Causeway Coast & Glens Borough Council

Title of Report:	**Planning Committee Report – LA01/2025/1202/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: LA01/2025/1202/F **Ward: Dundooan**

App Type: Full

Address: Lands approx. 500 metres south west of 160 Coleraine Road, Portstewart

Proposal: Proposed 6no. glamping pods with bin & equipment store, relaxation space, parking and all associated site works, including widening of existing access.

Con Area: N/A **Valid Date: 04.12.2025**

Listed Building Grade: N/A

Agent: GM Design Associates Ltd

Applicant: John Morrison

Objections: 36 **Petitions of Objection: 0**

Support: 0 **Petitions of Support: 0**

Executive Summary

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The application site falls within the countryside within Binevenagh AONB as designated within NAP 2016.
- 36 letters of objection have been received in relation to this application.
- No objections have been raised by statutory consultees in relation to this proposal.
- The proposal is considered acceptable in terms of layout, design, scale and massing respecting the surrounding context and is appropriate to the character and topography of the site.
- The proposal is not considered to create conflict with adjacent land uses and there is no unacceptable adverse effect on neighbouring properties.
- The proposal is not considered to harm the important features associated with Binevenagh AONB.
- The proposal is acceptable in terms of archaeology.
- The proposed development is acceptable from a drainage or flood risk perspective.
- Access and parking arrangements are acceptable.
- The proposal does not result in natural heritage issues.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS Edition 2, PPS 21, PPS 16, PPS 15, PPS 6, PPS 3 and PPS 2.

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 This site is irregular in shape and comprises lands approx. 500m South West of No. 160 Coleraine Road, Portstewart. The site is approx. 400 metres south of the settlement development limit of Portstewart, as designated by the Northern Area Plan 2016. The red line application site is an agricultural plot situated in the northern section of an existing agricultural field with its topography falling gently when travelling south. The site is currently defined by a post and wire fence and hedging along the north eastern and south eastern boundaries and a post and wire fence along the north western boundary. The south western side is unbounded at this stage. Access to the application site is via an existing laneway, accessed off the Coleraine Road.

2.2 The site is located within the countryside with the immediate surrounding area predominantly characterised by agricultural lands and associated farm holdings. The site falls within the Binevenagh Area of Outstanding Natural Beauty (AONB) as defined by the Northern Area Plan 2016.

3.0 RELEVANT HISTORY

3.1 None

4.0 THE APPLICATION

4.1 Proposed 6no. glamping pods with bin & equipment store, relaxation space, parking and all associated site works, including widening of existing access.

5.0 PUBLICITY & CONSULTATIONS

5.1 **External:**

36 letters of objection have been received in relation to this application from 23 addresses (Meadowlands and Turnberry Mews). The main issues are summarised below:

- Damaging precedent
- Erode character of AONB
- Should be no development between the line at Turnberry Mews and the River Bann
- Detrimental visual impact when viewed from the golf course, the Bann estuary and the Castlerock side of the river
- Inappropriate intensification in rural setting
- Traffic
- Access arrangements inadequate
- Intensification of an existing access on to a protected route appears contrary to the requirements of Other Protected Routes- Within Settlement limits as detailed within PPS3 (AMP3), and will seriously prejudice standards of road safety contrary to AMP2
- Noise
- Odour
- Disturbance
- The proposal does not indicate what site management and supervision arrangements will be in place to control anti-social behaviour associated with patrons accessing, exiting and residing at the site.
- There is no ecological assessment of the detrimental impact (regular light and noise disturbance arising from patrons) the site will have on the many migratory birds utilising the overlooked and adjacent Bann estuary and designated Area of Special Scientific Interest ASSI.
- There is a risk of serious ecological impact. The Bann Estuary is one of the most important bird habitats in Northern Ireland for wading birds and migratory species and is designated an Area of Special Scientific Interest (ASSI). It provides an important winter feeding area for Curlew which is endangered and now a red listed species.
- No. 9 Turnberry Mews did not receive neighbour notification of this application

(The planning system shows this address was notified on the 15/04/2026 and 26/05/2026)

- Meadowlands residents did not receive neighbour notification who share a boundary with the proposed site access lane which forms part of the application
  (Following amendments to the application including increasing the width of the existing access, meadowlands residents immediately adjacent to where the access improvements are taking place, were notified on the 26/05/2026.)

