Causeway Coast & Glens Borough Council

Title of Report:	**Planning Committee Report – LA01/2026/0757/F**
Committee Report Submitted To:	**Planning Committee**
Date of Meeting:	**25th November 2026**
For Decision or For Information	**For Decision – Council Item.**
To be discussed In Committee YES/NO	**No**

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management Manager

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

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: LA01/2026/0757/F **Ward:** Portrush and Dunluce

App Type: Full

Address: Site located approximately 250m East of Salmon Rock Beach Car Park, Portballintrae.

Proposal: Installation of a permanent RAF commemorative memorial comprising a polished granite plinth and engraved tablets, together with the removal of existing timber benches, on an existing reinforced concrete platform.

Con Area: N/A **Valid Date:** 16/07/26

Listed Building Grade: N/A

Agent: Ramage Architecture, 337 Whitepark Road, Bushmills.

Applicant: Bushmills Through the Wars Committee.

Objections: 1 **Petitions of Objection:** 0

Executive Summary

- This is a full planning application seeking the installation of a permanent RAF commemorative memorial comprising a polished granite plinth and engraved tablets.

- The site is located outwith the settlement development limit of Portballintrae as identified on Map 03/10 of the Northern Area Plan 2016. The site is in a Local Landscape Policy Area and the Distinctive Landscape Setting of the Giants Causeway and Causeway Coast World Heritage Site. It is also positioned within the Causeway Coast AONB.

- There was one letter of objection from one postal address received in relation to this application.

- The principle of development is acceptable, and the proposal will not result in unacceptable damage to the character of the surrounding area and meets the policy considerations below.

- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS Edition 2 (2025) and PPS 2, PPS15 and PPS21

- 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 approximately 250m east of Salmon Rock Beach Car Park, Portballintrae.

2.2 The site is located immediately adjacent to the public pedestrian route linking Salmon Rock Beach Car Park, to Three Quarter Bridge and Runkerry Beach. Currently the site is situated on an existing concrete base which currently accommodates a pair of benches.

2.3 The area surrounding the site comprises an established gravel pedestrian path, existing natural stone entrance walls, stone access steps, grass embankments and an open coastal landscape.

2.4 The site is located outwith the settlement development of Portballintrae. The site is in a Local Landscape Policy Area and the Distinctive Landscape Setting of the Giants Causeway and Causeway Coast World Heritage Site. It is also positioned within the Causeway Coast Area of Outstanding Natural Beauty.

3.0 RELEVANT HISTORY

There is no recent relevant planning history.

4.0 THE APPLICATION

4.1 The application proposes the erection of a permanent commemorative memorial on an existing reinforced concrete platform adjacent to the public footpath.

4.2 The memorial is to commemorate the crew of RAF Vickers Wellington Aircraft DV664, which crashed close to the site on 28th November 1943 during a training exercise. As detailed in the supporting information submitted by the agent, the memorial is to be constructed from polished grey granite with engraved inscriptions and the Royal Airforce Crest. The memorial has been designed as a permanent place of remembrance. The structure is to sit on the existing concrete platform.

4.3 The proposed memorial plinth will be placed directly onto the existing concrete platform on the southern side of the existing path as shown on the proposed site plan. The granite memorial consists of two polished grey granite upright tablets. On the tablets will be engraved inscriptions with black infill and an engraved Royal Airforce Crest.

4.4 The tablets measure 700mm in height x 500mm in width and sit on a plinth measuring 914mm by 305mm. The two timber benches are to be carefully removed to allow for the installation.

5.0 PUBLICITY & CONSULTATIONS

5.1 **External:**

Advertising: Advertised on 29th July 2026.

Neighbours: No neighbours were notified under the terms of the legislation.

Representations: 1 letter of objection have been received in relation to the proposal.

The issues raised include the following:

- Not the right place for the memorial and should be relocated inland of the beach
- Removal of the benches would be missed by the visitors.

Concerns regarding the above issues are addressed in paragraph 8.16.

