



Title of Report:	Planning Committee Report – LA01/2024/0444/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	24th September 2025
For Decision or For Information	For Decision
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	Principal Planning Officer

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	NO

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	Screening Completed:	N/A	Date:

Assessment (DPIA)	DPIA Required and Completed:	N/A	Date:
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<u>App No:</u>	LA01/2024/0444/F	<u>Ward:</u>	Portstewart
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Lands at Portstewart Golf Club 117 Strand Road, Portstewart		
<u>Proposal:</u>	Modifications to Portstewart Golf Course comprising improvements to the Riverside and Strand courses, new chipping and practice greens, realignment of practice area and new covered bays, overspill car park, extension to greenkeepers shed (including replacement water storage tank and storage bays) and ancillary works. Includes retrospective modifications to holes 13, 14 and 15 on the Strand course.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	11.04.2024
<u>Listed Building Grade:</u>	N/A		
Applicant:	Portstewart Golf Club		
Agent:	Gravis Planning		
Objections:	12	Petitions of Objection:	0
Support:	8	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 site is located within the Countryside outside of Portstewart Settlement limit as designated by NAP 2016.
- The site has several designations including:
 - Portstewart Golf Course Local Landscape Policy Area
 - Portstewart Golf Course Site of Local Nature Conservation Importance
 - Binevenagh Area of Outstanding Natural Beauty
 - Bann Estuary Area of Special Scientific Interest
 - Bann Estuary Special Area of Conservation
- The proposed development comprises Course Upgrade Works; Practice Putting and Chipping Greens; Covered Bays; Overspill Car Park; Greenkeeper's Shed Extension; and Replacement Water Tank at Portstewart Golf Club.
- 12 letters of objection and 8 letters of support have been received in relation to this application.
- Statutory consultees are content with this proposal.
- The proposed course upgrade works, practice putting and chipping greens are visually acceptable in the context of a golf course.
- The Covered Bays are acceptable given they visually integrate into this landscape setting due to the proposed grass bank surrounding this structure and green roof.
- The overspill car park is satisfactory as the reduced levels result in a more sensitively designed car park lessening its visual impact and prominence.
- The proposal will not undermine the LLPA designation and will not adversely affect the environmental quality, integrity or character of the designated Portstewart Golf Course LLPA.
- Proposed works will not significantly harm the character of the AONB.
- The proposal is acceptable in terms of designated sites and priority habitat following the completion of restoration works to rectify previous concerns and subject to planning conditions relating to the CEMP and HMP. The proposal is acceptable in terms of the natural and marine environment.

- The proposal is unlikely to have a significant impact to Natural Heritage considerations such as badgers, otters, lizard, bats and molluscs. Sea buckthorn is outside the area of the proposed construction works but invasive species management measures have been outlined to reduce their occurrence within designated sites.
- The proposal would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.
- The proposal will not adversely harm neighbouring residential amenity.
- There are no archaeological or built heritage concerns.
- There are no objections from a drainage or flood risk perspective.
- There are no objections in relation to contamination.
- The proposed development has satisfactory access and parking.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS 2, PPS 3, PPS 6, PPS 8, PPS 15 and PPS 16.

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 application site comprises Portstewart Golf Club to the west of Portstewart. The 110 hectare application site is home to the Strand and Riverside Courses (18 holes each) and their associated practice area, clubhouse and greenkeeping compound. The site is accessed from an existing vehicular access from the Strand Road. There is a car park located north east of the two-storey club house. The club practice area is located east of the clubhouse and is orientated directly towards existing residential development and caravan park which adjoin the application site boundary to the north east. The greenkeepers shed and associated water tank is located in a low-lying area 500m south east of the clubhouse and is cut into the topography with screen planting to reduce its visual impact. The shed is accessed by a lane from Newlands Crescent.
- 2.2 The site is located along the coastline between Portstewart and the Bann Estuary with coastal sand dunes along the northern boundary. The wider surrounding area to the north and east consists of residential properties and Portstewart Strand beach is located north west of the site. The River Bann is located south of the site.
- 2.3 The site is located within the countryside outside the development limit of Portstewart as designated under NAP 2016. The site is within Binevenagh AONB with parts also falling within the Bann Estuary Area of Special Scientific Interest (ASSI) and Special Area of Conservation (SAC). Other designations applicable to this site are Portstewart Golf Course

LLPA (Designation PTL 09) and Portstewart Golf Course Site of Local Nature Conservation Importance (SLNCI).

3.0 RELEVANT HISTORY

- 3.1 LA01/2024/0831/F
Portstewart Golf Club, 117 Strand Road, Portstewart
Proposed erection of starter's hut
Approval – 25.10.2024
- 3.2 LA01/2023/1147/PAN
Lands at Portstewart Golf Club, 117 Strand Road, Portstewart
Modifications to Portstewart Golf Course comprising improvements to the Riverside and Strand Courses, new chipping and practice green, realignment of practice area and new covered bays, extension to greenkeepers shed, water storage reservoir and associated course works. Includes retrospective modifications to holes 13, 14 and 15 on the Strand Course.
Accepted – 27.11.2023
- 3.3 LA01/2023/1230/PAD
Lands at Portstewart Golf Club, 117 Strand Road, Portstewart
Modifications to Portstewart Golf Course comprising improvements to the Riverside and Strand Courses, new chipping and practice green, realignment of practice area and new covered bays, extension to greenkeepers shed, water storage reservoir and associated course works. Includes retrospective modifications to holes 13, 14 and 15 on the Strand Course.
Decided – 10.07.2024
- 3.4 LA01/2020/0172/F
117 Strand Road, Portstewart
Proposed formation of an extension to the existing putting green by excavating and infilling the embankment between the first tee and Strand Road
Approval – 30.03.2022

4.0 THE APPLICATION

- 4.1 Modifications to Portstewart Golf Course comprising improvements to the Riverside and Strand courses, new chipping and practice greens, realignment of practice area and new covered bays, overspill car park, extension to greenkeepers shed (including replacement water storage tank and storage bays) and ancillary works. Includes retrospective modifications to holes 13, 14 and 15 on the Strand course.

Proposal of Application Notice

- 4.2 As this application is considered a major application, it must comply with the Proposal of Application Notice and carry out community consultation at least 12 weeks prior to the submission of the application.
- 4.3 A Proposal of Application Notice was received on the 14th November 2023 under application LA01/2023/1147/PAN. The Applicant advised that they intended to undertake the following forms of consultation:
- Proposed Public Event on 18/01/2024 – Two drop in sessions (12-2pm and 4-7pm) at Portstewart Golf Club.
 - The Public Event will be advertised in the Coleraine Chronicle and promoted through a leaflet drop.
 - Leaflets with information on the consultation event will be distributed to all addresses within a 200m radius of the site.
 - Consultation materials on the project will be placed online for those unable to attend the event in person.
 - Feedback will be able to be given online, through email, post and telephone.
 - Elected members for the District Electoral Area and certain MLAs will be given a copy of the Proposal of Application Notice.

Community Consultation Report

- 4.4 The community consultation report was submitted as part of the planning application, received on 10th April 2024 which is more than 12 weeks after the Proposal of Application Notice was received, as required by the legislation. The community

consultation report demonstrates how the design of the proposal has been developed and evolved as part of the community and stakeholder engagement exercise. The report demonstrates that consultation was implemented as agreed in the Proposal of Application Notice.

- 4.5 The Public Consultation Event occurred on 18th January 2024 at Portstewart Golf Club. It was advertised in the Coleraine Chronicle. A leaflet containing details of the public consultation event was designed and distributed to all properties within a 200m radius of the site, over one week in advance of the public event. Overall, 417 addresses were notified of the public consultation event. Social media activity was taken forward with the public consultation event advertised on the X account, previously known as “Twitter” of Gravis Planning. Approximately 50 people attended the event throughout the day, ranging from members of the Club, neighbouring residents, and local elected representatives.
- 4.6 Online consultation was also undertaken to provide an opportunity for the local community unable to attend the in-person event to view plans of the proposed development digitally and provide feedback. This consultation ran between Monday 15th January and Tuesday 6th February 2024, on a webpage within the Gravis Planning website. The online consultation displayed plans and project information for the proposed course improvements which were clearly displayed on seven information boards, also used at the public consultation event.
- 4.7 Key members of the project team were available throughout the consultation period to respond to questions or issues raised. A dedicated project email address was also set up to receive feedback and deal with queries. This was advertised on the public notice and other project materials.
- 4.8 A programme of postal consultation was designed for those without access to the internet or who wished to view the relevant information by other means. The public notice and residential leaflet associated with the proposed development noted that feedback could be submitted, and / or a hard copy of the consultation documentation requested, by contacting the Gravis Planning answerphone service and following the

instructions for the 'Portstewart Golf Club' to leave a voicemail, or in writing at the postal address for Gravis Planning provided. A total of 12 people requested hard copies of consultation documentation.