5.2 **Internal:**

NI Water (No objections)

Environmental Health (No objections)

DFI Roads (No objections)

DFI Rivers (No objections)

Historic Environment Division: Historic Monuments (No objections)

DAERA: Water Catchment Unit (No objections)

DAERA: Natural Environment Division (No objections)

Shared Environmental Services (No objections)

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 (SPPS) is a material consideration. As set out in the SPPS, 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

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS) Edition 2

PPS 2 – Natural Heritage

PPS 3 - Access, Movement and Parking

PPS 6 – Planning, Archaeology & the Built Heritage

PPS 15: Planning and Flood Risk

PPS 16: Tourism

PPS 21: Sustainable Development in the Countryside

Supplementary Planning Guidance

Development Control Advice Note 15 Vehicular Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

8.1 The site is located within the countryside between Coleraine and Portstewart. The site falls within the Binevenagh Area of Outstanding Natural Beauty (AONB) as defined by the Northern Area Plan 2016.

8.2 The proposal must be considered having regard to the NAP 2016, SPPS Edition 2, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: Tourism, impact upon AONB, archaeology, flooding, access and parking, and natural heritage.

Tourism

8.3 Policy CTY 1 of PPS 21 Sustainable Development in the Countryside directs that planning permission will be granted for tourism development in accordance with the TOU policies of the Planning Strategy for Rural Northern Ireland. These TOU policies have been superseded by PPS 16 so this provides the main policy basis to assess the proposal.

Policy TSM 6 – New and Extended Holiday Parks in the Countryside

8.4 A new holiday park will be granted where it is demonstrated that the proposal is a high quality and sustainable form of tourism development. The location, siting, size, design, layout and landscaping of the holiday park must respect the surrounding landscape, rural character and site context.

8.5 The policy also requires that the following seven criteria is met; the site is located in an area that has the capacity to absorb the holiday park development, without adverse impact on visual amenity and rural character; effective integration into the landscape must be secured primarily through the utilisation of existing natural or built heritage; adequate provision is made for communal open space; the layout of caravan pitches/motor

homes is informal and characterised by discrete groupings of units separated through appropriate soft landscaping; the design of the development, including the design and scale of ancillary buildings and the design of other elements including internal roads, paths, car parking areas, walls and fences, is appropriate for the site and the locality, respecting the best local traditions of form, materials and detailing; environmental assets are identified and, where appropriate, retained and integrated in a suitable manner; and mains water supply and sewerage services must be utilised where available and practicable.

8.6 The site layout plan shows the access roadway along the north eastern boundary with parking for all the glamping pods together. There are 6 glamping pods proposed in a curved formation all of which have a private hot tub with access via a footpath. The glamping pods comprise a living/kitchen/dining area, two bedrooms and a bathroom. The pods measure 10.3m long x 4.5m wide x 3m high. Proposed materials/finishes for the pods include larch cladding and PVC window frames (colour to match roof tiles).

8.7 The proposal includes a relaxation area including a sauna, hot tub and cold plunge. The sauna is finished in timber (thermowood or spruce) with a composite shingle roof. The hot tub has wooden panelling, and the cold plunge has thermowood finish.

8.8 The equipment and bin store is located in the eastern corner of the site and measures 2.8m wide x 8.5m long x 3m high. Proposed finishes are timber cladding, corrugated metal roofing, louvered steel secure doors and aluminium rainwater goods.

8.9 Landscaping is proposed throughout the site including proposed hedge planting, new shrub bed planting and proposed trees of native species. The existing hedging along the north eastern and south eastern boundaries are being retained. The north western boundary will be supplemented with new hedging and trees. The south western boundary will be defined by a 1.2m high low cleft chestnut post and rails fence, new hedging and trees.

8.10 The design of the glamping pods, relaxation area and equipment and bin store, in terms of scale, massing and

materials is considered acceptable. The development is low-rise, with the pods positioned in a curved formation taking advantage of River views, ensuring the layout is informal. The equipment and bin store has been positioned in the north eastern corner further away from the River. The pods are positioned in the upper section of the agricultural field which has hedging along the north eastern and south eastern boundaries aiding integration. The visual impact of this proposal will be softened due to proposed landscaping throughout.

8.11 The proposal has taken into consideration the topography of the site. The land slopes gently downwards in a southern direction. The pods have been located to the north close to site boundaries where ground levels are flatter. However, a section was requested through the pods to fully assess the relationship with existing ground levels. There will be some excavation at the pod and hot tub locations (approx. 0.6 – 0.8m). This is not excessive and will assist in ensuring the pods integrate and are not positioned at too high a level. The pods will not negatively impact upon visual amenity or the character and appearance of the area.

