any statutory*

protection within a conservation area. The Design & Access Statement submitted with this planning application states that the existing trees on the site are covered by a TPO as they are within the conservation area and that these will be retained and unaffected by the development. It also goes on to state that all trees will be retained and supplemented with additional planting to ensure the character and appearance of the area is protected. Trees are also shown on Drawing 02C - Site Plan which are to be retained and protected during construction.

- 8.49 Account has been taken of the planning history and historic views of the site in order to assess whether the trees on site made an important visual, historic or amenity contribution to the area. From the planning history and historic google imagery it would appear that much of the site was previously cleared around the 2009 – 2011 period (presumably in association with the earlier approved development proposals). This timeline would correspond with planning application E/2011/0062/F which granted permission for a commercial and retail development on the site, although this development was not constructed. The vegetation which subsequently re-established on the site largely comprised self-seeded trees and shrubs of limited amenity value that grew in the intervening years. It is also noted that the more significant mature trees within the wider streetscape and along the surrounding site boundaries remain in place and continue to provide the principal landscape and amenity contribution within views of the site. On that basis, and from the evidence available, it would be reasonable to conclude that the vegetation removed from the site was of limited amenity value and its loss would not warrant objection to the current planning application. Furthermore, the proposed landscaping associated with the development provides an opportunity to introduce replacement planting and landscape enhancement as part of the re-development of the site.

Flood Risk

Planning Policy Statement (PPS) 15: Planning & Flood Risk

- 8.50 The application site does not fall within the present day or climate change surface water area, floodplain rivers or floodplain sea; however, DfI Rivers holds records of historic

flooding adjacent to the site, potentially caused by surface water flooding.

Policy FLD 2 - Protection of Flood Defence and Drainage Infrastructure

8.51 Dfl Rivers were reconsulted after the submission of a Drainage Assessment. Dfl Rivers stated the following; *An undesignated watercourse flows along the western boundary of the site. Under 6.32 of the policy a 5m maintenance strip is required unless the watercourse can be maintained from the opposite bank by agreement with the landowner. There is also be a culverted section of this watercourse traversing the site. The Drainage Assessment by Carey Consulting, dated 15th August 2024, has shown a 5m maintenance strip however it states that there is a proposal for a small line of front garden hedge planting (circa 1 metre high) along the line of this culvert. The proposed maintenance strip should be protected from impediments (including tree planting, hedges, permanent fencing and sheds), land raising or future unapproved development by way of a planning condition. Clear access and egress should be provided at all times. By way of a planning informative, prospective purchasers whose property backs onto this watercourse should be made aware of their obligations to maintain the watercourse under Schedule 5 of the Drainage Order Northern Ireland 1973.*

8.52 The application as presented and in accordance with the above meets the criteria within Policy FLD 2 of PPS 15.

Policy FLD 3 - Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains

8.53 PPS 15, Policy FLD 3 requires a Drainage Assessment for development proposals exceeding specified thresholds. In this instance, as stated above, Dfl Rivers holds records of historic flooding adjacent to the site, potentially caused by surface water flooding. Therefore, it was recommended that a Drainage Assessment be carried out for our consideration.

8.54 The Agent submitted a Drainage Assessment for consideration. Dfl Rivers were re-consulted and have stated the following; Rivers Directorate has reviewed the Drainage Assessment by

Carey Consulting, dated 15th August 2024, and comments as follows; Rivers Directorate, while not being responsible for the preparation of the Assessment accepts its logic and has no reason to disagree with its conclusions. It is the developer's responsibility to assess the flood risk and drainage impact and to mitigate the risk to the development and any impacts beyond the site.

- 8.55 The application as presented and in accordance with the above meets the criteria within Policy FLD 3 of PPS 15.

Biodiversity

- 8.56 A Biodiversity Checklist was submitted by the Agent and Part 3 was filled out by a qualified Ecologist. Ballycastle Coalfield Area of Special Scientific Interest (ASSI) and Castle Point ASSI are both located within a 2km search radius from the site. There is local wildlife sites located within 2km. The ecologist has stated that *no detrimental impacts are envisaged on statutory or non-statutory sites as part of the proposed development*. The ecologist also completed relevant desktop and onsite surveys which are detailed throughout the Biodiversity Checklist and attached appendices. It advised no further reports were necessary.
- 8.57 NIEA NED were consulted and asked for a response on the completed Biodiversity Checklist. They are content with the proposal as presented and stated the following; *Natural Environment Division has considered the impacts of the proposal on designated sites and other natural heritage interests and, based on the information provided, has no concerns*.

Habitat Regulations Assessment

- 8.58 The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European Site.

