



Title of Report:	Planning Committee Report – LA01/2025/0517/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	24th 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	
Included in Current Year Estimates	N/A
Capital/Revenue	
Code	
Staffing Costs	

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.
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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>No:</u> LA01/2025/0517/F	<u>Ward:</u> Waterside
<u>App Type:</u> Full	
<u>Address:</u> 47 Ballycairn Road, Coleraine	
<u>Proposal:</u> Proposed residential development comprising 23No. dwellings including 11No. chalet bungalows, 4No. detached and 8No. semi-detached 2.5 storey dwellings, garages, car parking, hard and soft landscaping and all associated site and access works.	
<u>Con Area:</u> N/A	<u>Valid Date:</u> 29.05.2025
<u>Listed Building Grade:</u> N/A	
Agent: HERE Architects, 4-6 Linenhall Street, Ballymoney, BT53 6DP	
Applicant: O'Kane Group Ltd, 92 Altinure Road, Claudy, BT47 4DE	
Objections: 7	Petitions of Objection: 0
Support: 1	Petitions of Support: 0
Comment: 1	

Executive Summary

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The application site falls within the settlement limit of Coleraine.
- 7 letters of objection, 1 comment and 1 letter of support have been received in relation to this application.
- No objections have been raised by statutory consultees in relation to this proposal.
- The proposal meets the requirements of Policy QD1 of PPS 7 and Policy LC1 of the Addendum to PPS 7 in terms of providing a quality residential development.
- The proposal is considered acceptable in terms of layout, design, scale and massing respecting the surrounding context and is appropriate to the character and topography of the site.
- The proposal is not considered to create conflict with adjacent land uses and there is no unacceptable adverse effect on neighbouring properties.
- The proposal is regarded acceptable from a sewage perspective and will not result in an environmental impact.
- There are no issues regarding contamination.
- The proposal is acceptable in terms of drainage and flood risk.
- Access and parking arrangements are acceptable.
- The proposal does not result in natural heritage issues.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS Ed 2, PPS 7, Addendum to PPS 7, PPS 15, PPS 3 and PPS 2.

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 application site is located approx. 1.2km north west of Coleraine town centre and is approx. 0.95 hectares in size. The site slopes from west to east. Vehicle access to the site is from Ballycairn Road on the western boundary of the application site. The site is enclosed with large steel mesh security fencing along southern, western and northern boundaries and a timber fence along the eastern site boundary. Residential properties along Cairn Road and Redlands Crescent are located to the north and east of the application site. DH Christie Memorial Primary School and associated playing are located to the south.
- 2.2 The site comprises vacant office buildings and hardstanding/tarmac and was previously occupied by BKS (NI) Ltd Surveys, a survey company which provided aerial photography and topographical surveys between 1965-2015. There has been some intermittent use of the main office building for a religious group in recent years however the site has been largely vacant for the past 10 years. The site contains a number of small buildings comprising a gate house, buildings previously used for storage of large fuel tanks and an electrical substation/33kV transformer along the southern boundary.
- 2.3 Some landscaping is present on the site as there is a belt of mature Ash trees with scattered hawthorn along the southern site boundary. Soft landscaping also exists along the western boundary at the site entrance.

3.0 RELEVANT HISTORY

3.1 None considered relevant.

4.0 THE APPLICATION

4.1 Proposed residential development comprising 23 No. dwellings including 11No. chalet bungalows, 4No. detached and 8No. semi-detached 2.5 storey dwellings, garages, car parking, hard and soft landscaping and all associated site and access works.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

1 letter of support has been received for this application as well as 1 neutral comment. 7 letters of objection have been received in relation to this application from 6 separate addresses. The main issues raised are summarised below and will be considered in the remainder of this report.

