Causeway Coast & Glens Borough Council

Title of Report:	**Planning Committee Report – LA01/2026/0788/F**
Committee Report Submitted To:	**Planning Committee**
Date of Meeting:	**25th November 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.		
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:

No: LA01/2026/0788/F **Ward:** Atlantic

App Type: Full

Address: Entrance to North West Hotel and Spa Complex, Lands Immediately West of 120 Ballyreagh Road, Portstewart

Proposal: The erection of temporary hoarding and access gate, CCTV mast with associated engineering works.

Con Area: N/A **Valid Date:** 27/07/2026

Listed Building Grade:

Agent: Ferguson Planning

Applicant: C&V Developments Ltd.

Objections:	**0**	**Petitions of Objection:**	**0**
Support:	**0**	**Petitions of Support:**	**0**

Drawings and additional information are available to view on the Planning Portal- https://planningregister.planningsystemni.gov.uk

Executive Summary

- This is a full application seeking the erection of temporary hoarding and access gate, CCTV mast with associated engineering works.

- The application site is located in the countryside, outside of any Settlement Development Limit, as provided for by the Northern Area Plan (NAP) 2016. The site is located directly east of a Local Landscape Policy Area & a Site of Local Nature Conservation Importance. The site is not subject to any specific zoning or environmental designations.

- No representations have been received in relation to this proposal.

- The principle of development is acceptable, and the proposal will not result in unacceptable damage to the character of the surrounding area or neighbouring amenity.

- The proposal complies with all relevant planning policies including the Regional Development Strategy (RDS) 2035, Northern Area Plan (NAP) 2016, Strategic Planning Policy Statement (SPPS) 2025 – Edition 2, Planning Policy Statement (PPS) 3: Access, Movement, and Parking, and Planning Policy Statement (PPS) 16: Tourism

- Consultation was carried out with DFI Roads. No objection was raised.

- The application is recommended for **APPROVAL.**

Drawings and additional information are available to view on the Planning Portal- https://planningregister.planningsystemni.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 site is located at lands immediately West of 120 Ballyreagh Road, Portstewart.

2.2 The application site relates to the entrance to the North West Hotel and Spa Complex previously approved under LA01/2016/1328/F. The proposed development is to be temporarily sited for a period of 3 years during the construction of the hotel and spa complex which was approved under application LA01/2016/1328/F.

2.3 The application site is located in the countryside, outside of any Settlement Development Limit, as provided for by the Northern Area Plan (NAP) 2016. The site is located directly east of a Local Landscape Policy Area & a Site of Local Nature Conservation Importance. The site is not subject to any specific zoning or environmental designation.

3.0 RELEVANT HISTORY

PLANNING HISTORY OF SITE

- Application Number: LA01/2026/0126/DC
  - Proposal: Discharge of Condition 14 & 20 of LA01/2016/1328/F
  - Decision: pending
- Application Number: LA01/2026/0789/A
  - Proposal: The erection of temporary hoarding with vinyl advertising graphics promoting branding and amenities of hotel development.
  - Decision: pending