Sewage

- 8.59 NI Water were consulted on the application and advised a Waste Water Impact Assessment for the foul sewer is required due to known issues with the network and to ensure the development can be served without having any detrimental effect on the existing network, customers or the environment. The agent has submitted a letter from NI Water confirming the solution proposed under Stage 1 is acceptable and they can now progress through to detailed design and Stage 2 sign off.
- 8.60 NI Water have no objection to the proposal and planning conditions are included. The proposal is regarded as acceptable from the sewage perspective and will not result in an environmental impact.

Objections Received

- 8.61 16no Letters of Objection have been received. The reasons for objecting are summarised below:
- *Access and road safety concerns/inadequate parking provision*
- 8.62 Please refer to paragraphs **8.35 – 8.42** in response to this objection.
- Impact on trees/hedges - trees already cleared from the site
- 8.63 Please refer to paragraph **8.47 - 8.49** in response to this objection.
- Impact access to walking path to the south / negative effect on the peaceful quiet area of the Tow Path River - enjoyed by many in the town (used by local community, tourists, dog walkers, cyclists etc)

8.64 Causeway Coast & Glens Coast Countryside Team were consulted due to the proximity of the Bleach Green Public Right of Way and they stated the following; *Any person, not just the landowner or occupier, has a duty at common law to respect public rights of way and to do nothing that would interfere with or restrict their lawful use. In simple terms, this means that the occupier must not deliberately set out to injure a path user, nor do anything that is blatantly negligent (such as leaving an open excavation on the line of a path) or which obviously presents a hazard (such as putting up an obstruction which could lead to injury). During any development the developer must ensure that the PROW is always kept open and free from obstruction, if the developer requires any temporary closure of the PROW during development, then they must apply to the Council under Temporary closure or diversion Article 19 (1) Access to the Countryside (NI) Order 1983. The council's duties include keeping any public right of way open and free from obstruction or encroachment - Protection and maintenance Article 3 (1) Access to the Countryside (NI) Order 1983.* The development is set back from the laneway/right of way and will not impinge access along the right of way. Due to the gradient and narrow nature of the laneway it is likely vehicles would proceed cautiously. Vehicles have used the laneway for parking for many years, and the Council have not been aware of any accidents or road safety incidents to date.

- Impact on LLPA/AONB/wildlife/Conservation Area

8.65 Please refer to paragraphs **8.2 - 8.6, 8.34, and 8.43-8.49** in response to this objection.

- Bin collection

8.66 Sufficient space is provided within the rear curtilage of each dwelling for the storage of bins, ensuring they can be accommodated without adversely affecting residential amenity. Similar bin collections will be in place for the proposed

development as currently exists for the adjacent apartment development.

- Heavy machinery during construction may cause disruption & safety concerns / construction length

8.67 The use of heavy machinery and construction equipment is a temporary aspect of the building process and is a common occurrence on construction sites on a daily basis. While some short-term disturbance may arise during the construction phase, contractors will be required to operate in accordance with all relevant legislation, health and safety requirements, and environmental controls relating to noise, dust, hours of operation and site management. These measures are intended to minimise impacts on neighbouring properties and ensure that residential amenity is appropriately safeguarded throughout the construction period.

- Negative impact on tourism unless other issues are accurately addressed

8.68 No substantive evidence has been provided to demonstrate how the construction of the 4no semi-detached dwellings would adversely affect tourism within the area. The site is located adjacent to existing residential apartments and forms part of an established built-up environment. Furthermore, the proposed dwellings will be well screened within the site and will not result in any significant visual intrusion or alteration to the character of the wider area. Given the scale and nature of the proposal, together with its relationship to surrounding residential development, it is not considered that the development would have any adverse impact on tourism. As such, this objection is not considered to warrant refusal of planning permission.

- Deterioration of the laneway

8.69 It is noted that the proposal has been assessed by DfI Roads, who have offered no objection to the development. During the construction phase, contractors will be required to adhere to relevant construction management procedures and statutory requirements to minimise disruption and ensure safe operation of construction traffic. In terms of the completed development, the proposal is not expected to generate a significant increase in vehicular movements along the laneway. As stated within this report, planning permission has previously been granted for a development incorporating 18no car parking spaces accessed via the same laneway. The current proposal is of a smaller scale and, based on site observations, not all of the previously approved parking provision is currently utilised. As such, the level of traffic associated with the proposed 4no semi-detached dwellings is not considered likely to result in any material deterioration of the laneway beyond its existing and previously approved use.

- Assessment with application LA01/2024/0317/F – Housing development. Lands to the immediate South & East of the Ulsterbus Depot, Station Road, Ballycastle.

8.70 DFI Roads have considered the objectors concerns in relation to vehicular/pedestrian conflict and intensification associated with this planning application for 24no. dwellings (still under consideration) located on land to the south west of the application site. DFI Roads are content that the 2 accesses can operate independently of each other without causing any undue conflict or road safety issues.