- Traffic (School/Commuter) congestion
- Asbestos concern due to period in which building erected
- Noise from demolition works
- Noise upset for dogs
- Dust and Debris
- Possibility of changing velux windows to dormer windows in the future
- Overlooking/loss of privacy
- Difference in ground levels and overlooking
- Optional garages at sites 9/10
- Loss of light from garages
- No detail about type and height of trees planted along rear boundary
- Trees adjacent to No. 2 Redland Crescent should not be cut down
- Maintenance of strip of land between Nos. 9 & 11 Cairn Road
- Devaluation of property

5.2 Internal:

NI Water (No objections)

DFI Roads (No objections)

Environmental Health (No objections)

DFI Rivers (No objections)

DAERA: Water Management Unit (No objections)

DAERA: Natural Environment Division (No objections)

DAERA: Regulation Unit (No objections)

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

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS) Edition 2

PPS 2 – Natural Heritage

PPS 3 - Access, Movement and Parking

PPS 7 – Quality Residential Environments

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

PPS 15 – Planning and Flood Risk

Supplementary Planning Guidance

Creating Places

DCAN 8 – Housing in Existing Areas

Development Control Advice Note 15 Vehicular Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The site is located within Coleraine settlement limit so Policy SET 2 of NAP 2016 applies and planning permission will be granted provided the proposal is sensitive to the size and character of the settlement.
- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: Local character, environmental quality and residential amenity, flooding,

sewerage, contamination, access and parking, and natural heritage.

Local Character, Environmental Quality and Residential Amenity

- 8.3 PPS 7 promotes quality residential development in all types of settlements. DCAN 8 and Creating Places is additional guidance intended to supplement this policy in terms of improving the quality of new housing development.

Policy QD1 – Quality in New Residential Development

- 8.4 This policy sets out a presumption against housing development in residential areas where they would result in unacceptable damage to the local character, environmental quality or residential amenity of these areas. Proposals for new residential development should comply with 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;

- 8.5 The proposed site is located within the settlement of Coleraine. There is a mixture of architectural styles in the surrounding area. There are single storey, storey and a half and two storey houses in the surrounding area. Dwellings are generally detached or semi-detached with good sized rear gardens for private amenity space. Some dwellings are gable fronted onto the Ballycairn Road. Houses tend to have pitched or hipped roofs and dormers are apparent on certain styles. Along this stretch of the Ballycairn Road, designs are more traditional with finishes consisting of red brick and render.
- 8.6 The proposal entails demolition of the existing vacant office buildings and replacement with 23 dwellings (chalet bungalows, detached and semi-detached). Proposed dwellings include 8 semi-detached, 11 chalet bungalows and 4 detached with 3 or 4 bedrooms.

- 8.7 The detached dwellings are two storeys in height (approx. 7.8m ridge) with a hipped roof. This dwelling type has a single storey bay window and flat roofed single storey rear return. The semi-detached dwellings are 2.5 storey in height (approx. 9.5m ridge) with a pitched roof. These dwellings have single storey bay windows, front roof dormers and single storey flat roofed rear returns. The chalet bungalows have a pitched roof with a ridge height of 6.9m. These bungalows have front dormers, rear velux windows and single storey rear returns. Optional garages are proposed. The dimensions of these garages are 4.6m high by 3.6m wide by 6m long.
- 8.8 Public views of the application site are from the Ballycairn Road, Carnralla Park, Cairn Road and Redlands Crescent.
- 8.9 The application site slopes from west to east, with ground levels in the west at 18.4m (AOD) and in the east at 13.7m (AOD). The ground also slopes slightly downwards from south to north with a difference of approx. 0.5m in places.
- 8.10 The proposed site layout shows the dwellings adequately spaced with small front gardens and in curtilage parking along driveways. The amount of hard surfacing is considered acceptable and good landscaping is proposed. All dwellings have reasonably sized private gardens. All dwellings are a minimum of 10m away from the rear boundaries in accordance with Creating Places.
- 8.11 The proposal has considered ground levels with chalet bungalows proposed along the eastern and northern boundaries. House Type A is proposed along the Ballycairn Road either side of the entrance. This house type is two storeys high with a hipped roof with entrance doors in the side elevation which fronts onto the Ballycairn Road. A contextual elevation has been provided showing the relationship along the Ballycairn Road. Although 49 Ballycairn Road is a bungalow, the difference in height is permissible given the large separation distances and two storey dwellings are apparent in the local context. DH Christie Memorial Primary is located on the other side of this development. There were initial concerns with House Type P in terms of the 2.5 storey height. Plans were amended setting this house type further away from the Ballycairn Road. Although there will be views of House Type P from the Ballycairn Road, it

is approx. 33m set back from the front of the site and the height would be partially screened by the two dwellings (sites 22 & 23) closest to the road. There may be transient views of this House Type from Cairn Road given the difference in levels. Whilst it would have been preferred for these semi-detached dwellings to be two storeys in height, the additional roof space accommodation will not result in any negative impact in the wider surrounding area.