- Application Number: C/1975/0216
    - Decision: Permission Refused Decision Date: 16 June 1975
    - Proposal: SITE FOR HOUSING
- Application Number: C/1986/0642
    - Decision: Permission Refused Decision Date: 23 February 1987
    - Proposal: Change of use from dwelling to wine bar
- Application Number: LA01/2016/0522/PAN
    - Decision: PAN Concluded Decision Date: 01 June 2016
    - Proposal: Proposed Hotel & Spa Complex (including conference and banqueting facilities), Holiday Cottages, North West 200 visitor attraction (including exhibition space, tourist retail unit (c. 150sqm) and office space, restaurant, car/coach parking, access/junction alterations, landscaping and associated infrastructure works on Land South of Ballyreagh Road (A2), Portstewart.
- Application Number: LA01/2016/0893/DETEIA
    - Decision: ES-Not Required Decision Date: 13 September 2016
    - Proposal: Request for a screening opinion to determine the requirement of an Environmental Impact Assessment
- Application Number: LA01/2018/0729/DC
    - Decision: Approval Decision Date: 15 October 2018
    - Proposal: Discharge of Condition No. 12 from LA01/2016/1328/F
- Application Number: LA01/2018/0688/DC
    - Decision: Withdrawal Decision Date: 22 October 2018
    - Proposal: Discharge of condition 13 of LA01/2016/1328/F.
- Application Number: LA01/2018/0777/DC
    - Decision: Approval Decision Date: 20 December 2018
    - Proposal: Discharge of Condition 16 of LA01/2016/1328/F.
- Application Number: LA01/2018/1352/F
    - Decision: Permission Granted Decision Date: 27 June 2019
    - Proposal: Section 54 application to vary Condition 13 of Planning Permission LA01/2016/1328/F to state: "All further site works of whatever nature and development shall be undertaken in accordance with the Archaeology written scheme and programme submitted and approved by Council
- Application Number: LA01/2016/1328/F

    - Decision: Permission Granted Decision Date: 04 April 2025
    - 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 (Amended Certificate of Ownership)
- Application Number: LA01/2025/1285/DC
    - Decision: Condition Partially Discharged Decision Date: 05 March 2026
    - Proposal: Partial Discharge of Condition 13 and Full Discharge of Condition 15 of LA01/2016/1328/F.

4.0 THE APPLICATION

4.1 The proposal is for the erection of temporary hoarding, CCTV mast and associated engineering works located adjacent to and surrounding the site entrance of the approved hotel and spa complex. The proposed hoarding will provide screening and security during construction whilst informing passers-by of details of the hotel development. The proposed hoardings will be approximately 2.54 metres in height and will extend for approximately 62.2 metres along the front boundary of the site. The hoardings will be constructed from the following materials/components:

- Galvanised steel supporting structure
- Concrete kelly block support and constraints
- 4mm aluminium composite panels featuring printed graphic advertisements
- Vinyl advertising graphics promoting branding and amenities of hotel development.

4.2 Additionally, a galvanised steel CCTV pole measuring approx. 12m is to be installed and sited for the same duration as the proposed hoarding.

4.3 Access to the site will be taken via 4.2m galvanised access gates linking to the existing entrance adjacent to 120 Ballyreagh Road.

4.4 The proposed materials have been included on the submitted plans, as follows:

- 4mm aluminium composite panels (acp) - printed graphic advertisement
- Hoarding panels 18mm thk osb/3 moisture resistant boards
- Pressure treated timber posts and rails
- Concrete kelly blocks acting as support and restraint
- Galvanised steel access gates
- Galvanised steel CCTV pole

4.5 A separate planning application has been submitted for the erection of temporary hoarding with vinyl advertising graphics promoting branding and amenities of hotel development under (LA01/2026/0789/A).

5.0 PUBLICITY & CONSULTATIONS

5.1 **External:**
Advertising: Advertised on 11th August 2026

Neighbours: 1no neighbour was notified.

Representations: No representations have been received in relation to this proposal.

5.2 **Internal:**

One (1no) consultation was issued in relation to this application.

- DfI Roads were consulted due to the nature and location of the proposal. Dfi Roads requested amended plans which showed the accurate roadside detail with the back of the newly constructed footpath clearly detailed and the proposed hoarding set back a minimum of 0.5m from the back of footpath. They also stated that the proposed access gate should be the full width of the access road to enable construction traffic to move freely.

- Amendments were received in response to the concerns raised, and DfI Roads were reconsulted. DfI Roads are now content with the proposal.

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 Edition 2 (2025) (SPPS) is a material consideration. As set out in the SPPS Ed. 2 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

7.1 The application has been assessed against the following planning policy and guidance:

- Regional Development Strategy (RDS) 2035
- Northern Area Plan (NAP) 2016
- Strategic Planning Policy Statement (SPPS) 2025 – Edition 2

- Planning Policy Statement (PPS) 3: Access, Movement & Parking
- Planning Policy Statement (PPS) 16: Tourism
- Planning Policy Statement (PPS) 21: Sustainable Development in the Countryside

8.0 CONSIDERATIONS & ASSESSMENT

The main considerations in the determination of this application relate to the principle of development, access, movement and parking and representations.