4.9 Initial information was provided via email to elected representatives on Tuesday 14th November 2023 through the provision of the PAN and Site Location Plan for the proposed development. These representatives were reminded of the public consultation event and invited to attend.

4.10 Table 4.1 in the PACC document outlines the feedback received by stakeholders and the applicant response. Topics included:

- Support for Course Improvements
- Proposed Water Storage Lake/Reservoir
- Covered Bays
- Health and Safety (Proposed Practice Area)
- Overflow Car Park
- Mounding on approach to proposed new 18th hole (Strand Course)

4.11 All feedback received was considered by the project design team. The Applicant has removed the proposed storage lake/reservoir from the application following the PACC. The community consultation report demonstrates that adequate community consultation has taken place and the feedback received has been considered prior to the submission of the application.

Design & Access Statement

4.12 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is considered to be a major application. The Design & Access Statement provides details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.

4.13 A Planning Design and Access Statement dated April 2024 was submitted in support of this application. The contents of this

Document include Introduction, Background to the Proposed Development, The Proposed Development, Application Site and Surroundings, Design and Access Considerations, Planning Policy Context, Assessment Against Planning Policy and Summary and Conclusions. This Document explains the design considerations for the project such as:

- trying to preserve the natural landscape to maintain the beauty of the golf courses, biodiversity and landscape setting;
- improving safety within the site;
- integrating new buildings through appropriate siting, design, use of materials, landscaping and ground reprofiling; and
- Ensuring extensions are in keeping with the present height, scale and finishes of the original structure.

Access considerations focus on the construction and operational phases.

- 4.14 The Applicant has undertaken detailed consideration of the proposal in terms of the design principles and concepts, access requirements and the impact on the character of the immediate context.

Environmental Impact Assessment

- 4.15 This proposal was subject to an environmental impact assessment screening as highlighted by, The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.
- 4.16 Golf Course development is not specifically listed as a category of development in Schedule 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017. Therefore, this development proposal though not specifically listed, has been determined under Category 12 Tourism and Leisure, applying a 'wide scope and broad purpose'. The site is within a 'sensitive area' namely the Binevenagh Area of Outstanding Natural Beauty (AONB) and only column 1 of Schedule 2 is applicable. The Council is obliged under Regulation 12 of the Planning (EIA) Regulations (NI) 2017 to make a determination as to whether the planning application should be accompanied by an Environmental Statement.

- 4.17 Having considered the Regulations, the development proposal would be likely to have significant effects on the environment and must be accompanied by an Environmental Statement. The EIA determination was carried out on 12th December 2024 and the Environmental Statement was submitted on 2nd May 2025.
- 4.18 Due to the sensitivities of this site with various designations, the golf course modifications in terms of the retrospective works resulted in several impacts upon protected species and habitats with DAERA: NED expressing serious nature conservation concerns with Holes 13, 15 and 16 and that the proposal is contrary to PPS 2. Environmental concern therefore relates to the retrospective works at Holes 13 and 15 given their location within the ASSI/SAC.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

12 objection letters have been received in relation to this application. The main issues raised are summarised below and will be considered and assessed in the remainder of this report:

- Proximity of covered bays to Burnside Road
- Covered bays will provide an area for antisocial behaviour
- Visual impact on AONB from covered bays given their elevated position
- Noise from covered bays
- Noise – loud pinging sound of the modern titanium golf ball will create a nuisance for residents.
- Lighting of covered bays at night and potential for future light pollution
- Overspill car park will give rise to noise and smells
- Overspill car park will block beautiful views from the footpath, roadway and houses opposite
- Loss of uninterrupted views over the golf course
- Plans do not show ground floor levels for the pitching and putting greens.
- Environmental impact
- Contrary to Policy OS 3 of PPS 8 criteria (iii) and (vi)

- Contrary to Policy ENV 1 of NAP 2016 for Portstewart Golf Course LLPA
- Contrary to Policy NH 6 of PPS 2 for Binevenagh AONB.
- Non-committal and vague nature of Applicant's response to concerns in PACC

8 letters of support have been received in relation to this proposal:

- These developments will help Portstewart Golf Club become a prime location at which golf championships can be played.
- Long term economic benefits
- The expansion and development of Portstewart Golf Club will attract visitors to the area
- Significant contribution to the tourism and hospitality industries
- Tourism NI supports the application given the importance of golf tourism to the region and the need to continuously improve our offering to allow us to compete and continue to meet the expectations of international visitors.
- Hiding the driving bays on the practice ground is a good idea as there will still be 300 yards to the old 17th Green. This will leave the view towards the clubhouse virtually unchanged from the Burnside Road. Having a reduced teeing area for the new 17th hole will make little difference.
- The design of the new facilities has been carefully considered to minimise environmental and visual impact. Covered bays have been reoriented for safety and are surrounded by earth mounding and planting, with green roofs to blend into the landscape. The short game practice areas are similarly designed to ensure containment and reduce disturbance, with no lighting proposed to preserve the natural setting. The overspill car park will alleviate seasonal congestion on Strand Road and has been sensitively integrated into the site.

Following a meeting between the residents and the Planning Department on 4th September 2025 additional concerns raised are detailed below:

- Need for netting (ball stop fence) and lighting in the future.

- Coaches/buses using the overspill car park impacting visually on the area.
- Boundary treatment along Strand Road and Burnside Road.
- Chipping Green balls landing on the road and neighbouring gardens – no designated start point.
- Soil movement (cut and fill) and soil surplus.

5.2 Internal:

DFI Roads (No objections)

DFI Rivers (No objections)

Environmental Health (No objections)

Historic Environment Division: Historic Monuments (No objections)

Historic Environment Division: Historic Buildings (No objections)

DAERA: Water Management Unit (No objections)

DAERA: Regulation Unit Land and Groundwater Team (No objections)

DAERA: Natural Environment Division (No objection)

DAERA: Marine and Fisheries Division (No objection)

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](#)

[The Strategic Planning Policy Statement \(SPPS\)](#)

[Planning Policy Statement 2 \(PPS 2\): Natural Heritage](#)

[Planning Policy Statement 3 \(PPS 3\): Access, Movement and Parking](#)

[Planning Policy Statement 6 \(PPS 6\): Planning, Archaeology and the Built Heritage](#)

[Planning Policy Statement 8 \(PPS 8\): Open Space, Sport and Recreation](#)

[Planning Policy Statement 15 \(Revised\)\(PPS 15\) – Planning and Flood Risk](#)

[Planning Policy Statement 16 \(PPS 16\) – Tourism](#)

[Planning Policy Statement 21 – Sustainable Development in the Countryside](#)

Supplementary Planning Guidance

[Development Control Advice Note 15 Vehicular Access Standards](#)

[Parking Standards](#)

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: Background to Application; Principle of Development; Designations; Visual, landscape and Ecological Assessment; Tourism; Residential Amenity; The Built Heritage; Archaeology; Flooding; Contamination; Access and Parking; and Natural Heritage (Other Matters).

Background to Application

- 8.2 Portstewart Golf Club was founded in 1894 and is one of the only clubs in the UK and Ireland to boast three courses under its name. The club prides itself on the unrivalled natural beauty and challenge its courses offer to members and visitors alike. To maintain this status both locally and internationally, the proposed development seeks to improve the playability of several holes on the Strand and Riverside Courses as well as upgrades to the existing practice area and greenkeeping facilities.
- 8.3 With over 1500 members, Portstewart Golf Club is one of the largest golf clubs in the UK and Ireland. The Club is a major employer in the local area with in excess of 60 staff and its courses attract over 10,000 visitors from the US annually making the Portstewart Golf Club a significant contributor to the local economy in tourism and employment terms.