- 8.12 This proposal is acceptable in terms of the design of dwellings and respects the surrounding context. The proposal does not cause unacceptable damage to the character of the surrounding area. The proposal is considered appropriate to the character and topography of the site. The proposal is satisfactory in terms of scale, massing, layout and design.

(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;

- 8.13 There are no listed buildings on or close to the site. There are no archaeological features within the site. There are landscape features in the site such as trees to be protected. However, proposed plans show removal of all existing trees and replacement planting. Objectors raise concern about cutting down trees and lack of detail about proposed planting.
- 8.14 A Tree Survey report has been submitted in support of this application. A total of 29 trees were surveyed and a table provided with references of T001-T010 and recommendations. 5 trees and a group of 20 trees are recommended for felling given their poor condition. No action is required on 3 trees (T009, T006, T001) and a group of trees (T005) as their condition is detailed as fair. T001, T005 and T006 are detailed as Retention Category C1 which is detailed as trees of low quality with a remaining life expectancy of 10 years and are unremarkable trees of very limited merit. In light of this observation, it is considered acceptable for these trees to be felled to make way for a new housing development as replacement planting is proposed. T009 is detailed as Retention Category B1 which is detailed as trees of moderate quality with a life expectancy of 20 years and are not Category A because of impaired condition. This Tree is located just outside the application site and is

unaffected by this development. The removal of trees has been justified through assessment of the Tree survey report.

- 8.15 Proposed northern, eastern and southern boundaries are to be formed by a 1.8m double boarded timber fence with mixed native species hedging on the inside with dispersed trees. For a list of the type of trees review Drawing No. 31. The proposed western boundary (onto the Ballycairn Road) is to be finished in 1m high estate railings with hedging on the inside and dispersed street trees. Proposed pillars at the access are 1.5m high and finished in brick. A landscape plan has been provided detailing all plant schedules and is deemed appropriate. Proposed boundary treatments are considered acceptable for this development and in keeping with the local context.

(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 Adequate provision for public and private open space and landscaped areas should be an integral part of the development. Creating Places, paragraph 5.19 states all houses should have an area of private open space behind the building line and it should be approx. 70m² per house or greater. Smaller areas may be more appropriate for houses with 1 or 2 bedrooms but any individual house with an area of less than around 40m² will generally be unacceptable.
- 8.17 The original proposal was for 24 dwellings and there was concern over Units 22 and 23 as these had low rear amenity spaces. Amendments were received reducing dwelling numbers from 24 to 23 units on the site. This has ensured all dwellings have adequate rear amenity spaces above recommended requirements. Rear amenity spaces are in the range of 70m² to 210m².
- 8.18 A Landscape Management and Maintenance Plan has been submitted for this development. It is proposed that the implementation of planting works will commence at the first available planting season after finished ground levels have been

established. Performance criteria and maintenance objectives have been provided in relation to ornamental grass areas; hedge planting; newly planted trees; and litter removal. The Management Company shall prepare long term reviews after 5, 10, 15 and 20 years.

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

8.19 The site location is within the settlement limit of Coleraine and within walking distances and/or public transport distances of various amenities available so neighbourhood facilities are not required as an integral part of this development.

(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;

8.20 The proposal is for a housing development which supports walking, cycling and public transport. Access to public transport and the amenities of Coleraine is already available.

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

8.21 The proposal has been assessed in detail under the sub-heading "Access and Parking" and is considered compliant with this criterion.