Principle of Development

8.1 This application proposes the erection of a temporary hoarding and access gate, CCTV mast with associated engineering works.

8.2 The application must be considered having regard to the Regional Development Strategy (RDS) 2035, Northern Area Plan (NAP) 2016, Strategic Planning Policy Statement (SPPS) 2025 – Edition 2, Planning Policy Statement (PPS) 3: Access, Movement & Parking, Planning Policy Statement (PPS) 16: Tourism and Planning Policy Statement (PPS) 21: Sustainable Development in the Countryside.

8.3 The RDS seeks to promote sustainable patterns of development. The proposed temporary hoarding, access gate and CCTV mast are ancillary to the approved development of the site and will assist in securing and managing the construction process in a safe and orderly manner. As a temporary measure, the proposal will support the delivery of development within the existing area without prejudicing the character of the surrounding locality. The proposal is therefore considered consistent with the aims of the RDS.

8.4 Paragraph 1.10 of SPPS states that a transitional period will operate until such a time as a Plan Strategy for the whole of the Council area has been adopted. During the transitional period the planning authorities will apply existing policy contained within the documents identified at paragraph 1.13, together with the SPPS. Any relevant supplementary and best practice guidance will also continue to apply. Paragraph 1.12 advises any conflict between

the SPPS and any policy retained under the transitional arrangements must be resolved in the favour of the provisions of the SPPS. Where the SPPS is silent or less prescriptive on a particular planning policy matter than retained policies, this should not be judged to lessen the weight to be afforded to the retained policy.

8.5 Paragraph 4.12 of the SPPS highlights the need for planning authorities to consider a range of amenity and environmental impacts, including visual intrusion, general nuisance, loss of light, overshadowing, drainage and other environmental considerations.

8.6 The proposal relates to the erection of temporary hoarding and access gate, CCTV mast and associated engineering works. The site is located in the countryside and is not located within areas with environmental designations. As the proposal is in association with the previously approved hotel and spa complex the principle of temporary hoarding, CCTV and associated works is appropriate in the context of the approved land use. Having regard to the nature, scale and temporary duration of the development, together with the separation distances to neighbouring properties and the site's countryside location, where the development largely faces towards the coastline, it is considered that the proposal would not give rise to significant adverse impacts on residential amenity.

8.7 The CCTV mast and hoarding are limited in scale and are required temporarily for site security, safety and construction management purposes. As such, the development is not expected to result in unacceptable visual intrusion. The structures are temporary in nature and will only remain in place for the duration of the construction period associated with the approved hotel and spa development (as noted in the application form and as per the condition included). Furthermore, the proposal is modest in scale relative to the wider approved development and is considered necessary to facilitate the safe and secure construction of the site. Given its temporary duration, functional design and the expansive coastal setting, the proposal would not result in a significant adverse visual impact on the character or appearance of the surrounding area.

8.8 Given the nature of the proposal, no significant adverse impacts are anticipated in terms of noise disturbance, loss of light or

overshadowing. The development comprises temporary site hoarding, an access gate and a CCTV mast associated with the construction and security of the approved hotel and spa development. The structures are modest in scale and do not involve activities or built form that would adversely affect the daylight, sunlight or outlook enjoyed by neighbouring properties. Furthermore, having regard to the separation distances from nearby dwellings and the temporary duration of the development, it is considered that the proposal would not give rise to any unacceptable levels of noise, disturbance or other impacts upon residential amenity.

8.9 Furthermore, the proposal does not involve the generation of waste, sewerage or drainage infrastructure that would give rise to adverse environmental impacts. Subject to compliance with all relevant statutory requirements, the development is not considered to have any significant implications for health and wellbeing, environmental quality or the amenity of surrounding land uses. Accordingly, the proposal is considered compliant with the provisions of Paragraph 4.12 of the SPPS.