8.12 Adequate amenity areas within holiday parks should be provided for communal open space. These should be approx. 15% of the site area which in this application is approx. 0.099 hectares given the overall size of the site at 0.66 hectares. The proposed glamping pods have a small footprint. There is a relaxation area comprising a sauna, hot tub and plunge pool and grass areas to frequent. These areas measure approx. 0.2 hectares which is above recommended requirements. It is considered there is sufficient space for amenity purposes within the proposed layout for this development.

8.13 The application site cannot be viewed when travelling along the Portstewart Road due to large separation distances and the topography of the land. However, views of the glamping pods will be possible from Portstewart Golf Course and when travelling along the river or from the train. It is considered that potential views are long range and while the glamping pods will be apparent, due to their small scale, siting and proposed landscaping, the visual impact is considered not to be unacceptable.

8.14 Archaeology and Natural Habitats within the site are not adversely impacted by this development. For full consideration see sub-headings “Archaeology” and “Natural Heritage”.

8.15 The proposed development will use a private treatment plant for sewage. Drawing No. 07 has been provided showing the detail of the private treatment plant. This will be positioned underground with only a manhole showing. Visually this arrangement is acceptable. This treatment plant is located approx. 8.7m and 9.5m from the closest two glamping pods which is acceptable and Environmental Health have no objections given this distance is above 7m.

8.16 In terms of sewage, NI Water was consulted in relation to this application and advise the use of an onsite wastewater treatment works or a septic tank, is subject to the written consent being obtained from Northern Ireland Environment Agency. The applicant should note even when it is not possible to connect to a NIW foul sewer there is no guarantee that a Discharge Consent will be granted. NI Water advise there is no public water main within 20m of the proposed development boundary however access is available via extension of the existing water supply network. NI Water have no objections to this proposal subject to a planning condition. DAERA: Water Catchment Unit was consulted and have considered the impacts of the proposal on the surface water environment and is content with the proposal subject to conditions and the applicant adhering to DAERA Standing Advice.

8.17 The proposal conforms to the identified criteria (a-g) in Policy TSM 6 of PPS 16 as assessed above and meets the requirements of Appendix 4 – Landscape Design considerations for holiday parks.

Policy TSM 7 – Criteria for Tourism Development

8.18 All tourism developments must also comply with 6 design criteria and 9 general criteria set out in Policy TSM 7 of PPS 16. These criteria relate to design, layout, boundary treatment, drainage, crime, compatibility with surrounding land uses, landscape quality and character of the surrounding area, impact on neighbouring amenity, access arrangements, sewage disposal and impact on features of natural or built heritage.

8.19 The majority of criteria have already been explored and assessed under paragraphs 8.4 - 8.17 above and are acceptable.

8.20 Consideration of criteria (e) is required in terms of ensuring the proposal has been designed to deter crime and promote personal safety. The routes in and out are well-defined and provide convenient movement without compromising security. Entrance to the glamping pods will only be through the access point onto the Coleraine Road. The site will be contained with adequate lighting provided along part of the laneway and along pathways. The lighting will be wildlife friendly downward firing with PIR sensor and timers.

8.21 Consideration of criteria (g) and (h) is required to ensure the proposal is compatible with surrounding land uses and does not harm the amenities of nearby residents.

8.22 Adjacent land uses to the application site are agricultural fields. A farm holding exists approx. 115m to the east of the site. Given the distance away from the farm holding, this land use is compatible and Environmental Health have no objections.

8.23 There are no residential properties in close proximity of the application site. None immediately abut the site where the glamping pods are being located. Residential properties are positioned close to the access laneway such as Meadowlands and Agherton Village. It is considered that the private amenity of neighbouring residents would not be adversely affected by the proposed development. The access laneway is already established and currently serves agricultural uses. While it is acknowledged that vehicles will travel to and from the proposed glamping pods, the level of activity generated is not considered likely to result in unacceptable noise, nuisance, or disturbance to nearby properties.

8.24 Objectors raised concern about supervision arrangements to control anti-social behaviour at the application site. A Noise Management Plan dated May 2026 was submitted in support of this application. This highlights that traffic speeds will be limited to 10mph on the access laneway. Lighting within the pods will

be downward firing in fixed positions. Lighting outside will be wildlife friendly downward firing with PIR sensor and timers. Noise will be kept to an absolute minimum, especially at nighttime (23:00hrs-07:00hrs). There will be no speakers allowed within the glamping pod site. Check-in time for guests will be between 11:00hrs and 18:00hrs. There will be regular patrols by staff to ensure there are no noisy guests.