- 8.4 The proposed modifications to the courses and its facilities are to:
1. Improve golf course strategy and playability
 2. Improve safety both within the course and outside the golf course property
 3. Improve the level of golf facilities on offer
 4. Assist in the improvement of golf course operations and management; and
 5. Maintain and strengthen the position of the Club as a major attractor and contributor to the local economy in employment and tourism terms.
- 8.5 The proposed development comprises the following elements:
- Course Upgrade Works
 - Practice Putting and Chipping Greens
 - Covered Bays
 - Overspill Car Park
 - Greenkeeper's Shed Extension and Replacement Water Tank

Principle of Development

- 8.6 The proposed development seeks permission to undertake modifications to the Riverside and Strand courses, new chipping and practice greens, realignment of practice area and new covered bays, overspill carpark, extension to greenkeepers shed (including replacement water storage tank and storage bays) and ancillary works. Given the site is located within the countryside outside Portstewart settlement limit, Policy CTY 1 of PPS 21 is relevant. Policy CTY 1 of PPS 21 permits non-residential development in the Countryside for outdoor recreation and tourism use in accordance with PPS 8 and PPS 16.
- 8.7 Although not zoned as Open Space in the NAP, use of the application site as a golf course falls within the definition of Open Space in Annex A of PPS 8. Golf Courses are specifically listed in paragraph A2 (ii) – Outdoor Sports Facilities. Policy OS 3 (Outdoor Recreation in the Countryside) of PPS 8 is relevant for consideration. Planning permission will be granted where there are no adverse impacts on nature

conservation, archaeology, built heritage, visual amenity and landscape character, residential amenity, public safety and the road network. Where relevant, the proposal must also take into account the needs of people with disabilities.

Designations

- 8.8 The site is within Binevenagh AONB with parts also falling within the Bann Estuary Area of Special Scientific Interest (ASSI) and Special Area of Conservation (SAC). Relevant planning policies in relation to these designations are Policies NH 1, 5 & 6 of PPS 2.
- 8.9 The site falls within Portstewart Golf Course Local Landscape Policy Area (Designation PTL 09) under NAP 2016. Policy ENV 1 of NAP 2016 falls for consideration as this applies to LLPAs. Planning permission will not be granted for development proposals that would be liable to affect adversely those features or combination of features, that contribute to the environmental quality, integrity or character of a designated LLPA. Portstewart Golf Course LLPA features of importance include:
- This attractive area of modified dunes, used for generations as a links course is owned by Portstewart Golf Club
 - This LLPA incorporates the Portstewart Golf Links SLNCI and is within Binevenagh AONB.
- No development other than sensitively designated and sited facilities, directly related to the effective operation of the Golf Club, or otherwise deemed essential in the over-riding public interest will be acceptable in this LLPA.
- 8.10 The site is designated as Portstewart Golf Course Local Nature Conservation Importance (SLNCI) – Designation CNC 06. Policy ENV 2 of NAP 2016 falls for consideration and planning permission will not be granted for development that would be liable to have a significant adverse effect on the intrinsic nature conservation interest of a designated SLNCI. Policy NH 3 of PPS 2 applies, and planning permission will only be granted for a development proposal that is not likely to have an adverse effect on the integrity, including the value of the site to the habitat network, or special interest of: an ASSI.

Visual, Landscape and Ecological Assessment

Course Upgrade Works

- 8.11 The differences proposed are shown on the existing site plan (Drawing No. 02) and the site proposal plan (Drawing No. 06A). All work areas have been identified on the proposed site layout plan. Detailed Design and Cross Sections have been provided of the golf course. An Earth Movement Plan and a Proposed Vegetation Plan have been submitted. The Vegetation plan highlights areas to be turfed with imported turf; roughs planted with marram grass; areas turfed with salvaged golf turf; roughs grassed with translocated turf and dune slack.

Modifications to Riverside Course (holes 1, 2, 17 and 18)

- 8.12 Hole 1 is being created in land west of the existing hole 1. Hole 2 is in a similar location but the length is being shortened. Hole 17 is being re-located to the southwest of the existing hole 17. Hole 18 will be moved to the west of existing hole 18 and will be longer. Hole 18 needs to be moved to accommodate the new practice range.

Modifications to Strand Course (holes 13 – 18)

- 8.13 Hole 13 is being altered and moved to the south of the existing hole 13. Hole 14 is being changed in terms of the start position which is being moved north. Holes 15, 16, 17 and 18 are being altered but they are located in the same position as the existing holes. Works have already occurred to Holes 13, 14 and 15 so retrospective permission is being sought for these changes.

Visual Assessment of Course Modifications

- 8.14 The Riverside Course Modifications are located in the north eastern portion of the site. The majority of views of these changes would be from within the golf course when playing the course. However, public views of the golf course would be available primarily from Burnside Road and the car park belonging to the Golf Club. Strand Road is located north of the car park so views from behind the car park would be limited. Hole 1 is approx. 24m from the car park and a minimum of 145m from Burnside Road. Hole 18 is approx. 66m from the car park and a minimum of 120m from the Burnside Road.

Public views from surrounding roads of Holes 2 and 17 would be limited given their location and separation distances.

- 8.15 The Strand Course Modifications are located primarily south of the Clubhouse. The majority of views of these changes would be from within the golf course when playing the course. However, some public views would be available from Burnside Road, Strand Road and the car park belonging to the Golf Club. Holes 16, 17 and 18 are situated in the range of approx. 18-60m away from the clubhouse. These holes are approx. 70-135m away from Strand Road and 195m and above from Burnside Road. Holes 13, 14 and 15 have limited public views given their location and separation distances from neighbouring roads.
- 8.16 Public views are somewhat restricted by the topography of the existing golf course land and the setback distance of the modified holes. Proposed alterations are in keeping with the existing course as shown in the detailed cross sections provided. Public views from Strand Road would not be possible when driving from Portstewart Strand in a north eastern direction given the large bank along the application site boundary. Public views of the golf course from Strand Road are also restricted by the clubhouse itself, the ancillary golf storage block and associated car park. It would be difficult to make out specific holes from a public vantage point on the neighbouring roads or from the golf club car park.
- 8.17 The low-level undulating nature of the proposed course modification works are considered in keeping with the remainder of the course and sensitive to the setting in terms of visual and landscape impact. Course upgrade works will not harm the character of the AONB or LLPA in which this site is located.

Natural Environment Assessment

- 8.18 DAERA: NED was consulted in relation to this application. The application site is within and adjacent to the Bann Estuary SAC and Bann Estuary ASSI.
- 8.19 Bann Estuary ASSI site is designated for the following features; Breeding bird assemblage, Invertebrate assemblage, Coastal saltmarsh, Coastal sand dunes, Coastal processes and, Sea

level history. Bann Estuary SAC site has been designated for the following features; Atlantic salt meadows, Embryonic shifting dunes, Shifting dunes along the shoreline with *Ammophila arenaria* (White Dunes), Fixed dunes with herbaceous vegetation (Grey Dunes).

8.20 Potential Impacts include contamination of aquatic environment and associated habitats via sedimentation hydrocarbon spills and leachate from building materials and destruction/loss /degradation of selection feature/ habitat of grey dunes and coastal saltmarsh.

8.21 NEDs concerns relate to the following:

- Hole 13: the associated tee off zone lies within ASSI/SAC site designated for coastal saltmarsh, the area also appears to partially lie within the river floodplain of the River Bann according to DFI Rivers Floodmaps NI, therefore NED has concerns with direct loss and degradation of coastal saltmarsh habitat.
- Hole 15: entirety of Hole 15 including fairway is within ASSI/SAC Grey Dune habitat. Master plans included creation of “new dunes”. Concerns over Grey Dune disturbance and possible habitat loss of this selection feature.
- Hole 16: Proposed recontouring modifications at south section of Hole 16 fairway. Concerns in relation to the position of the surrounding sand dunes, where the modified fairway shall dip and slope upwards. This may impact stability of fixed dunes/grey dunes and cause indirect degradation/loss of features.

8.22 On 3rd October 2024, NED carried out a second site visit and surveyed the areas surrounding Hole 13, Hole 15 (retrospective works) and Hole 16 (proposed works). The retrospective works have resulted in the loss of upper saltmarsh habitat. The additional proposed works at hole 16 would amount to direct loss of habitat corresponding to NVC SD8, *Festuca rubra*, coastal sand dune.

8.23 Both saltmarsh and coastal sand dune habitats present on and adjacent to the site are Northern Ireland Priority habitat and as such, are a material consideration of the SPPS and Policy NH 5 of PPS 2. NED were concerned that the proposal would undermine Natural Heritage, in that the proposal would cause

the direct loss of priority habitats.