5.2 **Internal:**

No consultations were issued in relation to this application given the minor nature of the proposal. Additionally, no apparent issues were encountered on site to warrant any consultations being conveyed.

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 2035 (RDS)
- The Northern Area Plan 2016 (NAP)

- The Strategic Planning Policy Statement Edition 2 (SPPS Ed. 2) (2025)
- PPS21 – Sustainable Development in the Countryside
- Planning Policy Statement 2 – Natural Heritage
- PPS15 – Planning and Flood Risk

8.0 CONSIDERATIONS & ASSESSMENT

The main considerations in the determination of this application relate to the principle of development, impact on the Local Landscape Policy Area, Distinctive Landscape Setting and Area of Outstanding Natural Beauty, Habitats Regulations, Impact on flooding and consideration of the representation.

Principle of Development

8.1 This application seeks the erection of a RAF Memorial comprising of a polished granite plinth and engraved tablets, to commemorate the crew of RAF Vickers Wellington Aircraft DV664 which crashed close to the site on 28th November 1943 during a training exercise.

8.2 The application must be considered having regard to the RDS, NAP, SPPS Ed. 2.

8.3 Paragraphs 4.1 – 4.40 of the SPPS outlines the general principles for planning, with paragraphs 4.23 – 4.3 identifying the need for good design and positive place making. The SPPS promotes suitable development throughout the planning system. The guiding principle of planning authorities is that sustainable development should be permitted, having regards to the development plan and all other considerations, unless the proposed development will have a demonstrable harm of interest of acknowledged importance.

8.4 The application site is located outwith the Portballintrae development limit as identified on Map 3/10 of NAP. The site is located adjacent to a stone pathway which lies within a Local Landscape Policy Area and the Distinctive Landscape Setting of the Giants Causeway and Causeway Coast World Heritage Site. It is also positioned within the Causeway Coast AONB.

8.5 The site is located on the existing concrete base situated immediately adjacent to the existing gravel pathway between the

car park and Runkerry beach. The memorial is modest in size and is finished in appropriate materials and makes use of an already utilised concrete plinth. As the application site is in close proximity to the crash site, the application site provides an opportunity to locate a commemorative memorial close to the crash site of the RAF flight of 1943 without landscape detriment. The principle is acceptable under CTY1 of PPS21.

Impacts of the Proposal on the Local Landscape Policy Area.

8.6 Policy ENV 1 of the NAP Vol.1 sets out the principle of development within an LLPA. This is compounded by Policy PEL 02, Bay LLPA Vol.2 where it is to comply with any requirements set out for individual LLPA's in the District Proposals. The LLPA is designated as identified on Map no. 3/10 – Portballintrae. The specific features that contribute to the environmental quality, integrity or character of this area are listed below.

1. This LLPA incorporates the Dunluce / Ballintrae SLNCI and is within the Causeway Coast AONB.

8.7 Policy PEL 02 of the NAP states that "Only if there is an exceptional requirement for modest scale infrastructure will further development be acceptable along this particularly attractive sensitive coastline between the road and the sea". The site is outwith the SLNCI. The memorial is modest in size and is finished in appropriate materials and makes use of an already utilised concrete plinth. As the application site is in close proximity to the crash site, the application site provides an opportunity to locate a commemorative memorial close to the crash site of the RAF flight of 1943 without landscape detriment.

8.8 The proposed development complies with the requirements of PEL 02, as it respects the wider area, is using an established concrete base and due to the size, scale and design proposal will not impact upon those combination of environmental quality, integrity or character of the area. The choice of materials are sympathetic to and compliment the area, ensuring a consistent appearance. Overall, the design is considered appropriate, is modest in its appearance and preserves the character and setting of the area, thereby aligning with the criteria set out within the policy.

Impact on the Distinctive Landscape Setting (DLS) of the Giants Causeway and Causeway Coast World Heritage Site.