9.0 CONCLUSION

9.1 In conclusion, taking all relevant planning policy and material considerations into account, it is considered that the proposal is acceptable in terms of its siting, scale and design. The site is located with Ballycastle town centre and the proposed dwellings have been designed sympathetically to be in character with the conservation area and to avoid undue impact on privacy. DFI Roads are content that the access is acceptable having regard to previous planning histories. An area of car parking is provided for the dwellings and any shortfall is considered acceptable in light of its town centre location and access to on-street parking and public transport. A proposed landscaping scheme will compensate for tree removal on the site and a condition is included to ensure protection of remaining trees on site. It is considered, the proposal is acceptable and complies with the aforementioned policies. The application is recommended for Approval.

10.0 CONDITIONS

Drawings 01B, 02C, 03, 04A, 05, 06A, 07

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.

2. The development shall be carried out in accordance with the stamped approved Drawing No 01B, 02C, 03, 04A, 05, 06A, 07

Reason: To ensure the development is carried out in accordance with the approved plans

3. All works, materials and finishes shall be as indicated on the approved plans.

Reason: To ensure a satisfactory form of development.

4. All planting, landscaping and boundary treatments comprised in the approved details of Drawing No. 05 shall be carried out during the first planting season following the occupation of the

dwelling/apartments and any trees, hedgerow or shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.

Reason: To ensure the development integrates into the countryside and to ensure the maintenance of screening to the site

5. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Causeway Coast and Glens Borough Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Causeway Coast and Glens Borough Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

6. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Causeway Coast and Glens Borough Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:
 - The identification and evaluation of archaeological remains within the site;
 - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
 - Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
 - Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

7. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 6.

Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

8. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 6. These measures shall be implemented and a final archaeological report shall be submitted to Causeway Coast and Glens Borough Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

9. The developer must ensure that the Public Right Of Way (PROW) is always kept open and free from obstruction during construction. If the developer requires any temporary closure of the PROW during development, then they must apply to the Council under Temporary closure or diversion Article 19 (1) Access to the Countryside (NI) Order 1983.

Reason: To ensure the maintenance of the PROW.

10. No development shall progress beyond the foundation of buildings stage until it has been demonstrated to the satisfaction of the Council and agreed in writing that the mains sewer and the receiving Waste Water Treatment Works has the capacity to receive the waste water and foul sewage from the development.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

11. No development shall be occupied until connection has been made to the public sewer.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

12. No development shall commence until the re-grading of the existing vehicular access is provided in accordance with Drawing No's 06A and 07.

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

13. 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, garage, shed, outbuilding, wall, fence or other built structures of any kind (other than those forming part of the development hereby permitted) shall be erected without express planning permission.

Reason: To preserve the character of the Ballycastle Conservation Area and to safeguard the amenities of the area.

14. All existing trees and hedgerows shown to be retained on the approved Layout drawing 02C shall be retained and protected throughout the construction period and thereafter. No retained tree shall be cut down, uprooted, destroyed, lopped, topped or otherwise damaged without the prior written approval of the Council.

Reason: To ensure the retention of trees within the Ballycastle Conservation Area and to ensure continuity of the landscape amenity afforded by these trees.

15. Any existing tree or hedgerow shown to be retained on the approved drawings which, within a period of five years from the completion of the development, is removed, dies, becomes seriously damaged or diseased, shall be replaced during the next planting season with a specimen of similar species, size and location unless otherwise agreed in writing by the Council.

Reason: To ensure the long-term retention of landscape features which contribute to the visual amenity and character of the Ballycastle Conservation Area.

16. The proposed maintenance strip, as identified in the submitted Drainage Assessment, dated 15th August 2024 and drawing 06A should be protected from impediments (including tree planting, hedges, permanent fencing and sheds), land raising or future unapproved development. Clear access and egress should be provided at all times.

Reason: To allow access for maintenance purposes.

17. All boundary treatments including screen walls and car parking finishes shall be constructed in their entirety prior to the occupation of any dwelling unit in accordance with the approved details as shown on Drawing nos. 01B and 02C. All boundary treatments shall be retained permanently.

Reason: In the interests of the character and appearance of the Ballycastle Conservation Area and to ensure adequate provision of car parking.

18. The dwellings hereby approved shall be finished in materials as specified on drawing no. 04A.

Reason: In the interests of the character and appearance of the Ballycastle Conservation Area.

Informatives:

1. 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.
2. 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.
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 Public Register website at <https://planningregister.planningsystemni.gov.uk/>
6. The applicant is advised that the site is located within the designated Ballycastle Conservation Area. Under the Planning Act (Northern Ireland) 2011, any person proposing to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree within a Conservation Area is required to give the Council not less than six weeks' prior written notice of their intention to carry out such works, unless an exemption applies. Failure to obtain the necessary consent or provide the required notification may constitute an offence.

Site Location Map



Proposed Block Plan