- 8.24 DAERA issued a Restoration Plan (Appendix 3.3 of ES Volume 2) which seeks to minimise any damage or threat of damage and allow restoration of the features of Bann Estuary ASSI. Below is a summary of this document:

Hole 13

Two tee boxes have been created within the ASSI boundary. The total area to be restored in this area is 0.01 hectares. The area where restoration works are required is shown in the map below as Area A. Within the Bann Estuary ASSI habitat map, Area A is mapped as Atlantic Salt Meadows. Area B has been mapped as fixed dunes with herbaceous vegetation.



The construction of the new tee box in Area A is considered to have a negative impact on the feature of the site and needed to be removed. Mitigation measures on how to remove the tee box is detailed in the Restoration Plan.

Holes 14, 15 and 16

The works were carried out in an area mapped as fixed dunes with herbaceous vegetation ('grey dunes'). This area was, and continues to be, a dune habitat which has been disturbed by the profiling works carried out to Holes 14, 15 and 16. Natural restoration is recommended in the Restoration Plan to restore its ecological function as fixed dune habitat by allowing the natural recolonisation of communities of fixed dune herbaceous

vegetation from surrounding dune habitat. To facilitate natural restoration, no further works in this area are to be carried out without the written consent of DAERA.

- 8.25 These restoration works were carried out on 2nd May 2025 and inspected by DAERA. For further reference Section 5.4.1 (Priority Habitat) in Volume 2 of the ES provides details on the potential impact of holes 13, 14, 15 and 16 and Section 5.5.1 (Priority Habitat) in Volume 2 of the ES provides details of the mitigation works done to date.
- 8.26 DAERA: NED advise in their final consultation response dated 18/07/2025 that the habitat management plan (HMP) included as appendix 5.2 of the ES, informs that the restoration works were carried out on 2nd May 2025 in strict accordance with the measures set out from the Restoration Plan. NIEA visited the site on 30/05/25 and were content that the restoration works to remove the tee-off at hole 13 had been carried out in a satisfactory manner. NED are content that the remainder of the retrospective works at hole 13 are outside the extent of the Bann Estuary designated sites. NED again refers to our previous response which expressed concerns regarding the recontouring works for hole 16. The Earth Movement plans (drawing 18) indicated that cut and fill of sand in areas within the ASSI/SAC sites was initially proposed. The works would result in the direct loss of the fixed dunes with herbaceous vegetation SAC Annex 1 habitat. NED now note from the amended Earth Movement Plan (Drawing 18A) that works at hole 16 have been greatly reduced and now only include upgrades to the turf along the existing fairway. NED are content that proposed works to hole 16 are outside the Bann Estuary designated sites.
- 8.27 NED highlighted the concern that the proposal would undermine Natural Heritage, Policy NH5 in that the proposal would cause the direct loss of priority habitats. NIEA visited the site on 30/05/25 and were content that the restoration works to remove the tee off at hole 13 within the upper saltmarsh had been carried out in a satisfactory manner. NED are content that the remainder of the proposed works are outside the extent of the coastal saltmarsh priority habitat of the Bann Estuary. NED are also content that the remainder of proposed works are outside the areas containing fixed dune with herbaceous

vegetation (grey dunes) priority habitat. NED also note appendix 2 of the revised HMP shows the areas of grey dune priority habitat adjacent to holes 13, 14 and 15 which are to be left alone and allowed to restore naturally as per the restoration plan, included in appendix 7 of the HMP.

- 8.28 DAERA: NED in their final consultation response dated 18th July 2025 have no concerns subject to conditions in relation to the CEMP and HMP. The proposal now complies with Policies NH 2, 3 and 5 of PPS 2.
- 8.29 In relation to this application, consultation also occurred with SES who have no objections to this proposal subject to conditions. This application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). SES having considered the nature, scale, timing, duration and location of the project, 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. The assessment which informed this response is attached at Annex A of the consultation response dated 09/09/2025.
- 8.30 SES have recommended conditions relating to the Construction Environment Management Plan and Habitat Management Plan to ensure the project will not have an adverse effect on the integrity of any European site.
- 8.31 Causeway Coast and Glens Borough Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 09/09/2025. This found that the project would not have an adverse effect on the integrity of any European site. The proposal complies with Policy NH 1 of PPS 2.

Marine Environment Assessment

- 8.32 DAERA: Marine and Fisheries Division was consulted in relation to this application. The site is located within an archaeologically sensitive dune system.
- 8.33 Inland Fisheries are content that assuming appropriate mitigation is in place during the works to protect the aquatic environment as outlined within the CEMP, there is unlikely to be any significant impact to fisheries interests in the vicinity of the proposal.
- 8.34 The proposed works, with the exception of hole 13, are not anticipated to have significant adverse effects to Marine Protected Areas, Marine Habitats and/or Marine Species provided Pollution Standing Advice is adhered to. This is because the proposed works are separated from the marine environment by the majority of the Strand course, Riverside course, the Golf club building, Strand Road, residential dwellings and Portstewart Strand Beach.
- 8.35 There are no significant concerns with the proposal relating to Coastal Geomorphology. However, the proposed works to hole 13 should be undertaken from the landward side of the hole and not from the riverside. This is to ensure no destabilisation or increased pressure on the riverbank and the habitats located there (e.g. Saltmarsh) as these habitats help provide key ecosystem services within this area such as providing natural protection to the dune system.
- 8.36 The application site lies approximately 2km from the nearest Marine Protected Area; the Skerries and Causeway SAC, and as a result DAERA:MFD do not anticipate significant adverse impact to this Marine Protected Area provided Pollution Standing Advice is adhered to.
- 8.37 The proposed works to hole 13 has the potential to impact upon marine species (NI Priority Species) recorded within the adjacent and downstream River Bann. However, given the nature of the proposal and provided Pollution Standing Advice is adhered to, there should not be any significant adverse impacts.

- 8.38 This proposal has the potential to have an adverse impact on Annex I habitats listed below by causing pollution during clearance, construction, operation and maintenance:
- (Adjacent) Mudflats and sandflats not covered by seawater at all times
 - (Adjacent) Estuary
 - (~0.73km) Submerged sandbanks
- However, due to the nature of the works and that these are situated within the extent of the existing golf course and are predominately outside of the ASSI and SAC boundaries, DAERA:MFD do not anticipate significant adverse impacts to Annex I habitats, provided Pollution Standing Advice is adhered to.
- 8.39 This proposal has the potential to have an adverse impact on protected species such as Harbour Seal (*Phoca vitulina*), Grey seal (*Halichoerus grypus*) and Cetaceans (whales, dolphins, porpoise) by causing pollution during clearance, construction, operation and maintenance. However, due to the terrestrial nature of the proposal and 'there are no piling or particularly percussive works proposed' DAERA: MFD do not anticipate marine mammal disturbance.
- 8.40 Due to the nature of the application and because it is within the extent of an existing Golf Club, the proposal is unlikely to have significant adverse impact to the North Coast Strands and Dunes Regional Seascape Character Area (RSCA).

Practice Putting and Chipping Greens

- 8.41 South of the existing car park are two areas for the existing practice green. This space will be altered to facilitate a larger area for one practice green and a practice chipping green.
- 8.42 Residents are concerned that balls from the chipping green will land on Burnside Road and neighbouring residential gardens. The Agent advised, in an email dated 9th September 2025, the proposed new short game practice facilities are designed to allow golfers to practice their putting, chipping and bunker shots. The largest green is for putting only. The chipping area is only for the practice of short shots around the green, up to a distance of about 25 metres. The main potential for conflict on this type of facility comes from bunker shots. For this reason, like the existing short game practice green, the two bunkers

around the green have been located so that shots are played inwards towards the golf course and not towards the boundaries of the course, the car parks, the road or adjoining properties. To assist with containment of golf balls and to help screen activity in this area, the short game practice facility is also enclosed by raised mounding on its northern side.

- 8.43 An objector has mentioned that plans do not show ground levels for the pitching and putting greens. Detailed cross sections to scale of these areas have been provided which is sufficient for assessment.
- 8.44 Proposed changes for the practice putting and chipping greens are within the existing manicured areas of the Golf Club land and any regrading works are therefore acceptable on this basis. This amendment would appear visually acceptable in the context of a golf course and therefore there is no impact upon the LLPA or AONB in accordance with Policy ENV 1 of NAP and Policy NH 6 of PPS 2. This aspect of the proposal also complies with all the criteria listed under Policy OS 3 of PPS 8.