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

8.22 There is a mixture of architectural styles in the surrounding area. However, along this stretch of the Ballycairn Road, designs are more traditional with finishes consisting of red brick and render. There are single storey, storey and a half and two storey houses in the surrounding area. Dwellings are generally detached or semi-detached with good sized rear gardens for private amenity space.

Houses tend to have pitched or hipped roofs and dormers are apparent on certain styles.

- 8.23 This proposal seeks to replace a vacant office building with 23 dwellings. The proposal entails a use of a range of house types which will provide a variety of contemporary architectural styles. The proposal includes dual fronted house types fronting onto the Ballycairn Road and the entrance road to the housing development. Other dual frontage houses are located at the rear of the plot and are considered acceptable.
- 8.24 Proposed finishes for all the dwellings include red brick for the walls with dark blue/black slates or tiles for the roof. Windows are to be dark grey uPVC and doors are treated hardwood/composite colour dark grey. Rainwater goods are black uPVC/Aluminium downpipes and gutters.
- 8.25 The dwellings will have a mixture of Tobermore facing bricks – Kingston range: Warm Red; Autumn Gold; and Moorland to provide variation in colour throughout the housing development. Proposed materials/finishes are considered satisfactory and in keeping with those used in the area.
- 8.26 The garages are to be finished in red brick for the walls with dark grey/black slates or tiles for the roof. Windows are to be Grey uPVC/Aluminium and doors are treated hardwood/composite. Rainwater goods are black uPVC downpipes and gutters. The design, size and finish of these garages are acceptable.
- 8.27 The scale, form, massing and appearance, materials and detailing of the proposal is acceptable. The design of this proposal is visually appropriate and should not detract from the character and appearance of the area. The proposal results in betterment as a vacant office building will be demolished and replaced with a modern housing development within the settlement limit of Coleraine.

(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;

8.28 Several objections have been received in relation to this application with concern expressed in relation to the impact on neighbouring residential amenity. For all detailed objections review section 5.2 of this report. Objector concerns relate to housing and garages in terms of overlooking, loss of privacy and loss of light. Given the difference in levels between the application site and Cairn Road and Redland Crescent properties, care is needed to ensure this development proposal does not harm their residential amenity.

Cairn Road Properties

8.29 All property types along the northern boundary are chalet bungalows except for Site 1. This house type is appropriate respecting the difference in levels. The rear elevation of these houses only have velux windows in the roof so limited overlooking will occur. Objectors are concerned that these velux windows could become dormers however, a condition restricting this can issue with any permission granted. There may be long distance views from the roof dormers (bedrooms) of House Type P but following review of the Sections provided, any views of the private amenity spaces belonging to the Cairn Road properties will be screened by the presence of the chalet bungalows. In addition, there are large separation distances involved, and this window is for a bedroom which is a non-habitable room. The proposal should not result in unacceptable overshadowing/loss of light or dominance to these neighbouring properties given the house type is a chalet bungalow and separation distances back to back are approx. 30m ensuring adequate spacing.

8.30 Site 1 is a detached house and whilst it is two storey, it will not result in unacceptable overlooking of No. 49 Ballycairn Road. This is due to large separation distances; only one proposed first floor bedroom window; and the angled nature of No. 49 Ballycairn Road with views being restricted of their private patio area. Site 1 will also not result in unacceptable overshadowing/loss of light to No. 49 Ballycairn Road.

Redland Crescent Properties

8.31 House types along this boundary are also chalet bungalows. The rear elevation of these houses only have velux windows in the roof so limited overlooking will occur. Proposed ground floor windows

should not result in unacceptable overlooking as views will be mainly screened by the boundary treatment. Proposed houses are at least 20m back to back with Redland Crescent properties ensuring adequate spacing. The dwellings should not result in unacceptable overshadowing/loss of light to Redland Crescent properties given the site orientation and separation distances. There were residential amenity concerns to No. 3 Redlands Crescent given the difference in levels. The proposed garages for Units 9 and 10 were considered dominant given both were along the rear boundary of No. 3 Redlands Crescent. Amended plans were received removing these garages which addresses previous concerns. Section E-E shows the relationship between Site 10 and No. 3 Redlands Crescent. A condition will issue with any permission granted removing Permitted Development rights on necessary sites within the development.

