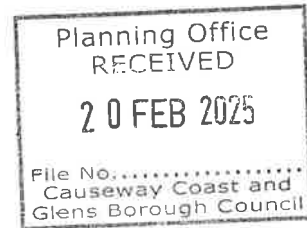


Mr Robert Mckinlay
4 Laurel Park
Coleraine
BT51 3AQ

Planning Services
Causeway Coast and Glens Council
Clonavin
66 Portstewart Road
Coleraine
BT52 1EY



17th February 2025

Dear Sir/Madam

Re: Planning Application LA01/2024/1096F

I hereby wish to lodge my objections to the above application. This is my third objection in regard to the proposed housing development, the previous two objection letters and all the concerns within are still well founded.

First and foremost, this planning application has not been granted yet. Nevertheless, on the 14th February contractors with their machinery proceeded to cut down the trees and flatten the area from Laurel Park leading into the proposed development site. I have it on good authority that this land is owned privately, so on no account should the developers be organising for their tradesmen to start work on the road into the site. This action caused much distress amongst the residents and the tradesmen, with the police having to be called to attend the scene. As this application has not been approved yet, surely the developers should be forced to rectify the destruction their tradesmen have caused.

Established trees were cut down and shrubbery removed,. I was of the understanding from your Council website that where

"trees exist on or adjacent to a site, they should be highlighted in site appraisals and the measures to ensure their retention and long-term maintenance outlined.

This will include their protection during construction."

Your website continues to give information about the value of trees and why we protect them. So WHY are you not observing your own advice?

The next relevant issue concerns the opening onto laurel park. These roads were constructed in the 60's when the volume of traffic was considerably less. Your proposed site of over 80 dwellings with a possible 80 or more vehicles exiting onto the blind bend is undoubtedly dangerous.

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In addition, the increased pollution these vehicles will create coupled with the noise factor the planning department should reject the exit onto laurel park. Furthermore, the vast increase of traffic using their headlights during darkness hours most certainly will cause light pollution. With the nearby houses on laurel park suffering greatly.

My next concern is the effect that 80 dwellings will have on the already over stretched sewerage system. Anyone who has walked alongside the River Bann knows to tread very carefully to avoid the raw sewage and paper waste. Not only can one see but also smell the offensive human waste. Surely it must be hazardous for dogs health. The council are not able to control the current sewage system, so it seems logical not to increase the burden by adding 80 more properties.

The next concern relates to the extremely steep gradient that the proposed development wishes to build 80 dwellings on. The new buildings will tower over the houses on the Strand Road depriving their residents of any privacy. Additionally, the decrease in the value of nearby properties will undoubtedly fall severely.

Moreover, with an extra 80 dwellings provided for social housing residents, in an already vast area of similar housing. It will undeniably give rise to more criminal activity, surely it would preferable to reduce the proposed number of dwellings.

Better still from an environmental point of view it would be to plant the area with trees. Providing a safe haven for the local wildlife. As well as keeping the last green space in the area.

Surely, the long term view to preserve the attractiveness of Coleraine would be more beneficial. As opposed to the short term financial gain that this development will receive from the government. I appreciate that there is a need for homes to be built but am very aware that there are more suitable sites available.

To conclude, my apologies for my late objection. However in spite of living extremely close to the proposed development, I never receive any notifications from you.

Yours sincerely

R. Mckinlay