Covered Bays

- 8.45 The location for this element of the proposal was chosen due to the existing layouts of the courses and practice areas. Other locations within the golf course were considered during the design stage. However, locating the building further south-east would unacceptably shorten the practice area to a point where it would not be fit for purpose and also result in the facility being too far away from the clubhouse to be used.
- 8.46 The initial covered bays (Drawing No. 14) were determined by the Planning Department to be visually unacceptable for the LLPA and AONB due to their position, size, materials and lack of screening. The covered bays were angular in form. The covered bays have since been reconfigured and redesigned to lessen the visual impact. The covered bays have been reduced in size with one teaching unit removed. The dimensions of the covered bays are approx. 19.2m long x (3.8m – 5.2m) wide x 4m high. When scaled off the plans, the covered bays have been relocated approx. 6m further south into the golf club site. The contouring around the covered bays has been redesigned to introduce a grassed bank which runs along the northern and eastern facades of the building. A grass roof is proposed for

this structure and a living wall is also proposed for the western facing façade. Floodlighting and protective netting is not proposed.

8.47 It is considered the recontouring of the land to aid screening of the covered bays assists with integration of this element in the landscape. It removes straight edges from the structure from view within this naturally undulating landscape. The green roof also assists with integration especially when viewed from upper floors of nearby properties. The revised design is more natural in appearance with the introduction of green features and more naturally shaped contours.

8.48 Residents queried if the height of the Covered Bays was essential. The Agent advises, in an email dated 9th September 2025, that the height of the building has been designed to be as low as practicably possible to meet the following requirements:

- ensure adequate clearance is provided for the swinging of a golf club within each bay;
- keeping the building as low as possible to reduce visual impact and the amount of earth mounding required to provide screening.

In addition, dropping the floor level of the building is not a viable option as this would require the ground level of the range area into which balls are hit (260m long by 80m wide) to be lowered as well which would result in a significant amount of excavation works and would cause drainage issues as it would effectively be creating a basin that would be waterlogged for large periods of the year. In summary, lowering the height of the building any further will significantly impact upon the usability of the facility and player experience.

8.49 Noise from the Covered Bays has been raised as a concern by residents. The loud pinging sound of the modern titanium golf ball could be a nuisance for residents. Another concern detailed is potential noise from cars using the overspill car park. Environment Health have considered these concerns and have no objection detailed in an email received 1st September 2025. The proposal, because there is no floodlighting and the bays are only to be used by members and not a walk in facility, is not considered as an intensification of what is already occurring. If

floodlighting were to be proposed or non-members were allowed to use the bays more akin to a driving range, noise and lighting assessment would be required. Environmental Health advise in terms of the overspill parking area, it is modest in size and considering the current levels of traffic within the surrounding area, the noise would be negligible.

- 8.50 Residents queried if there were any sound proofing in the Covered Bays. The Agent advises, in an email dated 9th September 2025, the covered bays will be acoustically insulated by the earth mounding into which they are to be constructed, and the green roof will provide additional noise insulation. The Agent advises this area is currently used as the Club's outdoor practice area with no noise attenuation.
- 8.51 Residents are concerned about the need for netting (a ball stop fence) in the future. The Agent advises, in an email dated 9th September 2025, that the current practice hitting area is orientated towards properties along the boundary of this area. The proposal was deliberately designed to re-orientate the practice area away from these properties to improve safety and remove the need for netting.
- 8.52 Another concern raised is in relation to the lighting of the covered bays at night and the potential for future lighting. No external lighting is proposed for the Covered Bays. The Agent advises, in an email dated 9th September 2025, that lighting of the practice area does not form part of the proposal, the facility is not intended for use during the hours of darkness.
- 8.53 Residents have complained the covered bays will provide an area for antisocial behaviour. In the PACC, it is stated that "The covered bays will be an integral part of the club facilities and will be designed to be secure and prevent loitering in this area. These measures include the installation of CCTV surveillance, security lighting, locks and shutters to prevent access when not in use." Anti-social behaviour is a potential impact of third parties upon the proposed development instead of direct impacts resulting from the development itself. While the Council recognises the perceived and perhaps real issue of anti-social behaviour, if this were to occur, it will be a matter for the management team at Portstewart Golf Club to monitor and implement security measures as necessary.

- 8.54 A Visual Impact Assessment was completed for this proposal. For full details please see Section 6.5 of the ES Volume 2 and Appendix 6.1 (Viewpoints).
- 8.55 Critical views of the covered bays are from Burnside Road. Viewpoints 1-4 have been provided with existing and proposed views of the site. For full details of this consideration see paragraph 6.5.2 Viewpoints in Volume 2 of the ES. A table has been provided in the ES discussing the viewpoint baseline; viewpoint sensitivity; predicted change; and significance.
- 8.56 In Viewpoint 1 (Strand Road Roundabout), the covered bays are not visible in terms of built form. However, there is a slight increase in height of the existing grassed land due to the introduction of the grassed bank. When viewed in the context of the whole site, this change is almost imperceptible.
- 8.57 In Viewpoint 2 (Burnside Road looking south), the covered bays in terms of the built structure are hidden by a bank. This is a change to the view, but it is regarded as a change to the landscape contouring within the golf course which is not unacceptable.
- 8.58 In Viewpoint 3 (Burnside Road looking south west), the covered bays are not in view and are hidden by the proposed grass bank which enables them to integrate into the surrounding landscape.
- 8.59 In Viewpoint 4 (Junction of Burnside Road and Winston Drive), the covered bays are blocked from view by the grassed bank. The bank can be seen gradually rising from right to left and enables integration of this structure. The grassed bank restricts a small portion of views of the landscape beyond, but this impact is not significant.
- 8.60 It is regarded that the Covered Bays will have low visual impacts as detailed in Table 6.6 (Visual Impact Summary Table) in Volume 2 of the ES.
- 8.61 This revised proposal for the covered bays is sited appropriately with a sensitive design thereby not harming the features that contribute to the environmental quality, integrity or character of the Portstewart Golf Course LLPA. The structure for the covered bays is considered an acceptable design, size and

scale for this locality. Proposed materials/finishes include random coursed stone to match the main building, aluminium fascia colour to blend with surrounding grasses and vertical bay dividers and column (Timber dark brown) which are satisfactory and in keeping with the local area. The Covered bays are considered sympathetic to the AONB in compliance with Policy NH 6 of PPS 2.

8.62 This aspect of the proposal complies with Policy OS 3 of PPS 8 in that the development can now be absorbed within the landscape given the re-design and alterations to contours surrounding this building assisting with screening from neighbouring roads. The scale has been adapted, and the layout is more sympathetic to the context of the landscape features within this LLPA.

8.63 Policies CTY 13 (Integration and Design of Buildings in the Countryside) and CTY 14 (Rural Character) of PPS 21 apply to this aspect of the proposal. These policies seek to ensure development can be visually integrated into the surrounding landscape and are of appropriate design. There should not be a detrimental change to the rural character of the area. The redesigned covered bays are more sympathetic to the rural character of this area as they are generally hidden from view due to the proposed grassed bank surrounding this structure as well as the green roof. The footprint has been reduced with the structure moved further away from Burnside Road. The covered bays are now considered to visually integrate into this landscape setting.

Overspill Car Park

8.64 An overspill car park area comprising 30 spaces is proposed utilising the existing access to the Golf Club. The new car park is proposed in the northern corner of the application site adjacent to Strand Road and Burnside Road. The Agent has advised the provision of 30 additional car parking spaces is to provide safe off-street parking during periods of heavy usage of club facilities particularly during May to October. 12 of these spaces are provided for the covered practice bays. The car park will be for existing golf club members and does not represent an increase in users of the club.