DH Christie Primary School

8.32 There are no concerns in relation to the relationship between proposed housing and the neighbouring school. There are good separation distances and the boundary treatment will be a 1.8m screen fence ensuring good safety for the School.

8.33 The relationship between proposed dwellings is acceptable following amendments ensuring windows do not directly look into each other. Spacing is deemed adequate.

8.34 Objectors have raised concern in relation to noise. Noise is not perceived to be an issue as this is a residential development within the settlement limit of Coleraine and Environmental Health have no objections. Whilst there will be an element of noise, dust and debris from demolition of the existing building and construction of a housing development, this will only be temporary in nature until works are completed. Concern was raised in relation to asbestos from the existing building, but no issues were raised by Environmental Health and Regulation Unit Land and Groundwater Team on this matter. Conditions in relation to contamination will be applied to any permission granted.

8.35 The proposal is not considered to adversely conflict with adjacent land uses and there is no unacceptable adverse effect on the

residential amenity of neighbouring properties or proposed properties.

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

8.36 The development has been designed to deter crime and promote personal safety.

8.37 The Addendum to PPS 7 seeks to safeguard the character of Established Residential Areas. The key consideration is to ensure that new residential schemes are sensitive in design terms to people living in existing neighbourhoods and are in harmony with the local character of established residential areas, villages and smaller settlements.

Policy LC1 – Protecting Local Character, Environmental Quality and Residential Amenity

8.38 This policy requires the proposed density is not significantly higher than that found in established residential areas. It requires the pattern of development to be in keeping with the overall character and environmental quality of the established residential area. It states all dwelling units and apartments should meet the appropriate space standards.

8.39 On initial review of this application, the proposed density is higher than that found in the established residential area. Calculations determine that the average density in and around this site is 16dph. An example was quoted of a housing development approved with a higher density under LA01/2023/0035/F at East of 1-4 Greystone Park, Coleraine for 12no semi-detached two storey houses, detached garages and associated siteworks. Whilst this site was approved showing a density of 24dph, determining weight was applied to the previous planning history (C/2007/0909/F) and it did provide sufficient parking. This application site differs in that there is no planning history and there is a shortfall of parking provision.

- 8.40 The application was amended to remove one dwelling from the proposal resulting in a total of 23 dwellings and to ensure adequate parking provision. Whilst the proposal is higher than the average density of the area, it is considered acceptable on balance considering, all dwellings have adequate rear amenity space, parking and separation distances. In addition, it is considered betterment for this site replacing a derelict office building with a residential development in the settlement limit of Coleraine.
- 8.41 The RDS provides the overarching strategy for development. This promotes a drive to provide more housing within existing urban areas and advocates an increased density of urban housing on brownfield sites or redevelopment opportunities. The application site can accommodate this amount of housing without impacting negatively on the character and appearance of the area or adversely harming neighbouring residential amenity. The pattern of development is in keeping with the overall character of the established residential area. The proposed dwellings are satisfactory in terms of size requirements.

Flooding

- 8.42 Consultation occurred with DFI Rivers who advised the development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain. The site is unaffected by a designated watercourse. A Drainage Assessment was provided for this application. DFI Rivers advised the applicant's drainage design is breaking the agreed discharge rate of 9.5l/s with NI Water. Updated calculations showing the agreed discharge rate and updated PDE from NI Water is requested.
- 8.43 The Agent provided information from NI Water advising they are content to provide permission to discharge up to a maximum of 9.9 litres per second into the 525mm surface water sewer on Cairn Road which supersedes the expired PDE response. DFI Rivers were re-consulted with this information.
- 8.44 DFI Rivers advise the DA has demonstrated that the design and construction of a suitable drainage network is feasible. It indicates that the 1 in 100 year event with an additional allowance for climate change (10%) and urban creep (10%) could be contained in the attenuation system, when discharging at existing green field runoff rate, and therefore exceedance waters can be safely dealt with

without breaching the consented discharge rate. Further assessment of the drainage network will be made by NIW prior to adoption. This may involve alterations to the drainage network design. Therefore, in order ensure compliance with PPS 15, DFI Rivers request that the potential flood risk from exceedance of the network, in the 1 in 100 year event, with an additional allowance for climate change (10%) and urban creep (10%) is managed by way of a planning condition.