8.25 Environmental Health was consulted in relation to this application and express no objections. Environmental Health have advised they have considered objections in relation to potential noise, but they have no concerns. Environmental Health state to ensure no excessive noise impact is created at neighbouring properties, it will be necessary to employ good management practices to prevent noise from patrons affecting the immediate vicinity of the premises. A Noise Management Plan has been submitted (as detailed in paragraph 8.24 of this report) so a planning condition will accompany this application, if approved, in relation to compliance with this document. Objections have been raised in relation to odour, however, there are no perceived issues in relation to odour as this proposal is for glamping pods (accommodation).

8.26 The proposal is considered acceptable following assessment in relation to Policy TSM 7 of PPS 16.

Impact upon AONB

8.27 Policy NH 6 of PPS 2 advises 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 3 criteria are met. The siting and scale of the proposal must be sympathetic to the special character of the AONB and the particular locality. The proposal must respect or conserve features of importance to the character, appearance or heritage of the landscape. The proposal must respect local architectural styles and patterns; traditional boundary details; and local materials, design and colour.

8.28 The application site is located within the Binevenagh AONB. The Binevenagh AONB extends between the Roe Estuary and Magilligan, taking in the cliffs of Binevenagh, the Bann Estuary and the Portstewart sand dunes. The panoramic views from

Binevenagh mountain reveal the miles of golden sands at Magilligan and Benone beaches, stretching across to Donegal. Binevenagh AONB has a colourful cultural and an outstanding built and archaeological heritage which includes many listed buildings and scheduled monuments.

8.29 The natural heritage of Binevenagh AONB has been protected as DAERA: NED have no objections to this application in terms of their consideration of habitats and species. For further details see the section entitled “Natural Heritage”.

8.30 The cultural heritage of Binevenagh AONB is protected as HED: Historic Monuments have no objections to this application. For further details see section entitled “Archaeology”.

8.31 The built heritage of Binevenagh AONB is protected as no buildings are impacted by this proposed development.

8.32 The design of the glamping pods in terms of scale, massing and materials is considered acceptable. The glamping pods are low rise (approx. 3m high) and positioned in a curve taking advantage of river views. Existing boundary hedging is being retained and landscaping such as hedging and trees is proposed to supplement existing boundaries and to aid integration. Given the topography of the site, it is not considered prominent in the landscape. There are no public views of this application site from the Coleraine Road. Public views will be possible from Portstewart Golf Club, and when travelling along the river and on the train. It is considered these views will be long distance and transient. The proposal is not considered to harm the important features associated with Binevenagh AONB.

Archaeology

8.33 The site is located between Cashlandoo Raised Rath and Prehistoric Sand Dune. Both are monuments of regional importance. In addition, the application site is within proximity to a Late Medieval Settlement Site. The recorded archaeological sites and monuments nearby are indicators of a high archaeological potential for further, previously unrecorded archaeological remains which may be encountered within the application site.

8.34 On initial consultation with HED: Historic Monuments there was concern the proposal could create an adverse, visual impact on the settings of the monuments. A recent site visit confirmed that the proposed development falls within key views, with potential for significant visual impact on the setting of two monuments and their wider landscape. Considering the development's proximity, HED: Historic Monuments required a visual impact assessment, including a photomontage from Cashlandoo Raised Rath looking W/SW towards the River Bann.

8.35 The Agent submitted a Visual Impact Assessment and HED was re-consulted. HED: Historic Monuments is content that it adequately addresses previous concerns regarding the potential impact of the proposal upon the intervisibility between Cashlandoo Raised Rath (LDY 003:006) and Prehistoric Sand Dune (MRL 012:003). The assessment demonstrates that the proposal will not adversely affect the settings of, or intervisibility between, these two monuments and the proposed hedging and planting will integrate the proposed development into the landscape.

8.36 HED: Historic Monuments is content that the proposal satisfies SPPS and PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works.

Flooding

8.37 A Drainage Assessment was submitted in support of this application. Following consultation with DFI Rivers, the Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain. DFI Rivers advised there are no designated watercourses within the site.

8.38 An undesignated watercourse flows along the southern boundary of the site. Under 6.32 of the policy it is essential that a working strip with a minimum width of 5m from the top of the bank is retained. DFI Rivers recommends that the working strip is shown on a site layout drawing and cross section drawing detailing levels to OD Belfast. Drawing No. 02H shows the 5m maintenance strip and Drawing No. 11 shows the watercourse section.