8.10 The proposed CCTV mast is intended solely for site security and health and safety purposes during the construction phase of the approved hotel and spa development. The mast is positioned approximately 31.5 metres from the nearest dwelling and is located behind the proposed site hoarding, thereby limiting its visibility from neighbouring properties. The CCTV equipment will be directed towards the construction site and associated access areas and is not intended to overlook adjacent residential properties. Having regard to the separation distance, the screening provided by the hoarding, and the operational purpose of the equipment, it is considered that the proposal would not result in any unacceptable impacts on visual amenity, residential amenity or neighbouring privacy.

8.11 The proposed engineering works are limited in nature and are required to facilitate the safe and secure installation of the temporary hoarding. The works comprise the placement of kelly blocks on firm, level ground to ensure that the hoarding posts are positioned vertically and remain stable throughout the construction period, as shown on the submitted planning drawings. Where soft or uneven ground is encountered, it will be removed and locally

replaced with well-compacted granular sub-base to provide a suitable foundation. Given the minor scale and temporary nature of these works, they are not considered to result in any significant visual or residential amenity impacts and are necessary to support the safe operation and management of the approved construction site.

8.12 The application site is located in the countryside, outside of any Settlement Development Limit, as provided for by the Northern Area Plan (NAP) 2016. The proposed development is at and directly associated with the previously approved Hotel and Spa complex and cannot be located within the settlement development limit and is in accordance with CTY1 of PPS21.

8.13 The application site forms part of an approved hotel development (LA01/2016/1328/F) which was assessed against the relevant policy provisions of PPS 16: Tourism at the time planning permission was granted. The current application relates solely to the erection of temporary hoarding and an access gate, together with a CCTV mast and associated engineering works to facilitate the construction and security of the site. The proposal does not seek to alter the approved tourism use, scale, nature or operational characteristics of the hotel development. As such, the proposal raises no new tourism-related planning issues and does not prejudice the approved tourism development.

8.14 Notwithstanding the above, it is recognised that the application site is located in the countryside and forms part of a tourism development. The current proposal comprises temporary and ancillary works required to facilitate the construction and security of the approved hotel and spa complex and does not involve any change to the approved tourism use, scale, footprint or operational characteristics of the development. The proposal will not undermine the policy objectives of TSM 7, nor will it result in any additional impacts on rural character, visual amenity or neighbouring amenity beyond those already considered as part of the approved development. Accordingly, the proposal is considered acceptable in the context of Policy TSM 7.

Access, Movement and parking.

8.15 Policy AMP 2 of PPS 3 requires development proposals to provide safe access arrangements and not prejudice road safety or the convenience of road users. Given the nature and location of the proposal, consultation was undertaken with DfI Roads. DfI Roads initially raised concerns regarding the roadside detail and requested amended plans to accurately show the newly constructed footpath and confirm that the proposed hoarding would be set back a minimum of 0.5m from the rear of the footpath. DfI Roads also advised that the proposed access gate should extend the full width of the access road to facilitate the safe and efficient movement of construction traffic. Amended plans addressing these matters were subsequently submitted and reconsulted upon. Following review of the revised drawings, DfI Roads confirmed that they were content with the proposal. The proposal is therefore considered to comply with the provisions of PPS 3 in respect of access, movement and road safety.

Representations

8.16 No representations have been received in relation to this proposal.

9.0 CONCLUSION

9.1 In conclusion, the proposal complies with all relevant planning policies, guidance, and material considerations including the Regional Development Strategy (RDS) 2035, Northern Area Plan (NAP) 2016, Strategic Planning Policy Statement (SPPS) 2025 – Edition 2, Planning Policy Statement (PPS) 3: Access, Movement and Parking, and Planning Policy Statement (PPS) 16: Tourism.

9.2 Therefore, this application is recommended for **APPROVAL.**

10.0 PROPOSED CONDITIONS

1 The hoarding and access gate, CCTV mast with associated engineering works hereby permitted shall be removed and the land restored to its former condition within 3 years of the date of this permission.