- 8.45 DFI Rivers cannot sustain a reason to object to the proposed development from a drainage or flood risk perspective. However, in order to ensure compliance with PPS 15, DFI Rivers requests that the potential flood risk from exceedance of the network, in the 1 in 100 year event, is managed by way of a condition. The proposal complies with Policies FLD 1, 2, & 3 of PPS 15.

Sewerage

- 8.46 DAERA: Water Management Unit objects to this application. However, if NI Water confirm they are content that the WWTW and associated sewer network is able to accept the additional load, with no adverse effect on the WWTW or sewer network's ability to comply with their Water Order Consents, then WMU have no objections to this aspect of the proposal.
- 8.47 NI Water have no objections to this application. There is available capacity at the Waste Water Treatment Works. A Waste Water Impact Assessment has been undertaken for the site and is signed off for Stage 2. The receiving foul sewerage network has reached capacity. The public system cannot presently serve this development proposal without significant risk of environmental harm and public dis-amenity including pollution, flooding and detrimental impact on existing properties. NI Water and the applicant have agreed a downstream engineering solution to mitigate the foul capacity issue and allow connection for this development proposal. This solution is to be fully funded and delivered by the applicant. Appropriate conditions will be applied with any permission granted.

Contamination

- 8.48 A Preliminary Risk Assessment (PRA) and Generic Quantitative Risk Assessment (GQRA) has been provided by RSK Ireland Ltd (RSK) in support of this planning application. The GQRA report provided by RSK is informed by site investigations comprising eight boreholes to maximum depths of 5m below ground level (bgl). Six boreholes were installed as monitoring wells for groundwater and ground gas. Soil sampling was undertaken from the excavations, and groundwater and ground gas monitoring subsequently was undertaken from the serviceable boreholes post installation. Little contamination has been detected at the site, just one soil sample containing asbestos material and one groundwater sample with an exceedance of zinc. This exceedance was of the Environmental Quality Standard (EQS) but, it did not exceed the Drinking Water Standard (DWS). No unacceptable risks to environmental receptors have been identified for the development.
- 8.49 Regulation Unit Land and Groundwater Team have no objections to the development subject to planning conditions and informatives.
- 8.50 Environmental Health have reviewed the PRA and GQRA and have no objections subject to a condition relating to contamination.

Access and Parking

- 8.51 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic. Several objections have been raised in relation to traffic congestion.
- 8.52 A TAF was submitted for this application. The site access from Ballycairn Road will be relocated from the current location on the southwest corner of the site to the middle of the west side of the site. This is 15m from Carralla Park opposite and increases the separation distance from the adjacent school access. Splays at the access will be 2.4m x 60m. The internal road layout is traffic calmed and terminates in a turning head, enabling vehicles to enter and leave in a forward gear.
- 8.53 DFI Roads was consulted in relation to this application and advised the proposed parking provision is sub-standard and does not meet

the requirements of the published car parking standards. The proposal is deficient in parking which is not acceptable at this location taking into consideration the context of the area, objections, and planning policy. The scheme should be amended by reducing the number of units to address this shortfall.

- 8.54 The proposal was amended in terms of reducing the number of dwellings from 24 to 23. The proposed development requires 63 parking spaces. Plans show there are 47 parking spaces provided in-curtilage with 15 spaces provided on-street which equates to 62 spaces. There is a shortfall of one parking space which is deemed acceptable as this will not result in a detrimental impact on amenity.
- 8.55 On final consultation with DFI Roads following amendments submitted and objections received, the proposal is acceptable. This application was subject to private streets determination. The proposal is acceptable in terms of road safety and does not prejudice road safety or inconvenience the flow of traffic. The proposal is acceptable in terms of the access and the car parking provision for this development. The proposal complies with Policy AMP 1, 2 and 7 of PPS 3.