Policy COU 3 and COU 4 advise that No development within the Distinctive Landscape Setting outside of settlement development limits will be approved except:

1. Exceptionally modest scale facilities, without landscape detriment, which are necessary to meet the direct needs of visitors to the WHS.
2. Extensions to buildings that are appropriate in scale and design and represent not more than 20% of the cubic content of existing buildings.
3. Replacements of existing occupied dwellings with not more than 20% increase in the cubic content.

8.9 In the post text of the policy, the relationship of this landscape to the WHS requires an even stricter approach to development proposals than elsewhere in the AONB, to ensure the balance between landscape and built form is not adversely affected with building being over-dominant and out of historic context.

8.10 The development is for a commemorate memorial for the crew of RAF Vickers Wellington Aircraft DV664 which crashed close to the site on 28th November 1943 during a training exercise. The proposal is to erect a modest memorial utilising an existing concrete base adjacent to the pedestrian pathway, whereby it nestles into the site by virtue of the surrounding topography.

8.11 The design, scale and use of materials associated with the proposed development are considered to be acceptable with respect to the character of the surrounding area. The proposal can successfully integrate into the site both functionally and visually whilst being sensitive to the local character of the area. Views of the memorial are limited to along the immediate stretch of the pathway. The proposal is considered to be modest, does not cause landscape detriment and is acceptable in this location.

Impact on the Area of Outstanding Natural Beauty.

8.12 Policy NH 6, of PPS 2 states that planning permission for new development within an AONB will only be granted where it is of an appropriate design, size and scale for the locality and where it meets the three criteria.

8.13 With regards to the criteria, it is considered that the siting and scale of the proposal is sympathetic to the special character of the AONB, by virtue of the applications modest nature, scale, use and finishes. Furthermore, it respects the wider landscape through the character, appearance and heritage of the landscape and respects the visual appeal and amenity value of the area. The proposal is to be set on an existing concrete plinth, adjacent to the existing pedestrian pathway whereby it is to nestle into the existing landscape through the topography of the area. No additional landscaping works are proposed with regards to the site.

Habitat Regulation Assessment

8.14 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.

Planning Policy Statement 15 – Planning and Flood Risk.

8.15 The site is located just outwith the coastal floodplain and the climate change flood plain as illustrated in Flood Maps NI, therefore, PPS15 is not engaged.

Representations:

8.16 The objection highlighted that this was not the right location for the memorial and that it should be relocated inland away from the beach, the objection also objected on the grounds of the loss of 2 timber benches. The site was chosen as it is relatively close in proximity to where the RAF Vickers Wellington Aircraft DV664 crashed and utilises an existing concrete plinth. It is noted that from the site plan it is still possible that in the future, seating could

be provided as part of a wider regeneration of the area. It is also noted that there are several benches along this pathway which leads to Runkerry Beach, therefore are considered suitable alternatives.

9.0 CONCLUSION

9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan and other material considerations including the RDS, SPPS Edition 2, PPS 15, PPS 21 and PPS 2. Due to the nature and scale of the proposal there will be no detrimental impact on the surrounding area.

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

10.0 PROPOSED CONDITIONS

1. The development hereby permitted must be begun within five years from the date of this permission.

   Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

   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.

