



<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2024/1253/S54</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>22<sup>nd</sup> January 2025</b>
<b>For Decision or For Information</b>	<b>For Decision – Major Item</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Principal Planning Officer

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

<b>Screening Requirements</b>	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:

**App No:** LA01/2024/1253/S54 **Ward:** Atlantic

**App Type:** Full Planning

**Address:** Hilltop Holiday Park, 60 Loguestown Road, Portrush

**Proposal:** Variation of Condition 4 of (Foul Sewage) of LA01/2023/1072/F (Extension of caravan park) Original text for this condition:

Within 3 months from the date of this permission, the cesspool, as shown on drawing 02 Rev A dated 27th February 2024 and drawing 05 dated 12th August 2024, shall be provided including foul sewer connections from the additional 28no.caravan units hereby approved. All foul sewage from the additional 28no. caravan units shall solely be disposed to the approved cesspool.

**Reason:** To prevent the overloading of existing NIW infrastructure.

**Proposed amended text for this condition:**

Within 6 months from the date of this permission, the cesspool, as shown on drawing 02 Rev A dated 27th February 2024 and drawing 05 dated 12th August 2024, shall be provided including foul sewer connections from the additional 28no.caravan units hereby approved. All foul sewage from the additional 28no. caravan units shall solely be disposed to the approved cesspool, unless it has been demonstrated to the satisfaction of the council and agreed in writing, that the mains sewer and the receiving wastewater treatment works has the capacity to receive the wastewater and foul sewage from the development.

**Reason:** To prevent the overloading of existing NIW infrastructure.

**Con Area:** N/A **Valid Date:** 18.11.2024

**Listed Building Grade:** N/A

**Applicant:** Blairs Caravans Ltd. Hilltop Holiday Park, 60 Loguestown Road, Portrush, BT56 8PD

**Agent:** David Dalzell CMLI MRTPI Fairview 10 Fairview Lane, Articlave Coleraine, BT51 4JX

## **Executive Summary**

- The site is located in the open countryside, outside any settlement development limit.
- No letters of objection have been received in relation to this application.
- NI Water has no objection to the variation of Condition 4 of planning approval reference LA01/2023/1072/F.
- Planning Approval LA01/2023/1072/F was granted permission on 06/09/24 for Retention of design amendments to previously approved extension of existing caravan park (approved under planning permission LA01/2018/0109/F), including 89no. caravan pitches suitable for static caravans (in lieu of 61no. approved static caravan pitches), with Laundry Building, 3no. Services Kiosks, mobile-type Cleaner's Cabins and reconfiguration of open space area. Associated access, external lighting and landscaping.
- This current application seeks permission to vary condition 4 of LA01/2023/1072/F which relates to the provision of a cesspool, including foul sewer connections, from the additional 28no. caravan units. This was necessary as, at the time of consultation, the existing infrastructure did not have the capacity to process wastewater from the development.
- This proposal is acceptable having regard to the Northern Area Plan 2016, SPPS and other material considerations.
- Approval is recommended.

**Drawings and additional information are available to view on the Planning Portal:**

<https://planningregister.planningssystemni.gov.uk/simple-search>

## **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 Land adjacent to and West of Hilltop, Holiday Park, 60 Loguestown Road, Portrush. The site is located approximately 1km southwest of Portrush and consists of an extension to the existing Hilltop Holiday Park comprising 89no. static caravans, landscaping and ancillary works. Access to the site will be from the existing holiday park entrance on Glenmanus Road and through the existing holiday park road network. Agricultural lands lie to the north and west of the site. To the east, the site is bounded by the existing holiday park. To the south is the existing Carnalridge Farm complex.
- 2.2** The site is outside of the settlement development limit of Portrush as defined in the Northern Area Plan 2016. The site is not subject to any other specific zonings or designations as set out in the Plan.

## **3.0 RELEVANT HISTORY**

LA01/2024/0520/DC

Land adjacent to and West of Hilltop Holiday Park, 60 Loguestown Road, Portrush- Proposed extension of existing caravan park to accommodate new static caravan pitches with associated access and landscaping- PAN acceptable: 12.10.2017.

LA01/2018/0109/F

Land adjacent to and West of Hilltop Holiday Park, 60 Loguestown Road, Portrush. Proposed extension of existing caravan park to accommodate new static caravan pitches with associated access and landscaping- Approval: 27.06.19.