8.39 The Drainage Assessment indicates that flood risk to and from a portion of the development will be managed using SuDS. The private soakaway system proposed has no outlet and drainage is via percolation through the soil strata. Commenting on the efficacy of the proposed SuDS is outside DfI Rivers' area of knowledge and expertise. An email from the Agent dated 5th January 2026 advised the Consulting Civil Engineer has confirmed the following:

- The design of each soakaway would be determined on location specific percolation testing.
- Once infiltration rates have been determined, each soakaway should be designed to cope with a Q100cc rainfall event, and therefore managing flooding risk as per PPS15.
- These works should be undertaken prior to construction beginning on site.

8.40 DFI Rivers cannot sustain a reason to object to the proposed development from a drainage or flood risk perspective. The proposal complies with Policies FLD 1, 2, & 3 of PPS 15.

Access and Parking

8.41 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic. This proposal is for 6 no. glamping pods with bin & equipment store, relaxation space, parking and all associated site works, including widening of the existing access.

8.42 The existing lane is to be widened to 5.5m for 10m from the edge of carriageway on Coleraine Road. Visibility splays of 2.4m x 70m are achievable for the access. No works are required/proposed to the public roadway or footpath and kerbs are to remain unaltered. A total of 8 no. car parking spaces is proposed to serve this development. Each pod is assigned with one car parking space, there is one disabled space and one staff space. A bicycle stand is also provided for this development. Parking provision for this development is considered acceptable.

8.43 The proposed driveway & parking is to be finished in gravel and proposed footpaths are to be finished in basalt quarry dust which is acceptable.

8.44 DFI Roads was consulted in relation to this application. Amended plans were requested and provided. DFI Roads advise if the Local

Planning Authority considers that this proposal meets the requirements of Other Protected Routes – Within Settlement Limits as detailed in PPS 3, DfI Roads recommend planning conditions and informatives.

8.45 The application site is located outside the settlement limit however the access point onto the Coleraine Road is located within the settlement limit. Planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access in two circumstances. This application is considered to fall under criteria (a) where access cannot reasonably be taken from an adjacent minor road.

8.46 Objections have been raised in relation to access, additional traffic and intensification of an existing access onto a protected route.

8.47 DfI Roads has noted the comments made relating to roads issues in the objection letters and advise they are content with the proposed access arrangements for the proposed development. DFI Roads are satisfied that the proposed access arrangements comply with Development Control Advice Note 15 and PPS 3.

8.48 The proposal is acceptable in terms of the access and the car parking provision for this development. DFI Roads was consulted in relation to this application and express no objections. The proposal complies with Policies AMP 1, 2, 3 and 7 of PPS 3.

Natural Heritage

8.49 A Biodiversity Checklist, an Ecological Statement and an Outline CEMP was submitted in support of this application. The application site is in close proximity to Bann Estuary SAC & ASSI. Objections were received about an ecological impact on the Bann Estuary in terms of birds.

8.50 DAERA: Natural Environment Division (NED) was consulted in relation to this application. NED has reviewed the Outline Construction Environmental Management Plan (OCEMP) and is generally content that the proposed mitigation measures should reduce the potential for adverse impacts on nearby watercourses and designated sites. However, NED had concerns regarding the proposed watercourse buffer because it is compromised as a

glamping pod and a section of access road incorporating bin storage is shown to encroach within the 5 buffer. As such, the proposed buffer cannot be considered effective in its current form. NED advised the buffer should be 10m between the watercourse and all construction activities.

8.51 The Agent provided an amended plan showing the 10m buffer. NED advise that a short section of the proposed pedestrian pathway, together with low-level bollard lighting, will be located within the 10-metre watercourse buffer. Having regard to the limited extent of these works, their nature and the stated minimum separation distance from the watercourse, NED considers this acceptable. However, the proposed domestic wastewater plant requires removal from this 10m buffer. Further amendments were provided and NED is satisfied that the previous concern regarding the location of the wastewater treatment plant has been addressed and has no further concerns in relation to the watercourse.

8.52 NED note that badger (meles meles) activity was recorded on site, evidenced by well established mammal trails and snuffle holes leading to dense gorse and bramble habitat where sett presence is considered highly likely. NED note that no development works are proposed within 30m of this area of Gorse, therefore, potential disturbance will not occur. A suitable buffer of at least 25m must be maintained between the location of all construction works (including refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc.) and the area defined as potential sett habitat. NED recommends a condition for a pre-construction survey to assess the site for new badger activity.

8.53 NED note that vegetation on site has the potential to support breeding birds. NED advises any removal of vegetation on site should be undertaken outside the bird breeding season which occurs from 1st March to 31st August.