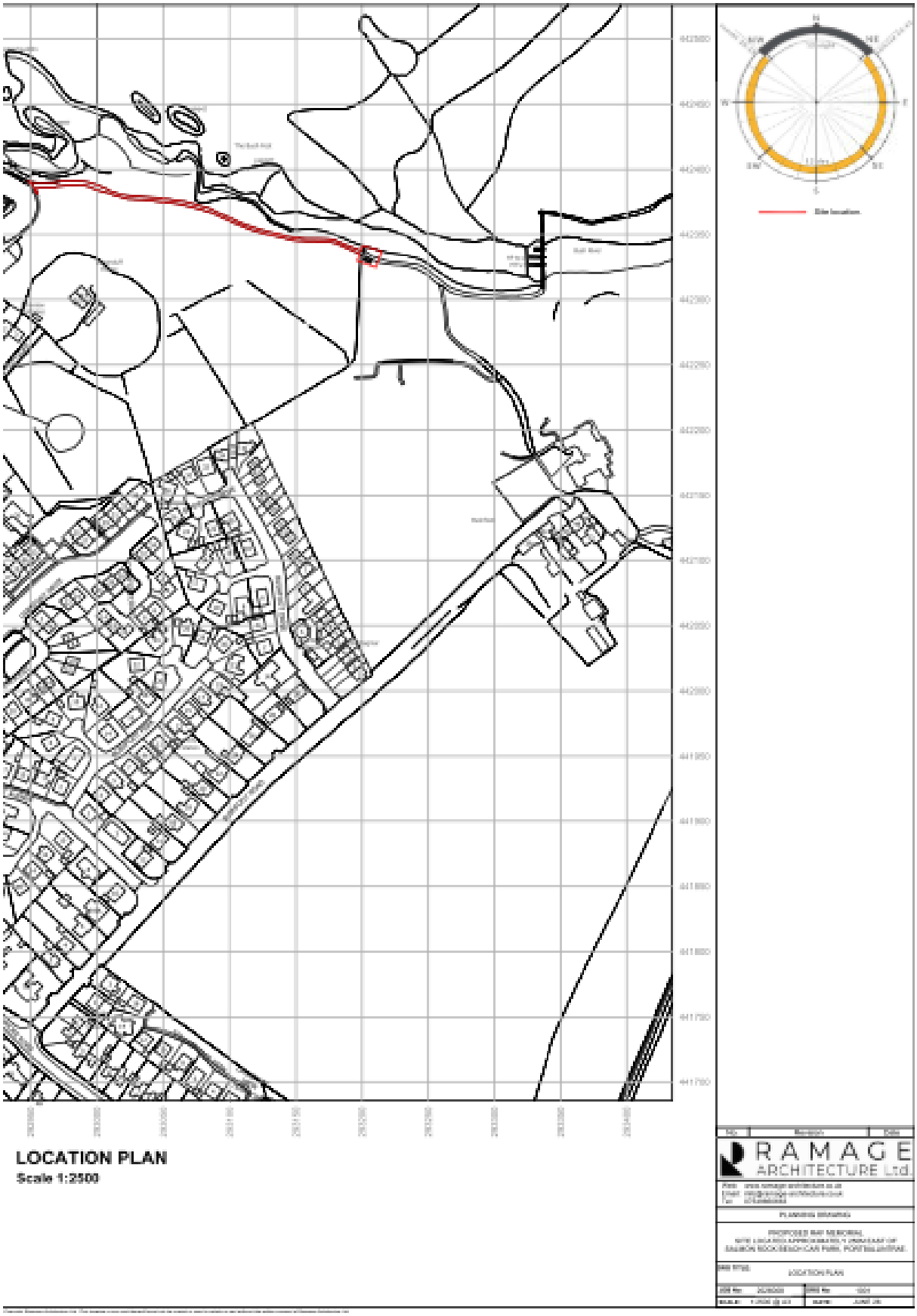
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

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.