- 8.65 Policy AMP 9 of PPS 3 is relevant for consideration. There should be a high standard of design, layout and landscaping to accompany proposals for car parking. Car parks need to respect the character of the landscape; be visually acceptable; ensure safe access and movement; and have provision for security. DFI Roads was consulted in relation to this application and express no objections.
- 8.66 A Visual Impact Assessment was completed for this proposal. For full details please see Section 6.5 in Volume 2 of the ES and Appendix 6.1 (Viewpoints). Critical views of the overspill car park are from Burnside Road and Strand Road. Viewpoints 1-4 have been provided with existing and proposed views of the site. For full details of this consideration, see paragraph 6.5.2 Viewpoints in Volume 2 of the ES. A table has been provided in the ES discussing the viewpoint baseline; viewpoint sensitivity; predicted change; and significance.
- 8.67 The Planning Department considered the overspill car park (Drawing No. 12B) and determined that the levels relative to Strand Road were too high resulting in parked vehicles being conspicuous to the detriment of the Portstewart Golf Course LLPA.
- 8.68 Amendments were received in terms of an updated drawing showing the overspill car park and associated Viewpoint 1 (Strand Road Roundabout). The car park levels were lowered by a maximum of 300 – 500mm (to c. 26.3m) because any lower than this, the car park will no longer drain properly and will retain water.
- 8.69 The Agent advised the earth mounding proposed between the carpark and the road rises up to a contour height of 27.5 - 28m. This is approx. 1.75 - 2m above the level of the road. The existing Marram grass currently on top of the stone wall will be replanted on top of the 27.5 - 28m contour and will add an additional 0.5m screening. The combination of the earth mounding and planting will provide screening to a level in the range of 2.25 - 2.5m above road level. This is more than sufficient to screen vehicles using the overspill car park as the height of normal cars and SUVs ranges between 1.5- 1.7m.
- 8.70 Residents are concerned that coaches or buses could park in the Overspill Car Park which would visually impact upon the

LLPA due to their height. The Agent advises, in an email dated 9th September 2025, that they are willing to accept a planning condition to prevent the use of the overspill parking area for coach parking. Only one coach parking space has been lost to accommodate the entrance to the overspill car park. The club will manage coach parking so that they remain within the existing club carpark and not in the overspill area. The purpose of the overspill car park is to accommodate cars which have to park on the grassed area around the existing car park during busy periods.

- 8.71 This car park is intended to be used during heavy use of the Club's facilities and occasionally for users of the covered bays. It may be empty for several months of the year. The overspill carpark is not for larger vehicles such as buses as there is a dedicated coach parking area for these types of vehicles in the main carpark. The overspill car park will be viewed in connection with the existing car park given its location adjacent which will lessen its visual impact from certain vantage points. However, it is the critical view where the car park can be viewed on its own that requires careful consideration.
- 8.72 The critical view, the amended Viewpoint 1 (Strand Road Roundabout), shows that cars using the overspill car park are no longer visible given proposed levels and screening. The Agent advises this is a significant improvement over the current situation which sees cars having to park on the elevated grass surrounds of the existing car park at the club during busy periods which is far more visually prominent (see photos taken in August last year). A new car park is considered to resolve this issue and with cars parked at a lower level would be less prominent from the Strand Road and Burnside Road.
- 8.73 The overspill car park is set back approx. 9m from the Strand Road and Burnside Road. The ground level for the overspill car park will be approx. 26.30 which is an increase of 0.55 from the adjacent road. The overspill car park is considered satisfactory for this LLPA as the amendments (reduced levels) result in a more sensitively designed car park lessening its visual impact and prominence. The retention of the existing stone wall along the boundary is welcomed. This car park is necessary for the effective operation of the Golf Club given the number of people/tourists using the course is increasing so parking is an

essential aspect. The overspill car park will not adversely impact the environmental quality, integrity or character of the LLPA. The car park is considered of an appropriate design, size and scale at this locality and therefore will not adversely harm the character and appearance of the AONB. A planning condition will issue with any permission granted to prevent the use of coaches/buses in the overspill car park.

- 8.74 Policy OS 3 of PPS 8 would also apply to this aspect of the development proposal. The overspill car park does not impact upon conservation, archaeology or the built heritage nor does it impact upon agricultural land. Levels have been amended to seek to screen the car park from public view and lessen its visual impact. The overspill car park will not harm neighbouring residential amenity given separation distances. The overspill car park is a compatible use with the existing Golf Club and public safety is not prejudiced. The layout of the overspill car park is acceptable following consideration by DFI Roads.

Greenkeeper's Shed Extension and Replacement Water Tank

- 8.75 The greenkeepers' shed and associated water tank is located in a low-lying area 500m south east of the clubhouse and is cut into the topography with screen planting to reduce its visual impact.
- 8.76 The existing building is being extended in an eastern and southern direction. This extension is to provide additional undercover storage of greenkeeping equipment and machinery currently stored outside. The extension is single storey in height and blends with the existing built form. Roofing and cladding are to be olive green to match existing. Walls are to be silver grey facing brickwork to match existing. The design, scale and massing of this extension is acceptable and in keeping with the existing building. Proposed materials/finishes are satisfactory. The existing screening vegetation is to be retained.
- 8.77 Access around the Greenkeeper's shed will be adjusted given the location of the extension. An additional hard standing area (240m²) is proposed to the south of this building which is acceptable for access requirements. Ground levels south east of the shed will be lowered to serve 5 new storage bays. Proposed bays are for the storage of course maintenance

materials. These bays are 2.4m high x 5m deep x 3.6m wide finished in smooth render. These alterations are considered acceptable.

- 8.78 The existing water tank is 250 cubic metres and is located west of the Greenkeeper's Shed. The proposal entails replacement of the existing water storage tank to increase the diameter from 10m to 18m to increase the storage capacity from 250m³ to 850m³. There will be a black butyl canopy to the new tank and walls will be formed in galvanised profiled metal sheeting. This replacement water tank is acceptable.
- 8.79 The extension to the Greenkeeper's shed, the alterations to the surrounding area and the replacement water tank are acceptable. A southeast sectional elevation A-A has been provided to enable assessment (Drawing No. 07). Views of this area are long range and limited from Burnside Road and Strand Road. Most views will be from within the golf course itself with some views from Newlands Crescent. This aspect of the proposal will not negatively impact upon the character of the LLPA or AONB.
- 8.80 Policy OS 3 of PPS 8 also applies but this element of the proposal complies with all the criteria identified. It is acceptable from a visual perspective and in terms of scale and massing. It does not harm nature conservation. There is no impact on neighbouring residential amenity given separation distances. Public safety is not prejudiced, and public access is possible. There are no concerns in relation to traffic.
- 8.81 Policies CTY 13 (Integration and Design of Buildings in the Countryside) and CTY 14 (Rural Character) of PPS 21 apply to this aspect of the proposal. These policies seek to ensure development can be visually integrated into the surrounding landscape and are of appropriate design. There should not be a detrimental change to the rural character of the area. The Greenkeeper's Shed extension, hard surfacing, storage bays and replacement water tank are acceptable given this is low lying land set into rising topography so there is vegetation screening. The design, scale and massing of the extension blends into the existing building which is sympathetic to the rural character of this area.

Landscape and Visual Impact Assessment

- 8.82 A Landscape and Visual Impact Assessment was completed for this proposal. For full details please see Sections 6.4 and 6.5 in Volume 2 of the ES.
- 8.83 This concluded that during the construction phase of the development some nominal and temporary adverse landscape impacts can be expected through increased vehicular traffic and exposure of sand and topsoil. This impact will be temporary and short term in nature with no long-term landscape impacts.
- 8.84 The operational phase of the proposed development can be readily absorbed into the surrounding landscape, with the majority of works consisting of a continuation of the current use of active golf courses.
- 8.85 The built elements of the proposed development are in close proximity of the adjacent and existing built form including the Golf Club car park and club house and the town of Portstewart. The operational phase will therefore have no significant landscape and visual impacts. To ensure the timely completion of the Covered Bays and Overspill Car Park, a condition will issue with any permission granted for these elements to be built within a specified timeframe. The proposal will not result in a significant adverse impact upon the landscape setting, the Binevenagh AONB and Portstewart Golf Course LLPA.

Tourism

- 8.86 With over 1500 members, Portstewart Golf Club is one of the largest golf clubs in the UK and Ireland. The club is a major employer in the local area with in excess of 60 staff and its courses attract over 10,000 visitors from the US annually making the Portstewart Golf Club a significant contributor to the local economy in tourism and employment terms. Non-domestic golf-tourists are a significant contributor to the Northern Irish economy (£45 million in 2019) and the proposed redevelopment of the club's courses and facilities will ensure Portstewart Golf Club continues to act as a major attractor to the region and make a significant contribution to the tourism and hospitality industries along the North Coast for the foreseeable future. The proposed

modifications to the courses and upgrade of facilities are necessary for the club to maintain and strengthen this position.

