

Addendum

LA01/2023/1085/F

1.0 Update

1.1 Following publication of the Planning Committee Schedule for 22 April 2026, a further objection has been received on the proposal.

1.2 The following matters are raised:

- Lack of neighbour notification of the proposal.
- Inadequate advertisement of the proposal.
- Increased traffic along Ballymacrea Road which is not currently equipped to safely handle a substantial rise in traffic numbers.
- Temporary foul cesspool raises serious concerns regarding potential odour and environmental impact.

1.3 The additional objector property is No. 34 Ballymacrea Road. This address does not satisfy the neighbour notification requirements as it is not located on land which directly adjoins the application site as outlined in red on the Site Location Plan. This property was identified within the PAN as to be notified of the Pre-application Community Consultation event. The application was advertised in the Coleraine Chronicle on 01 November 2023 and 19 June 2024 and is listed on the Council's website. Accordingly, there has been adequate public advertisement of the proposal.

1.4 Concerns in relation to traffic along Ballymacrea Road highlight that appropriate traffic management measures must be implemented and could include traffic calming measures, reduced speed limits or the installation of traffic lights to ensure safety of

both residents and visitors.

- 1.5 Traffic management measures were included under application C/2013/0097/F relating to the creation of the holiday park. These measures related to the creation of four passing bays along Ballymacrea Road and improvement of Ballymacrea Road/Ballybogy Road/Ballymagarry Road junction. Conditions 17, 18 and 19 of C/2013/0097/F related to the implementation of these works. DfI Roads has been consulted on this proposal and is content.
- 1.6 The temporary foul cesspool solution has been raised by the objector. Specific issues identified are potential odour and environmental impact. Further information on the foul cesspool has been submitted from the Agent. This information requires consideration by the Environmental Health Department. In addition, the objector should be afforded the opportunity to consider this information and provide comment (if any). To enable this process, the application should be deferred and returned to a subsequent meeting of the Planning Committee.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and resolve to defer the application to allow further consideration of the further information relating to the cesspool and objector concerns. This recommendation supersedes that at Paragraph 1.1 of the Planning Committee Report.