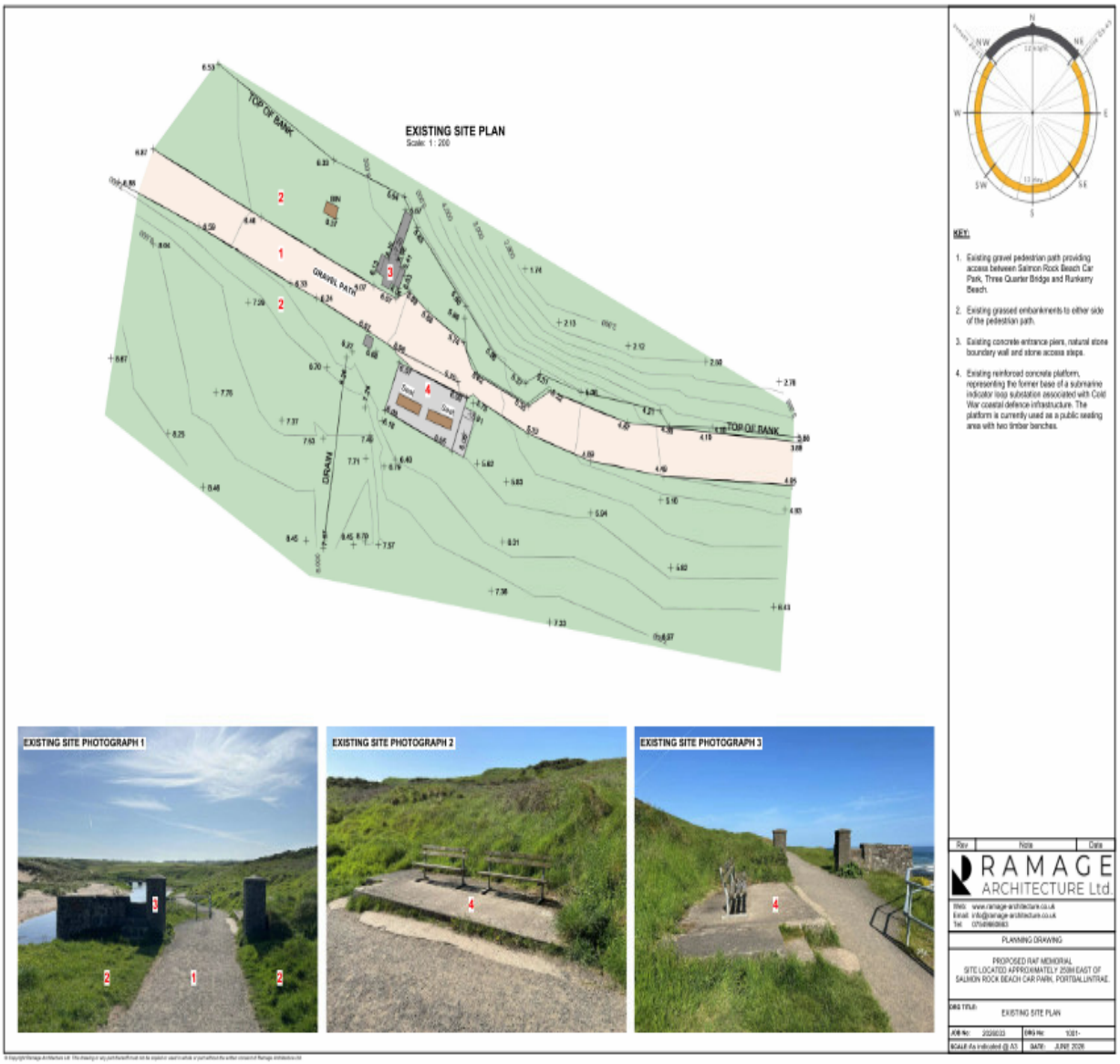
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