Reason: To enable the Planning Authority to consider the development in the light of circumstances then prevailing.

INFORMATIVES

1. 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.

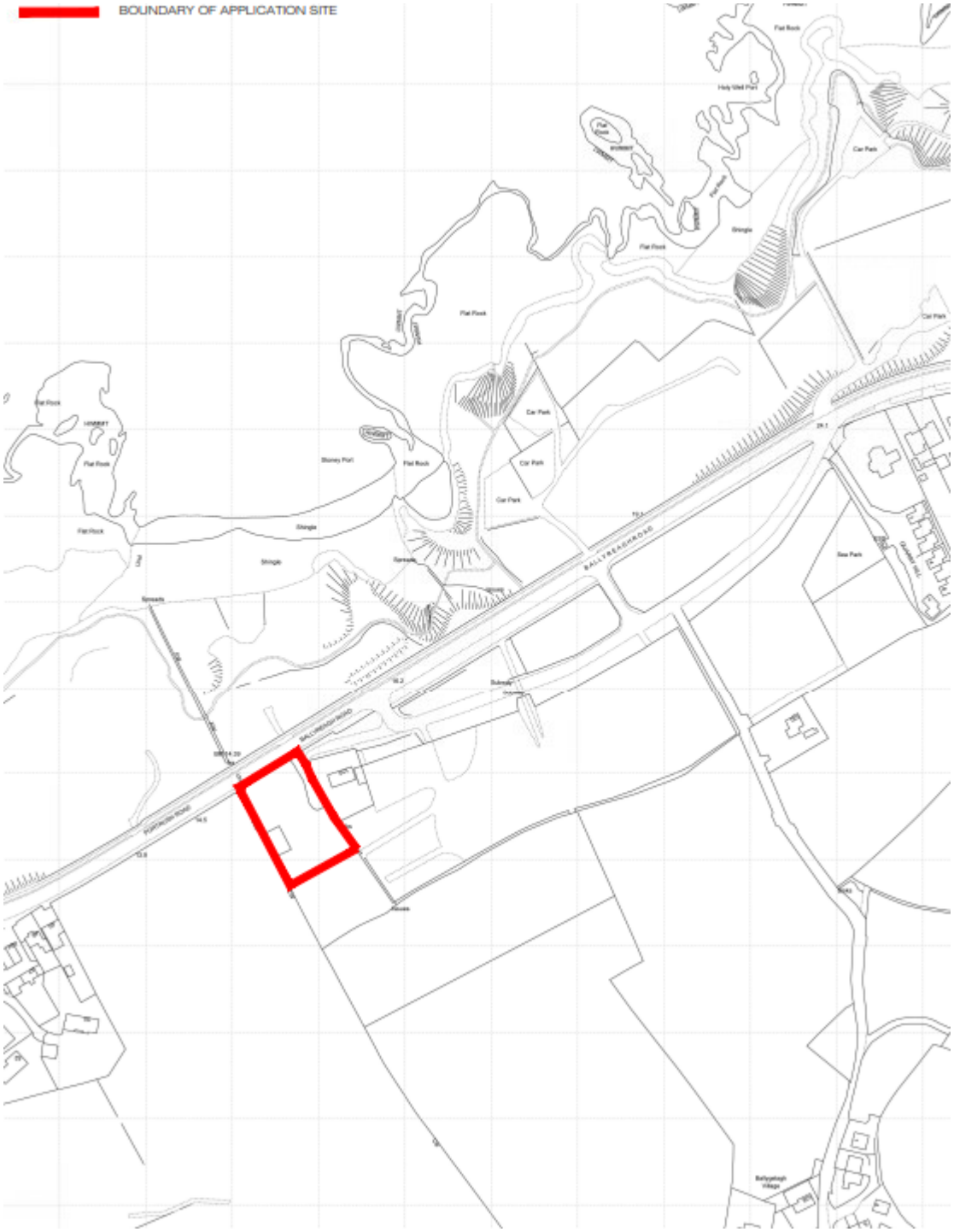
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

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.