Natural Heritage

- 8.56 The River Bann is located approx. 360m east of the proposed development.
- 8.57 A Biodiversity Checklist, Preliminary Ecological Statement and Bat Survey Report was submitted in support of this application. DAERA: NED was consulted in relation to this application and additional information was required. The Agent submitted an amended PEA/Bat survey report covering various points; an amended site plan to include further details of compensatory planting; an outdoor lighting report; a Lighting Impact Assessment; and a Street lighting layout.
- 8.58 NED were re-consulted within this additional information. NED advise buildings on the site have been subject to emergence surveys and no bat roosts were found. NED are content that, the location of the proposed development, and the poor quality of the surrounding habitats for foraging and commuting, and also the low

level of commuting bats recorded, the proposal is unlikely to have a significant impact on bats.

- 8.59 The ecologist has noted that, while no evidence of this species was found on the site, there is potential for hedgehogs to utilise the site. NED advise that Hedgehogs are a NI Priority Species and are protected under schedule 6 and 7 of the Wildlife (Northern Ireland) Order 1985 (as amended) making it illegal to kill or take (capture) hedgehogs by certain methods or sell them (dead or alive). NED recommend the mitigation measures as highlighted by the ecologist in the PEA report to ensure there are no potential impacts on this species.
- 8.60 NED considers that provided lighting is undertaken as indicated in the submitted information, it is unlikely that it will have any significant impacts on protected species or other natural heritage interests.
- 8.61 NED acknowledge receipt of further revised drawings which indicate the proposed species within the hedgerow to be planted along the site boundaries and have no further concerns provided that planting is undertaken as indicated.
- 8.62 The buildings and vegetation within the site have the potential to support breeding birds. The applicant is advised that under the Wildlife (Northern Ireland) Order 1985 (as amended) it is an offence to intentionally or recklessly, take, damage or destroy the nest of any wild bird while the nest is in use or being built. Any works should be carried out outside the bird breeding season (which occurs from 1st March to 31st August) or checked prior to works by an ecologist with suitable protective measures taken should any nest be found. NED recommend that a condition to this effect is appended to any planning approval.
- 8.63 The PEA report has also highlighted that the buildings support nesting pigeons, and NED advise that these may utilise the building all year round. NED advise that should removal of these birds be required under a general licence then they should be dealt with by authorised individuals, and in a humane and professional manner.
- 8.64 NED have no further objections to this application subject to a planning condition.

8.65 Following assessment, the proposal is acceptable in terms of natural heritage interests and is considered to meet the requirements of Policies NH 1, 2 and 5 of PPS 2.

Habitats Regulations Assessment

8.66 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas 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, conservation objectives or status of any of these sites.

Other Matters

8.67 Objection was raised in relation to devaluation of existing property. The perceived loss of property value is not a planning consideration.

8.68 Objection was raised in relation to the maintenance of the strip of land between Nos. 9 and 11 Cairn Road. This is a civil matter between neighbours and the applicant of this application.

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. The proposal meets the requirements of planning policies. The proposal is considered acceptable in terms of layout, design, scale and massing respecting the surrounding context and is appropriate to the character and topography of the site. The proposal is not considered to create conflict with adjacent land uses and there is no unacceptable adverse effect on neighbouring properties.

9.2 The proposal is regarded acceptable from a sewage perspective and will not result in an environmental impact. There are no issues in relation to contamination. The proposal is acceptable in terms of drainage and flood risk. The proposal has satisfactory access and

parking. The proposal is acceptable in terms of natural heritage interests. Approval is recommended.

10 CONDITIONS

1. As required by Section 61 the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. No development shall commence until the vehicular access, including visibility splays and any forward sight distance is provided in accordance with Drawing No. 20F published 16th June 2026, prior to the commencement of any other development hereby permitted. 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 interests of road safety and the convenience of road users.