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

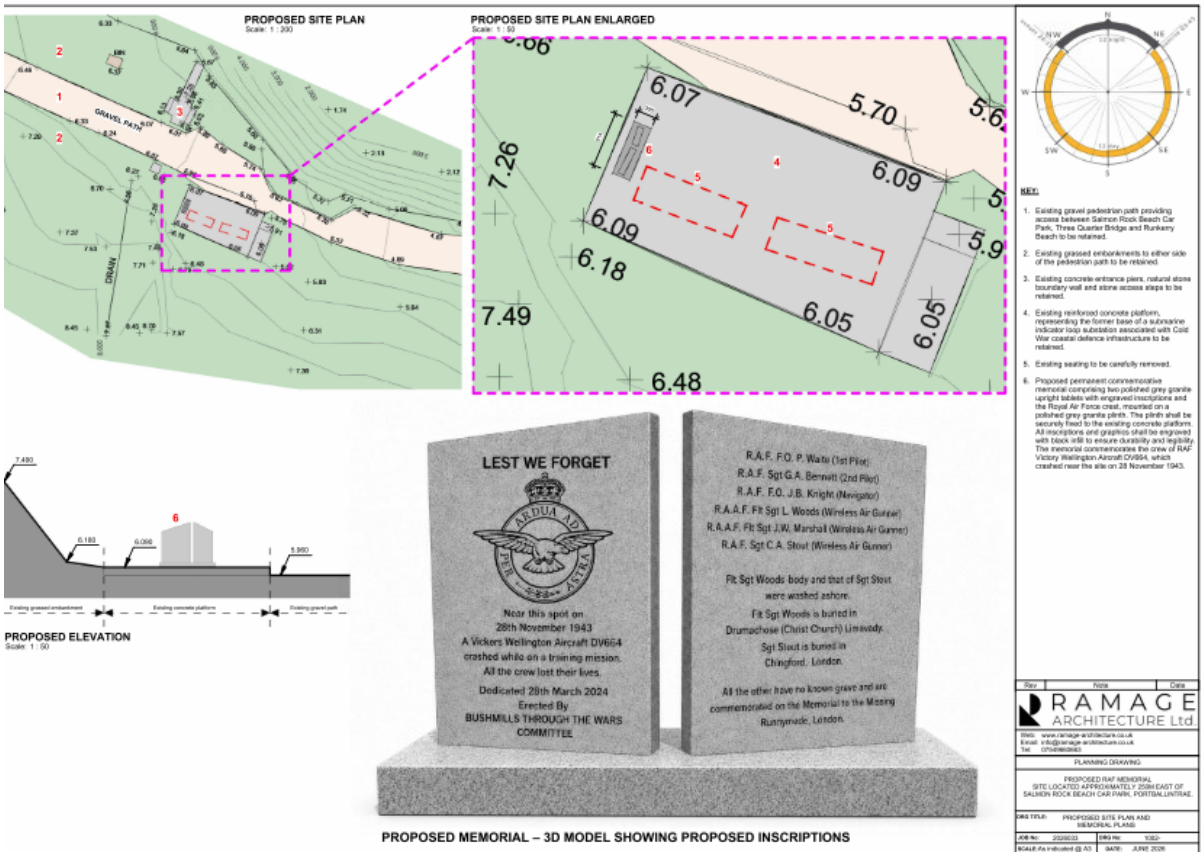
Site Location Plan



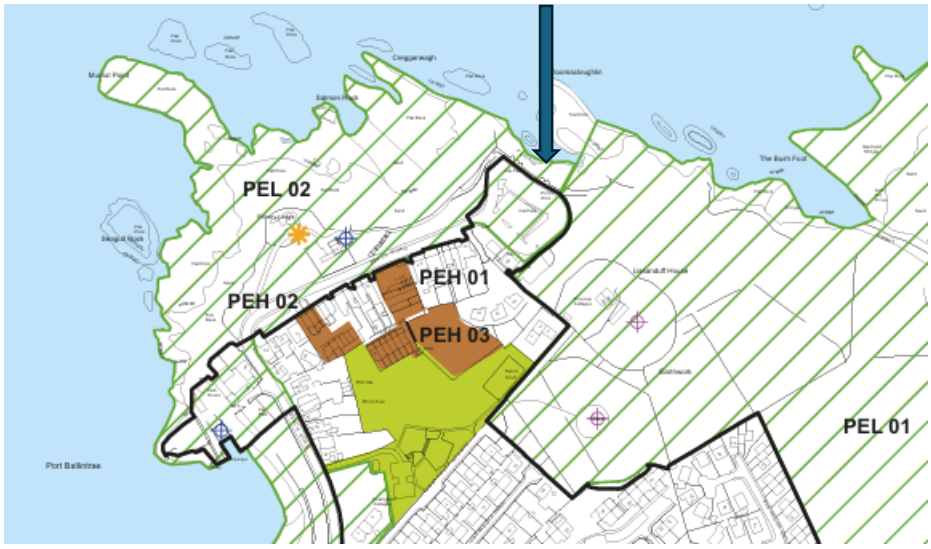
Existing Site Plan



Proposed Site Plan and Detail



Northern Area Plan 2016



Approximate Position of Crash Site. (Source provided by agent)