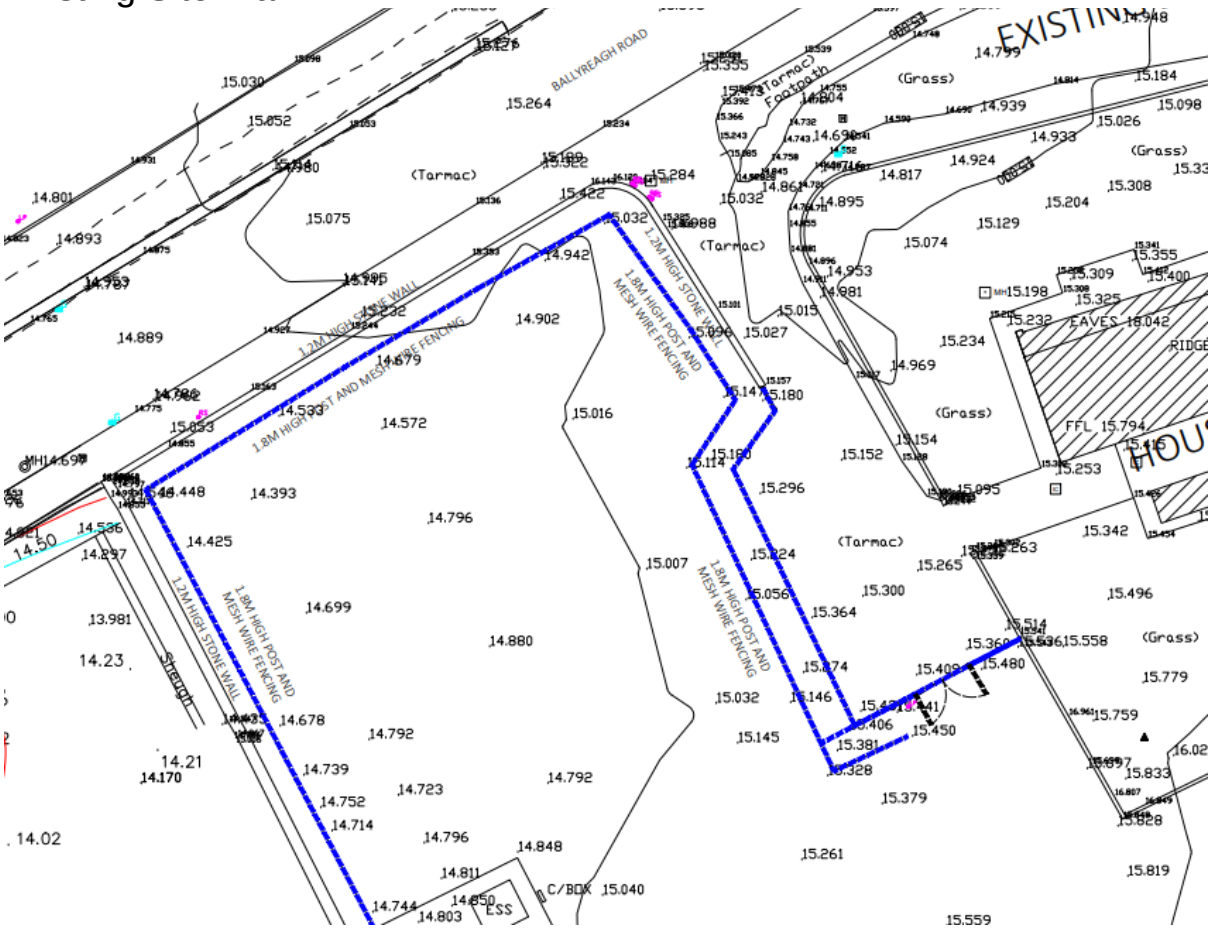
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

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 Planning Portal at https://planningregister.planningsystemni.gov.uk/simple-search