- 8.87 Portstewart Golf Club is considered to be a Tourist Amenity. Policy TSM 2 (Tourist Amenities in the Countryside) of PPS 16 applies and a proposal for the extension of an existing tourist amenity will be permitted where the scale and nature of the proposal does not harm the rural character. New buildings or extensions should respect the scale, design and materials of any original buildings. As assessed earlier in this report in the section entitled “Visual, Landscape and Ecological Assessment”, the proposal meets these requirements of this planning policy.
- 8.88 Policy TSM 7 (Criteria for Tourism Development) of PPS 16 identifies design and general criteria that development should satisfy. This proposal is considered to meet the planning requirements in relation to access, layout, building design, landscaping, drainage, features of the natural or built heritage. The proposal does not detract from the landscape quality and character of the surrounding area.

Residential Amenity

- 8.89 Residential properties are located opposite the site along the Strand Road and Burnside Road. Other residential properties are positioned along the eastern boundary of the site (Newlands Crescent/Ocean Drive) as well as a caravan park.
- 8.90 Several objections have been received from residents from this area. All issues raised have been detailed under paragraph 5.1 of this report. Several issues have been addressed throughout this report at the relevant section.
- 8.91 The closest built development to neighbouring properties is the Covered Bays and the Greenkeeper’s shed extension. There are no concerns in terms of overlooking/loss of privacy or overshadowing/dominance to neighbouring properties given large separation distances.
- 8.92 Residents are concerned about their loss of view over the golf course due to built development such as the overspill car park and the covered bays. The loss of view is seen to be in the private interest, not necessarily in the public interest and as stated in paragraph 2.3 of the SPPS, “The planning system... does not

exist to protect the private interests of one person against the activities of another...". The loss of view has been considered, however the protection of a private view is not enough to warrant a refusal.

- 8.93 An issue of alleged non-committal and vague nature of the Applicant's response to concerns in the PACC was raised by residents. Table 4.1 outlines the feedback received during the PACC process by stakeholders, as well as the Applicant's response. On review of this table, it is considered that an adequate response has been provided by the Applicant in relation to the issues raised.
- 8.94 Residents queried the boundary treatment along the Strand Road and Burnside Road. The Agent advises, in an email dated 9th September 2025, that the existing stone wall between the overspill car park and the road is to be retained. Earth mounding is proposed behind this that will be planted out with Marram grass to provide additional screening.
- 8.95 Another concern related to the movement of soil (cut and fill) and soil surplus. The Agent advises, in an email dated 9th September 2025, the earthworks for the golf course have been designed so that there is an on-site balance of cut and fill so that soil excavated in one area is used as fill in another. This includes the mounding to hide the covered bays.

The Built Heritage

- 8.96 Consultation occurred with Historic Environment Division: Historic Buildings. The application site is in proximity to 108 Strand Road Portstewart (Grade B1) which is of special architectural or historic interest and is protected by Section 80 of the Planning Act (NI) 2011.
- 8.97 HED (Historic Buildings) advises the proposal has no greater demonstrable harm on the setting of the listed building. The proposal complies with the requirements of paragraph 6.12 of the SPPS and Policy BH11 of PPS 6 in that there is no adverse impact to the setting of the listed building.

Archaeology

- 8.98 An Archaeological Assessment compiled by Gahan and Long was submitted in support of this application. Consultation occurred with HED: Historic Monuments who advised the application site is located within an archaeologically sensitive dune system and in close proximity to several recorded archaeological sites and monuments ranging from the prehistoric period to early 20th century defence heritage. These include prehistoric findspots, prehistoric occupational sites, scheduled sand dune with prehistoric materials, Holy Well and a World War 2 pillbox. 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.
- 8.99 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.
- 8.100 HED (Historic Monuments) has reviewed the Archaeological Programme of Works document submitted with this application and agree with the proposed archaeological mitigation strategy and that the Archaeological Programme of Works dated 12/09/2024 would be an appropriate basis to discharge the first condition (L15a). The Agent is in favour of the first condition being discharged so only two conditions will be necessary on the decision notice if approved. A condition will require implementation of this agreed Programme of Works document.

Flooding

- 8.101 A Drainage Assessment prepared by MCL Consulting was submitted in support of this application. Following consultation with DFI Rivers, Flood Maps (NI) indicate a portion of this site bounding the River Bann is within part of the Q100 and T200 floodplains, however the vast majority of these proposals are shown to be outside both the Q100 and T200 flood plains, bar the retrospective modification to hole No.13. Due to the nature of these modifications, DFI Rivers has no specific reason to object to the proposed development from a drainage or flood risk

perspective. The proposal complies with Policy FLD 1 of PPS 15.

8.102 DFI Rivers advised there are no designated watercourses within the site. This site is affected by a number of undesignated watercourses located along the southeastern boundary, travelling in a westerly direction towards the River Bann. Some of these watercourses may be partially culverted, therefore the Applicant is advised to establish the routes of these undesignated watercourses so as to ensure there is no building over the line of a culverted watercourse in order to facilitate replacement, maintenance or other necessary operations. This information is provided in the DA.

8.103 It was confirmed, in an email received from DFI Rivers dated 11th July 2025, from the information provided the proposals for an extension to the existing maintenance shed and the covered bays do not seem to be affected by any watercourses, as determined by GIS and old ordinance survey maps. The remaining proposals involving regrading works are unlikely to impact access to and from any watercourses within the site. The Applicant should be made aware of their obligations to maintain the various undesignated watercourses under Schedule 5 of the Drainage Order Northern Ireland 1973. The proposal therefore complies with Policy FLD 2 of PPS 15.

8.104 On consultation with DFI Rivers, further information demonstrating the viability of the proposal was requested. The Agent submitted the following information:

- Schedule 6 consents to discharge to the proposed Burnside Drain and the River Bann at greenfield rates of 0.7l/s and 0.24l/s respectively.
- Information regarding suitable management and maintenance procedures.

Following re-consultation, DFI Rivers advised the DA has demonstrated the design and construction of a suitable drainage network is feasible. However, it states that this is a preliminary drainage design, therefore DFI Rivers requires a condition to issue if permission is granted. The proposal complies with Policy FLD 3 of PPS 15.

8.105 Artificial modification of a watercourse is normally not permitted unless it is necessary to provide access to a development site or for engineering reasons. There is no proposed culverting of

watercourses in this application. The proposal complies with Policy FLD 4 of PPS 15.

- 8.106 DfI Rivers reservoir inundation maps indicate that this site is in a potential area of inundation emanating from Ballinrees Reservoir. DfI Rivers is in possession of information confirming that Ballinrees Reservoir has 'Responsible Reservoir Manager Status'. Consequently, DfI Rivers has no reason to object to the proposal from a reservoir flood risk perspective, so the proposal complies with Policy FLD 5 of PPS 15.

Contamination

- 8.107 Consultation occurred with DAERA: Regulation Unit (RU) (Land and Groundwater Team) to consider the potential for contamination to be present at the site that could impact on environmentally sensitive receptors including groundwater and surface water.
- 8.108 A Preliminary Risk Assessment (PRA) prepared by MCL Consulting Ltd was submitted in support of this application. This document concludes that the nature of the site and surrounding historical land use do not indicate a significant potential for ground contamination, and so the risk to the water environment is low. RU have no objections to this development provided conditions and informatives are placed on the planning decision notice.
- 8.109 Environmental Health was consulted and have no objections from a contamination perspective provided planning conditions issue with any approval granted. The Applicant is advised that the onus to consider land contamination risk and ensure that a site is safe and suitable for its intended use rests with the developer.

Access and Parking

- 8.110 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic.
- 8.111 A Transport Assessment Form (Gravis Planning) and a Construction Traffic Management Plan (European Golf Design) was submitted in support of this application. The existing access to Portstewart Golf Club is from Strand Road and this is

unaffected by this development. An overspill car park area comprising 30 spaces is proposed utilising the existing access to the Golf Club. The Agent advises the overspill parking spaces are necessary to provide additional parking capacity for the Golf Club during the peak playing season between May – October when the club carpark is oversubscribed. Access to the Greenkeeper's Shed is from Newlands Crescent but this access is unaffected by this proposal. DFI Roads was consulted in relation to this application. They requested an amended Overspill Parking Plan to show site visibility splays, dimensions of spaces between the two rows of parking and white line hatching at the existing coach parking area. An amended plan was provided and DFI Roads re-consulted.