LA01/2022/0879/PAN

Land adjacent to and West of Hilltop Holiday Park, 60 Loguestown Road, Portrush- Retention of design amendments to previously approved caravan park extension (approved under LA01/2018/0109/F) including additional caravan pitches suitable for static caravans. Reconfiguration of approved open space area- PAN acceptable: 22.08.22.

LA01/2023/1072/F

Hilltop Holiday Park, 60 Loguestown Road, Portrush  
Retention of design amendments to previously approved extension of existing caravan park (approved under planning permission LA01/2018/0109/F), including 89no. caravan pitches suitable for static caravans (in lieu of 61no. approved static caravan pitches), with Laundry Building, 3no. Services Kiosks, mobile-type Cleaner's Cabins and reconfiguration of open space area. Associated access, external lighting and landscaping. Approval: 06.09.24

#### **4.0 THE APPLICATION**

- 4.1 This is a section 54 application to vary the wording of Condition 4 of Approved Application LA01/2023/1072/F:-

Within 3 months from the date of this permission, the cesspool, as shown on drawing 02 Rev A dated 27th February 2024 and drawing 05 dated 12th August 2024, shall be provided including foul sewer connections from the additional 28no. caravan units hereby approved. All foul sewage from the additional 28no. caravan units shall solely be disposed to the approved cesspool.

Reason: To prevent the overloading of existing NIW infrastructure.

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Within 6 months from the date of this permission, the cesspool, as shown on drawing 02 Rev A dated 27th February 2024 and drawing 05 dated 12th August 2024, shall be provided including foul sewer connections from the additional 28no. caravan units hereby approved. All foul sewage from the additional 28no.

caravan units shall solely be disposed to the approved cesspool, unless it has been demonstrated to the satisfaction of the council and agreed in writing, that the mains sewer and the receiving wastewater treatment works has the capacity to receive the waste water and foul sewage from the development.

Reason: To prevent the overloading of existing NIW infrastructure.

### **Habitat Regulations Assessment**

- 4.2 The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed under planning application LA01/2023/1072/F in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). Having considered the nature, scale, timing, duration and location of the project Shared Environmental Services concluded that subject to the imposition of a condition requiring details of suitable mitigation, the proposal would not have an adverse effect on the site integrity of any European site.

### **Design & Access Statement**

- 4.3 As per The Planning (General Development Procedure) Order (Northern Ireland) 2015, Section 6 4(a) a Design and Access Statement is not required as the condition to which the variation is sought does not relate to design and access issues. The condition to be varied relates to the provision of a cesspool to manage the wastewater and foul sewerage of the additional 28no. caravan units.

### **Environmental Impact Assessment**

- 4.4 The previous approved application LA01/2023/1072/F was considered to fall within Schedule 2: Category 12 (e) of the Regulations- Permanent camp sites and caravan sites which states that the threshold is when the area of the development exceeds 1 hectare. The area exceeds 1 hectare as the site is 4.15 hectares. Having considered the Regulations and the

guidance set out in Development Management Practice Note 9B, the Planning Department through screening using Regulation 12 determined on 20 August 2024 that the proposal was not EIA development.

### **Development Management Regulations**

- 4.5 Regulation 2(1)(b) of the DM Regulations has the effect that any change to or extension of an existing major development is to be treated as major where the change or extension itself meets or exceeds the relevant threshold or criterion in the corresponding entry in Column 2 of the Thresholds Table.
- 4.6 Application LA01/2023/1072/F was classified as major as it exceeded the thresholds outlined in the table within the Schedule. However, where an application is submitted for a change or extension to 'Major Development' the proposal is not subject to Pre-Application Community Consultation.

## **5.0 PUBLICITY & CONSULTATIONS**

### **5.1 External:**

No letters of representation have been received in relation to this application.

### **5.2 Internal:**

NI Water: No objection.

## **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



- 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)

## **8.0 CONSIDERATIONS & ASSESSMENT**

### **Principle of Development**

- 8.1 Planning permission was granted under LA01/2023/1072/F for retention of design amendments to previously approved extension of existing caravan park (approved under planning permission LA01/2018/0109/F), including 89no. caravan pitches suitable for static caravans (in lieu of 61no. approved static caravan pitches), with Laundry Building, 3no. Services Kiosks, mobile-type Cleaner's Cabins and reconfiguration of open space area. Associated access, external lighting and landscaping.
- 8.2 The current application seeks permission to vary Condition 4 of approved planning application LA01/2023/1072/F. The approved wording of Condition 4 is as follows:

Within 3 months from the date of this permission, the cesspool, as shown on drawing 02 Rev A dated 27th February 2024 and

drawing 05 dated 12th August 2024, shall be provided including foul sewer connections from the additional 28no. caravan units hereby approved. All foul sewage from the additional 28no. caravan units shall solely be disposed to the approved cesspool.