3. The gradient of the accesses to the development hereby permitted shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

4. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No. 20F published 16th June 2026.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

5. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. No other development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No. 20F published 16th June 2026. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

6. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

7. Notwithstanding the provisions of the Planning (General Development) (Northern Ireland) Order 1993, no buildings, walls or fences shall be erected, nor hedges, nor formal rows of trees grown in (verges/service strips) determined for adoption.

Reason: To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage or obstruction to services.

8. The development hereby permitted shall not be adopted until any highway structure/retaining wall requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with CG300 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed and constructed in accordance with CG300 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

9. No part of the development hereby approved shall be occupied until the Developer has provided an efficient system of street lighting in

accordance with Schedule 8 of The Private Streets (Construction) Regulations (Northern Ireland) 1994 as amended by The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001.

Reason: To ensure the provision of adequate street lighting and in the interests of safety.

10. The development hereby permitted shall not be occupied until a Street Lighting scheme design has been submitted and approved by Department for Infrastructure's Street Lighting Consultancy, County Hall, 182 Galgorm Road, Ballymena. These works will be carried out entirely at the developer's expense.

Reason: To ensure the provision of a satisfactory street lighting system, for road safety and the convenience of traffic and pedestrians.

11. Subject to the above conditions, the development shall be carried out in accordance with: -
Drawing No. 20F, (Private Streets Determination) published 16th June 2026.
Drawing No. 21A, (Typical Construction Details) published 13th May 2026.
Drawing No. 22A Road Long Sections published 13th May 2026.

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

12. No removal of vegetation or buildings shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before works and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing.

Reason: To protect breeding birds.

13. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority 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 Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

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

14. After completing the remediation works under Condition 13; and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks>. The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

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

15. All heating oil storage tanks (and associated infra-structure) must be fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2 and/or GPP 27) and the quality of surrounding soils and groundwater verified. Should contamination be identified during this process, Conditions 13 and 14 will also apply.

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

16. No development shall take place until a final drainage assessment, compliant with FLD 3 & Annex D of PPS 15, demonstrating the safe management of any out of sewer flooding emanating from the surface water drainage network, in a 1 in 100 year event with an additional allowance for climate change (10%) and urban creep (10%), is submitted to the Council for its consideration and approval.

Reason: In order to safeguard against surface water flood risk.

17. During the first available planting season after the occupation of the first dwelling, or as otherwise agreed in writing with the Council, all proposed landscaping shall be carried out in accordance with Drawing No. 31, and shall be maintained in perpetuity in accordance with the Landscape Management and Maintenance Plan prepared by EP Landscape Design dated February 2026, to the satisfaction of the Council. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

Reason: In the interest of visual and residential amenity.

18. The dwellings hereby approved shall be finished in Tobermore Facing Bricks - Kingston Range in the colours Warm Red, Autumn Gold and Moorland as identified on Drawing No. 03F prior to occupation, unless otherwise agreed in writing with Causeway Coast and Glens Council.

Reason: To provide a variety of finishes in this housing development.

19. 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 at Sites 1 – 12 without express planning permission.

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

20. 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 dwellings at Sites 1 – 12 without express planning permission.

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

21. All boundary treatments including screen walls shall be constructed in their entirety prior to the occupation of any dwelling unit in accordance with the approved details as shown on Drawing No. 31 (Proposed Site

Layout) and Drawing No. 18 (Boundary Treatments) and the appropriate British Standard or other recognized Codes of Practice. All boundary treatments shall be retained permanently.

Reason: To ensure the provision and maintenance of a high-quality residential environment.

22. 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.

23. 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.

24. No development shall commence until the applicant provides evidence, to the satisfaction of the Council, that NI Water has confirmed the proposed works will not affect the existing public sewer traversing the site. No construction to be made, trees planted or other obstruction permitted over this sewer, or within the permitted wayleave width.

Reason: To prevent disturbance / damage to existing sewers and in the interest of public safety.

11 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 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.
3. 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.
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 through the Consultee Hub:
<https://consulteehub.planningsystemni.gov.uk>

Site Location Map



LOCATION MAP scale 1:1250



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S01	47 Ballycain Road, Coleraine	1:1250	
LOCATION MAP		NSW	FOKCL
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