8.54 NED advises that all proposed hedgerow and landscape planting should utilise native species in accordance with DAERA's Native Species Planting Guidance to maximise biodiversity benefits. A number of species currently proposed, including Red Oak (Quercus rubra), Beech (Fagus sylvatica) and Cherry Laurel (Prunus laurocerasus), are not included within DAERA's recommended native planting lists. Consequently, the proposed

planting mix does not fully accord with current native planting guidance.

8.55 An updated landscaping scheme was submitted by the Agent that prioritises native species of local provenance. NED advises the revised planting mix, including species such as Birch (Betula spp), Rowan (Sorbus aucuparia), Alder (Alnus glutinosa) and Hawthorn (Crataegus monogyna), is considered acceptable.

8.56 The application site contains hedgerows which is considered to be of moderate ecological value and has the potential to provide commuting and foraging routes for bats. NED notes that sections of this retained hedgerow are predicted to be exposed to light levels exceeding 1 lux. Artificial lighting can adversely affect bat species by disrupting established commuting and foraging routes and reducing the suitability of habitat features used as dark corridors. NED requested a revised lighting plan demonstrating that light spill onto the retained hedgerow will not exceed 1 lux along its entire length. This was submitted by the Agent and NED re-consulted. NED consider this acceptable addressing previous concerns regarding potential impacts on commuting and foraging bats.

8.57 Consultation occurred with Shared Environmental Services. Following an appropriate assessment in accordance with the Regulations and having considered the nature, scale, timing, duration and location of the project, SES advises the project would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.

8.58 SES has assessed the manner in which the project is to be carried out including any mitigation. This conclusion is subject to mitigation measures being conditioned such as a 10m buffer from watercourses and no development prior to a Consent to discharge for foul sewage and the hot tub/cold plunge has been granted.

8.59 Following assessment, the proposal is acceptable in terms of natural heritage interests and is considered to meet the requirements of Policies NH 1, 2 and 5 of PPS 2.

Habitats Regulations Assessment

8.60 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.

9.0 CONCLUSION

9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and other material considerations. The proposal meets the requirements of planning policies. The proposal is considered acceptable in terms of layout, design, scale and massing respecting the surrounding context and is appropriate to the character and topography of the site. The proposal is not considered to create conflict with adjacent land uses and there is no unacceptable adverse effect on neighbouring properties. The proposal is not considered to harm the important features associated with Binevenagh AONB.

9.2 The proposal is regarded acceptable from a sewage perspective and will not result in an environmental impact. The proposed development is acceptable from a drainage or flood risk perspective. The development is satisfactory to archaeological policy requirements. The proposal has satisfactory access and parking. The proposal is acceptable in terms of natural heritage interests. Approval is recommended.

10 CONDITIONS

1. As required by Section 61 the Planning Act (Northern Ireland) 2011 the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: Time Limit.

2. The widening of the existing vehicular access shall be provided in accordance with Drawing No. 03A prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

   Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Causeway Coast & Glens Borough Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:
   - The identification and evaluation of archaeological remains within the site;
   - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
   - Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
   - Preparation of the digital, documentary and material archive for deposition.

   Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

4. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 3.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

5. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 3. These measures shall be implemented and a final archaeological report shall be submitted to the Causeway Coast & Glens Borough Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Causeway Coast & Glens Borough Council.

   Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

6. No development activity, including vegetation clearance, infilling, disturbance by machinery, dumping or storage of materials, shall take place within 10 metres of the watercourse on site as shown on Drawing No. 02H.

   Reason: To prevent pollution or sediment runoff entering the watercourse and adversely affecting the Bann Estuary SAC and Bann Estuary ASSI downstream.

7. Within 3 months prior to works commencing on site, an updated badger survey shall be carried out by a competent ecologist and a report submitted to the Planning Authority detailing the results of the survey.

   Reason: To protect badgers.

8. The development hereby approved shall be operated and managed at all times in accordance with the Noise Management Plan dated May 2026.

   Reason: In the interests of residential amenity.

9. The glamping pods hereby permitted shall only be used for holiday letting accommodation and shall not be used for permanent residential accommodation.

   Reason: The site is located within the countryside where development is restricted and this approval is granted solely at this location because of its holiday use/tourist purpose.

10. No development should commence, other than site clearance, until an application for a watermain extension under Article 76 of the Water and Sewerage Services (Northern Ireland) Order 2006, has been submitted.
    No Development should proceed beyond sub-floor level until the required watermain, has been delivered.

    Reason: To ensure a practical solution for the delivery of a public water supply

11. A 5m maintenance strip shall be provided in accordance with Drawing No. 02H and should be protected from impediments (including tree planting, hedges, permanent fencing and sheds), land raising or future unapproved development.

