

**SITE VISIT REPORT: MONDAY 24 March 2025**

*Committee Members: Alderman, Boyle, Callan, Coyle, Hunter (Chair), Scott, Stewart, S McKillop and; Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan, Nicholl, Peacock, Storey and Watton(Vice Chair)*

**LA01/2016/1328/F- Land south of 120 Ballyreagh Road, Portstewart BT55 7PT**

Proposed by Ald Hunter, seconded by Ald McKillop

**App Type: Full Application**

**Proposal: Full application for a Hotel and Spa Complex ( including conference and banqueting facilities, holiday cottages, North West 200 visitor attraction (including exhibition space, tourist retail unit ( c.150 sq m ) and office space), demonstration restaurant, car/coach parking, access/junction alterations, landscaping, private sewerage treatment plant and water bore holes together with associated apparatus/infrastructure works on land south of 120 Ballyreagh Road (A2), Portstewart, BT55 7PT**

**Present: Cllr Watton**

**Officials: S Mathers, J McIntyre**

**Apologies: Ald Hunter**

**Comments:**

Site visit commenced in Pits area to the east of 120 Ballyreagh Road. S Mathers advised that the application was for, broadly, a proposed hotel, 9 holiday cottages, a demonstration restaurant and car parking. He showed the site location plan (Drawing 01 Rev B) and pointed out the extent of the application site. S Mathers identified that the spur of the application site running east towards No. 100 Ballyreagh Road was not included within the extent of development shown in the Site Layout Plan (Masterplan) Drawing 04G.

S Mathers showed the Portstewart Map from the Northern Area Plan (Map 3/05a) and identified the location of the settlement development limit, pointing out the intervening part of the golf course between it and the application site boundary.

S Mathers showed the Site Layout Plan (Masterplan) Drawing 04G and pointed out (both on the plan and on site) the principal elements of the hotel building, the 9 holiday cottages, the demonstration restaurant, the car park areas and the access. It was pointed out the hotel had two principal entrances and where these were. The three parts of the "T" shape plan of the hotel were identified: the NW200 area and conference facilities; the leisure and pool area and; the bedroom accommodation. S Mathers advised the hotel building was mainly three storey with a height of 11.5 metres rising to a highest point of 13.5 metres.

The site visit resumed at the access point to the immediate west of no. 120 Ballyreagh Road. S Mathers showed the Site Layout Plan (Masterplan) Drawing 04G and pointed out (both on the plan and on site) the location of the proposed access. He stated that the access was a new access in lieu of the existing access at this location. He added that while this did not accord with the terms of Policy AMP 3 of PPS 3 Access, Movement and Parking, it was nonetheless considered acceptable for the reasons provided in Addendum 2.

The site visit resumed at Ballygelagh Village on the access road to the immediate west of nos. 2 and 3 Ballygelagh Village. S Mathers showed the Site Layout Plan (Masterplan) Drawing 04G and pointed out (both on the plan and on site) the key elements of the proposal; the hotel building, the 9 holiday cottages, the demonstration restaurant and the car park areas. S Mathers asked if the member would like to see the elevation drawings again at this point which are part of the Planning Committee presentation. The member advised they were content not to see them again at this point. S Mathers pointed out the roof of no. 120 Ballyreagh Road as a reference point to identify the location of the access. Pointing out (both on plan and on site) S Mathers identified the specific location of the single storey holiday cottages and the split-level holiday cottages. The location of the demonstration restaurant (both on the plan and on site) was identified. S Mathers stated that the original proposal, at pre-application stage, was for this to be a restaurant but due to the outworking of the public consultation, this was changed to a demonstration restaurant which would provide cookery lessons. S Mathers asked whether the member required clarification on levels. They responded this was not required.

The member commented that the development would change the view from some of the properties at Ballygelagh Village but that the field to the east would remain undeveloped. S Mathers confirmed that the field to the east (adjacent the lane to Ballygelagh Village) was not to be developed as part of this scheme. S Mathers advised that the outlook towards the sea of some of the properties in Ballygelagh Village would change. He added that the impact on the amenity of

these dwellings, including the visual impact, was considered in processing the application.

The member advised that the site visit was helpful and that further locations were not required.

S Mathers  
J McIntyre  
24/03/25