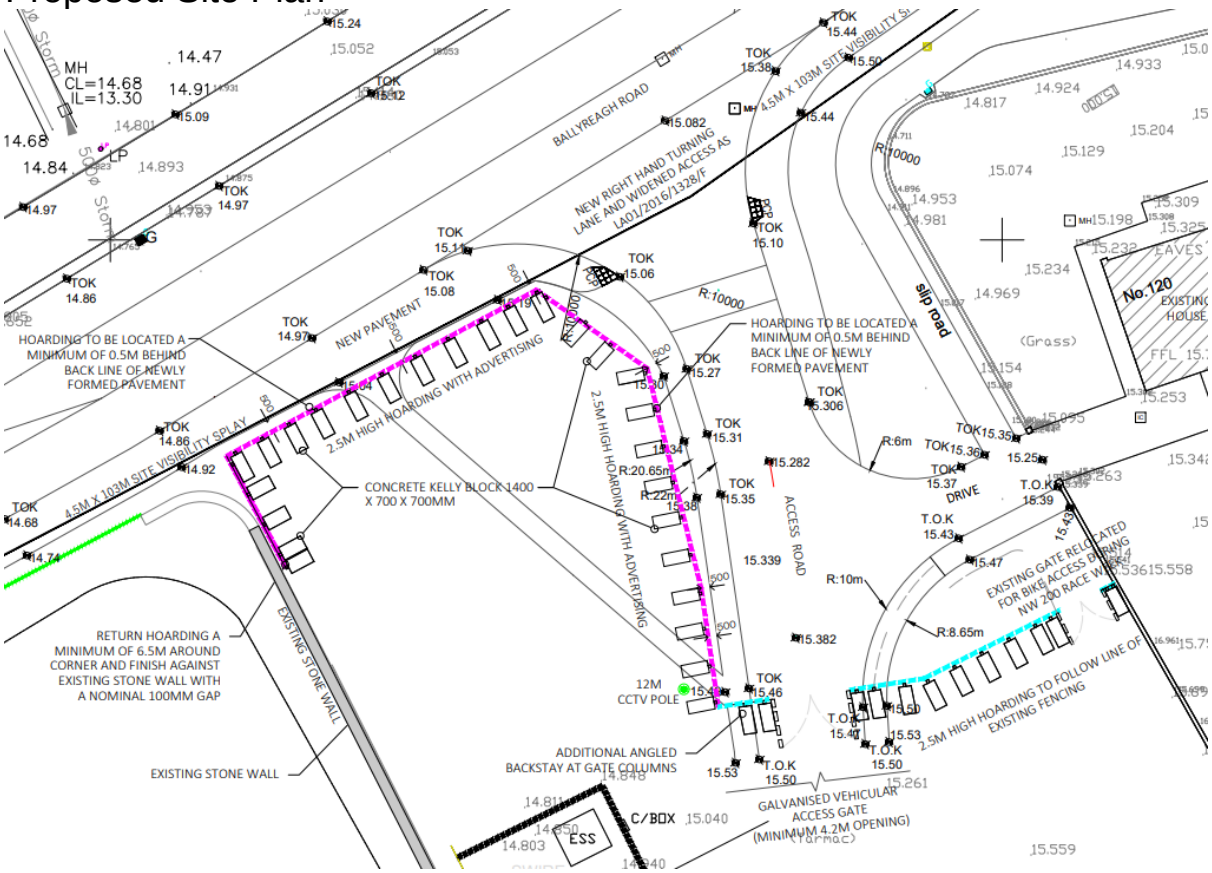
Site Location Plan



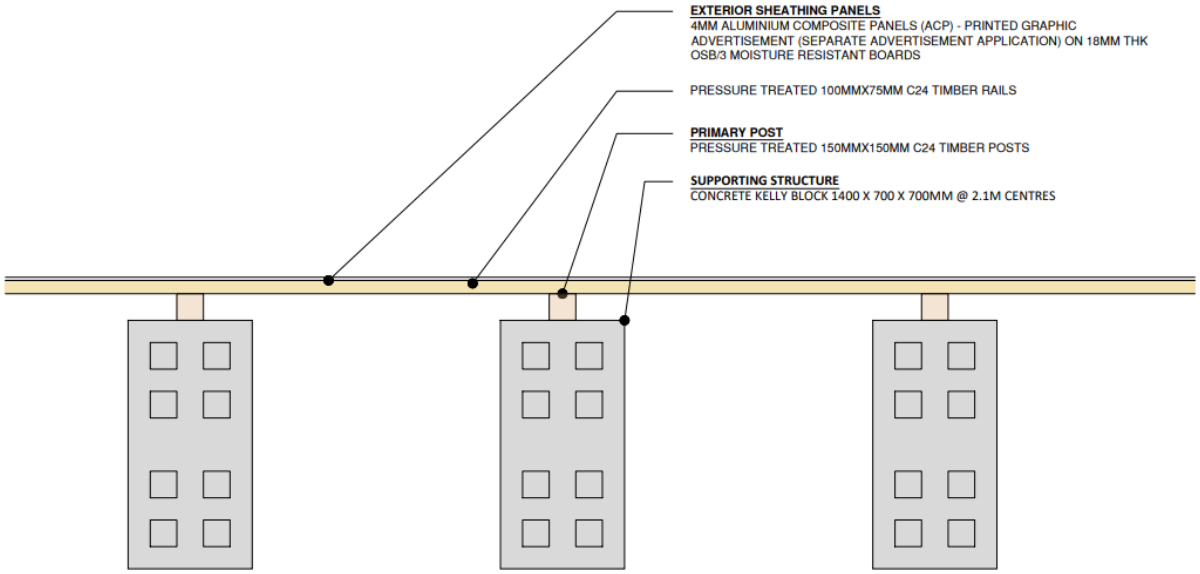
Existing Site Plan



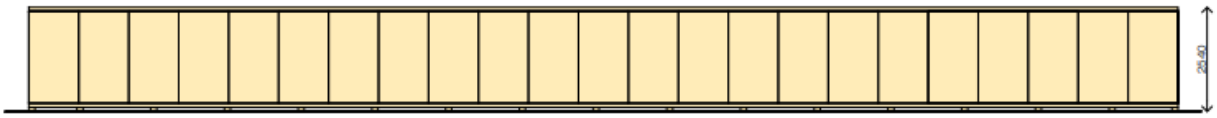
Proposed Site Plan



Proposed Hoarding Plans



Proposed Elevations of Hoarding

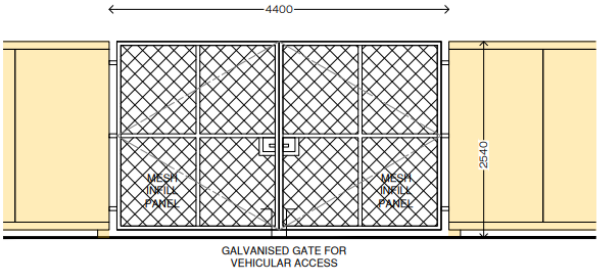


PROPOSED TYPICAL ELEVATION OF HOARDING 1:100@A3

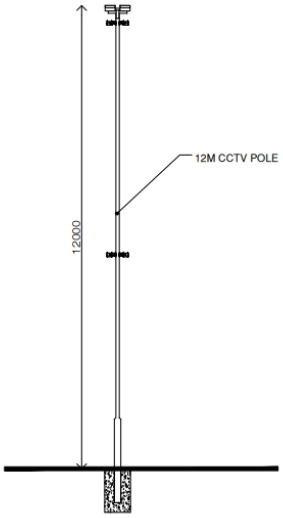


PROPOSED TYPICAL ELEVATION OF HOARDING WITH ADVERTISING 1:100@A3

Proposed Elevations of Gate & CCTV Pole



PROPOSED TYPICAL ELEVATION OF HOARDING AND GATE FOR VEHICULAR ACCESS 1:50@A3



PROPOSED TYPICAL ELEVATION OF CCTV POLE 1:100@A3