    Reason: To enable maintenance of the adjacent watercourse under Schedule 5 of the Drainage Order Northern Ireland 1973.

12. The proposed footpaths shall be finished in basalt quarry dust and the proposed driveway and parking shall be finished in gravel in accordance with Drawing No. 02H and permanently retained as such.

    Reason: In the interests of visual amenity.

13. The existing hedging along the north eastern and south eastern boundaries shall be permanently retained.

    Reason: In the interests of integration.

14. All hard and soft landscaping works shall be carried out in accordance with Drawing No. 02H. The works shall be carried out prior to the operation of the glamping pods hereby approved. Any existing or proposed trees or plants indicated on the approved plans which, within a period of five years from the date of planting,

die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size, details of which shall have first been submitted to and approved in writing by the Council.

Reason: In the interests of the character and appearance of the area.

15. No development shall take place on-site until a Consent to discharge for foul sewage has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

16. No development shall take place on-site until a Consent to discharge for hot tub/cold plunge pool emissions has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

17. The proposed lighting shall be installed in accordance with Drawing No. 10A (Proposed Lighting Plan) and light spill onto retained hedgerows will not exceed 1 lux along their entire length.

Reason: In the interests of natural heritage and the character and appearance of Binevenagh AONB.

11 INFORMATIVES

1. 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.

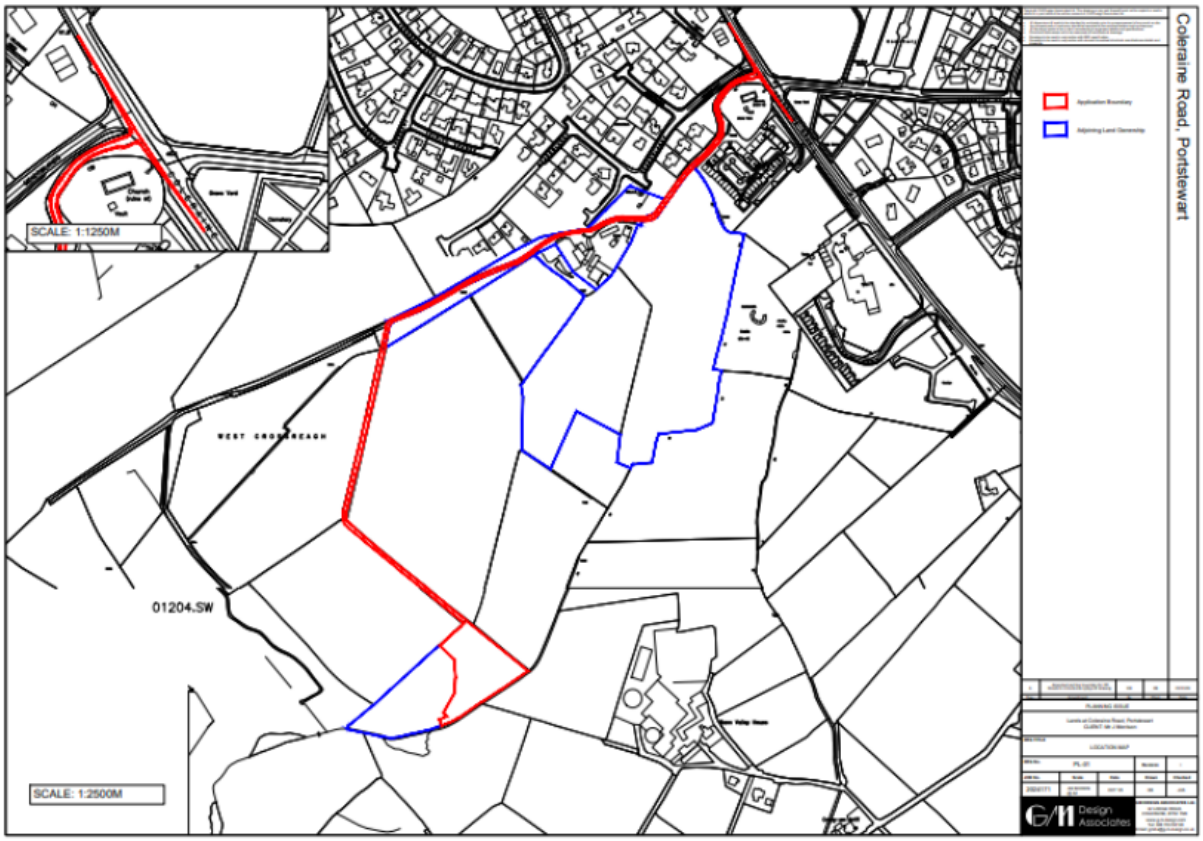
2. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.