Reason: To prevent the overloading of existing NIW infrastructure.

- 8.3 The Agent has advised in an email dated 02.12.24 that DfI Rivers issued a Schedule 6 which allows the applicant permission to discharge the stormwater from 58 Lougestown Road, a neighbouring site within the applicant's control, to the watercourse. In turn this offsetting will create capacity in the public foul sewer network to serve the holiday park extension as previously approved.
- 8.4 The email was accompanied by a letter from DfI Rivers stating that the Department was satisfied with their proposal to discharge stormwater from sites 58, 58A and 58B Lougestown Road.
- 8.5 NI Water was consulted in relation to this application. NI Water confirmed that it has no objection to the variation of condition 4 of planning approval reference LA01/2023/1072/F.
- 8.6 To support the application a letter from Blairs Holiday Park was submitted and considered. The letter states that the park operates on an 11-month season as per their licence conditions and will close for a 1-month period from 1<sup>st</sup>- 31<sup>st</sup> January 2025 with no foul sewerage being generated throughout this period across the entire holiday park, including the 28 units associated with the application. It goes on to state that the additional 28 units are part of their rental business which operates on a seasonal capacity with 75%- 80% occupancy during the summer peak period which then drops to 10% during the off season. The off season for the park is from November to March.
- 8.7 Following assessment, it is considered acceptable to amend the wording of this condition having regard to the consultation response from NI Water.

## **9.0 CONCLUSION**

- 9.1 The purpose of the new proposal is to vary the wording of a condition. This would allow the applicant 3 additional months to provide the cesspool during a period of low occupancy at the holiday park.

The proposed variation of Condition 4 regarding the provision of a cesspool is considered acceptable having regard to the Northern Area Plan 2016, SPPS and other material considerations. NI Water have no objections to the re-wording of this condition. Approval is recommended.

## **10.0 Conditions**

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before 5<sup>th</sup> September 2029.

Reason: Time Limit

2. The scheme of planting hereby approved shall be carried out in accordance with drawing No. 02A, dated 27th February 2024, during the first available planting season after the commencement of development. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape in the interests of visual amenity and protection of wildlife.

3. The existing natural screenings of the site, as indicated on Drawing No. 02A, dated 27th February 2024 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity.