3. 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.

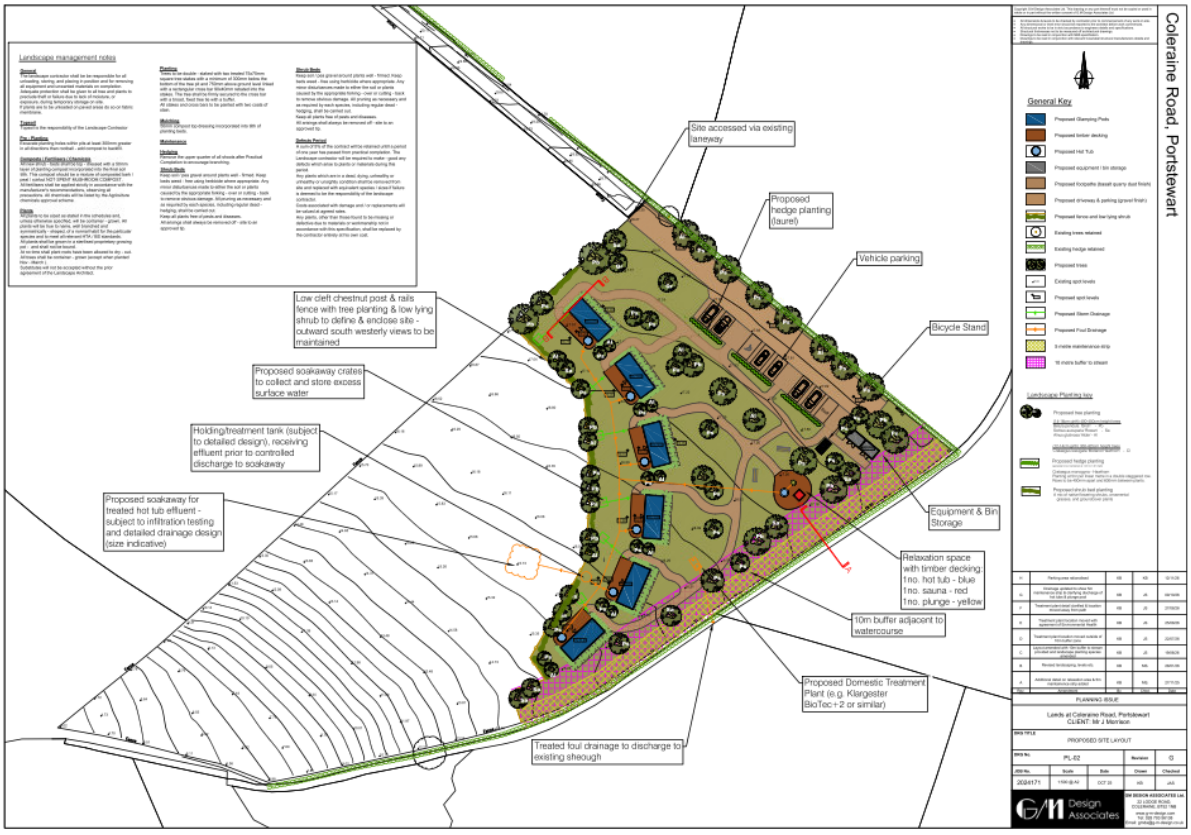
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

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 through the Consultee Hub: https://consulteehub.planningsystemni.gov.uk

Site Location Map



Block Plan


Site accessed via existing laneway
Proposed hedge planting (laurel)
Vehicle parking
Bicycle Stand
Low cleft chestnut post & rails fence with tree planting & low lying shrub to define & enclose site - outward south westerly views to be maintained
Proposed soakaway crates to collect and store exoess surface water
Holding/treatment tank (subject to detailed design), receiving effluent prior to controlled discharge to soakaway
Proposed soakaway for treated hot tub effluent - subject to infiltration testing and detailed drainage design (size indicative)
Equipment & Bin Storage
Relaxation space with timber decking: 1no. hot tub - blue 1no. sauna - red 1no. plunge - yellow
10m buffer adjacent to watercourse
Proposed Domestic Treatment Plant (e.g. Klargester BioTec+2 or similar)
Treated foul drainage to discharge to existing sheough
Landscape management notes
General Key
Coleraine Road, Portstewart
PLANNING ISSUE
PROPOSED SITE LAYOUT
PL-02
G/M Design Associates