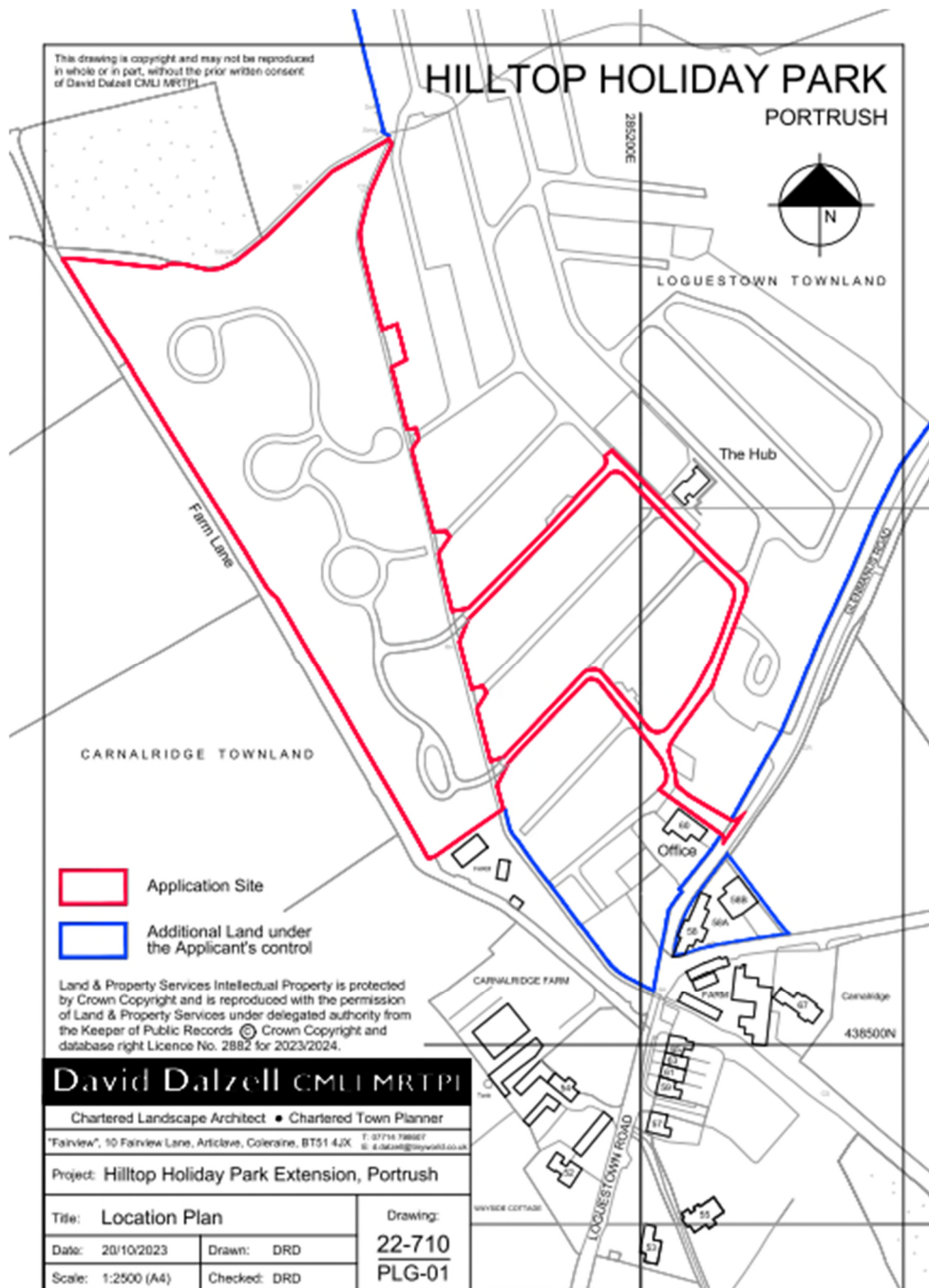
*4. Within 6 months from the date of this permission, the cesspool, as shown on drawing 02 Rev A dated 27th February 2024 and drawing 05 dated 12th August 2024, shall be provided including foul sewer connections from the additional 28no. caravan units hereby approved. All foul sewage from the additional 28no. caravan units shall solely be disposed to the approved cesspool, unless it has been demonstrated to the satisfaction of the council and agreed in writing, that the mains sewer and the receiving wastewater treatment works has the capacity to receive the waste water and foul sewage from the development.*

*Reason: To prevent the overloading of existing NIW infrastructure.*

5. The additional 28no. units hereby approved shall be connected to NIW infrastructure within three months of connection being made available by NI Water. The cesspool, as shown on drawing 02A dated 27th February 2024, shall be removed and ground reinstated within 3 months of connection to NIW infrastructure.

Reason: To ensure an appropriate long term sewerage solution.

# Site Location Map





**SITE VISIT REPORT: Monday 25 November 2024**

*Committee Members: Alderman, Boyle, Callan, Coyle, Hunter (Chair), Scott, Stewart, S McKillop and; Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan, Nicholl, Peacock, Storey and Watton(Vice Chair)*

**LA01/2023/0338/O** Approximately 50m NE of 92 Moneybrannon Road  
Coleraine BT51 3SL

**App Type: Outline**

**Proposal: PROPOSED CLUSTER DWELLING & GARAGE**

**Present: Ald Hunter, Coyle, Boyle, Councillors, McGurk and Watton**

**Officials: J Lundy**

**Comments:** The Officer advised that the site was being assessed under Policy CTY 2a for a dwelling in a cluster. Referring to the policy the officer advised as set out in CTY 2a, policy permits a dwelling at an existing cluster of development provided all the 6 criteria are met.

The officer pointed out the cluster of development of at which 3 are dwellings, that the cluster appears as a visual entity and is associated with the crossroads which is a focal point.

The officer pointed out the site boundaries, hedgerows to the north and west and the open field to the east and south. That it fails to have a degree of enclosure and it is not bounded on at least two sides with other development in the cluster. Members asked if the development on the other side of the road or the existing hedgerows can be used for the purposes of development. The officer referred to the policy and PAC decisions that discount development across roads. The site is not enclosed or bound by development within the existing cluster.

The 5<sup>th</sup> bullet point was the development of the site can be absorbed into the existing cluster through rounding off and consolidation, will not alter character or visually intrude into the open countryside. The officer pointed out the existing cluster and that this site would not meet this criteria due to its removed location would not be considered rounding off and that development of this site would extend development into the countryside.

Members asked if the applicant owned other land. Officer advised that the only land ownership details are as shown on the site location map.

J Lundy 25.11.24