- 8.112 DFI Roads has no objections to this proposal subject to a planning condition. The proposal complies with the requirements of Policies AMP 1, 2, and 7 of PPS 3. Policy AMP 9 (The design of car parking) of PPS 3 is considered in detail earlier in this report under the sub-heading Overspill Car Park.

Natural Heritage (Other Matters)

- 8.113 DAERA: Natural Environment Division (NED) was consulted in relation to this application. A Preliminary Ecological Appraisal, Otter Survey, Habitat Management Plan, Shadow Habitats Regulation Assessment, Breeding Bird Survey and Lizard Survey was submitted in support of this application.

Badger

- 8.114 Badgers and their places of refuge are protected at all times under the terms of the Wildlife (Northern Ireland) Order 1985 (as amended). NED note that although the scrub on site may provide suitable habitat for foraging badgers, no evidence of commuting or foraging badger or badger setts was recorded on site, or within the 25m survey buffer. NED are therefore content the proposal would be unlikely to have a significant impact to badgers.

Otter

- 8.115 A further otter survey was completed on 14/02/24. Otters are a European Protected Species under the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended).

No evidence of commuting or foraging otter was recorded and no evidence of otter holts or resting places were recorded on site or within the survey buffer. NED are content the proposal would be unlikely to have a significant impact on otters.

Lizard

- 8.116 Common lizards are protected under Article 10 of the Wildlife (Northern Ireland) Order 1985 (as amended). NED note from the common lizard survey report that no evidence of lizard was recorded on site. NED are content that the proposal would be unlikely to have a significant impact on local lizard populations.

Molluscs

- 8.117 Section 5.2.8 of the PEA states that there are records of several mollusc species within 150m of the site, including marsh whorl snail (*Vertigo antivertigo*), moss chrysalis snail (*Pupilla muscorum*) and heath snail (*Helicella itala*) all of which are NI priority species, however the ecologist notes there is a lack of suitable habitat within the site boundary. NED are therefore content the proposal would be unlikely to have a significant impact to mollusc populations.

Bats

- 8.118 Bats are a European Protected Species under the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). NED note from the PEA that the green shed building which is to be extended, was assessed by the ecologist to have negligible Bat Roost Potential (BRP). NED also note from the ecology supporting letter that all trees and structures were assessed for bat roosting potential within the appropriate working zones, the site does not contain potential roost features for bats. NED are content that the proposal would be unlikely to have a significant impact to bats.

Birds

- 8.119 All wild birds and their nests are protected under Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended). From the Breeding Bird Survey Report, NED note eleven species of bird were observed displaying potential breeding behaviour and eight

of these species were recorded in breeding pairs. Section 4.2.1 of the survey report states, “it is considered that the site at Portstewart Golf Club provides excellent breeding and foraging habitat for a wide variety of bird species, with passerines, waterfowl, waders and gulls all present and utilising the site itself or the adjacent lands.”

- 8.120 NED considers the proposal has the potential to have a significant impact to breeding birds. The retrospective works have resulted in the direct loss of upper saltmarsh habitat. The additional works would amount to direct loss of fixed dune with herbaceous species SAC habitat. NED agree with the ecologist’s recommendations outlined in section 5 of the Breeding Bird Survey report that removal of scrub, bracken and other vegetation on site should be undertaken outside the bird breeding season which occurs from 1st March to 31st August or checked by a suitably qualified ecologist with protective measures undertaken if any active nest is found. NED also welcome the recommendation to install bird nesting boxes on site to provide nesting opportunities.

Invasive Species

- 8.121 The ecologist recorded Sea Buckthorn (*Hippophae rhamnoides*) along the site boundaries. Sea buckthorn is an invasive plant species listed on Schedule 9 of the Wildlife (Northern Ireland) Order 1985 (as amended), and it is an offence to introduce this plant into the wild or to cause its spread. NED requested submission of an amended habitat map to show the exact location of the Sea Buckthorn which has been submitted.
- 8.122 NED, in their final consultation response dated 18/07/2025, are content that the Sea Buckthorn is outside the area of the proposed construction works but welcome the ongoing invasive species management measures, outlined in section 5.4.2 of Volume 2 of the ES, to reduce the occurrence of this invasive species within the designated sites.
- 8.123 Following assessment, the proposal is acceptable in terms of natural heritage interests and is considered to meet the requirements of Policies NH 1, 2, 3 & 5 of PPS 2.

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 for this type of development.
- 9.2 The proposed development comprises the following elements:
- Course Upgrade Works
 - Practice Putting and Chipping Greens
 - Covered Bays
 - Overspill Car Park
 - Greenkeeper's Shed Extension and Replacement Water Tank
- 9.3 This proposal is necessary to maintain and strengthen Portstewart Golf Club's position as a major attractor and contributor to the local economy in employment and tourism terms.
- 9.4 The low-level undulating nature of the proposed course modification works are considered in keeping with the remainder of the course and sensitive to the setting in terms of visual and landscape impact. The proposed practice putting and chipping greens are visually acceptable in the context of a golf course. The redesigned covered bays are acceptable given they visually integrate into this landscape setting due to the proposed grass bank surrounding this structure and green roof. The redesigned covered bays are more sympathetic to the rural character of this area. The overspill car park is considered satisfactory as the amendments (reduced levels) result in a more sensitively designed car park lessening its visual impact and prominence. These proposed works will not significantly harm the character of the AONB.
- 9.5 The development of this site is acceptable as the proposal will not undermine the LLPA designation and will not adversely affect the environmental quality, integrity or character of the designated Portstewart Golf Course LLPA. The proposed facilities are sensitively designed and sited and are necessary for the efficient operation of the Golf Club.

- 9.6 The proposal is acceptable in terms of designated sites and priority habitat following the completion of restoration works to rectify previous concerns and subject to planning conditions relating to the CEMP and HMP. The proposal is acceptable following consideration of the natural and marine environment. The proposal is unlikely to have a significant impact to Natural Heritage considerations such as badgers, otters, lizard, bats and molluscs. Sea Buckthorn is outside the area of the proposed construction works but invasive species management measures have been outlined to reduce their occurrence within designated sites.
- 9.7 The proposal would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects.
- 9.8 The proposal will not adversely harm neighbouring residential amenity. There are no archaeological or built heritage concerns. There are no objections to this proposed development from a drainage or flood risk perspective. There are no objections from a contamination perspective. The proposed development has satisfactory access and parking. 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 proposed additional car parking shall be provided in accordance with Drawing No.12C.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

3. Prior to the construction of the drainage network, the applicant shall submit a Drainage Assessment, compliant with FLD 3 & Annex D of PPS 15, to be agreed in writing with the Council in consultation with DFI Rivers which demonstrates the safe management of any out of sewer flooding emanating from the surface water drainage network, in a 1 in 100 year event with an additional allowance for climate change (20%).

Reason: To safeguard against flood risk to the development and from the development to elsewhere.

4. No site works of any nature or development shall take place other than in accordance with the implementation of the agreed programme of archaeological work (Document prepared by gahanandlong ltd archaeological services dated 12th September 2024).

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 agreed programme of archaeological work (Document prepared by gahanandlong ltd archaeological services dated 12th September 2024). These measures shall be implemented and a final archaeological report shall be submitted to Causeway Coast and

Glens Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the 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. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at:

<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>

In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

7. After completing any remediation works under Condition 6, and prior to operation of the development, a verification report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in Regulation Unit accordance with the Land Contamination: Risk Management (LCRM) guidance available at:

<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>

The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

8. The Construction Environment Management Plan (CEMP), included in appendix 2.1 of the Environmental statement, dated April 2025, completed by MCL Consulting, shall be implemented in full in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise approved in writing by the Planning Authority.

Reason: To minimise the impact of the proposal on the biodiversity of the site, including priority habitat features of Bann Estuary SAC/ASSI and to ensure the project will not have an adverse effect on the integrity of any European site.

9. The Habitat Management Plan (HMP), included as appendix 5.2 of the Environmental Statement, completed by MCL Consulting, shall be implemented in full in accordance with the approved details and all works on site shall conform to the approved HMP, unless otherwise approved in writing by the Planning Authority.

Reason: To minimise the impact of the proposal on the biodiversity of the site, including priority habitats and to ensure the project will not have an adverse effect on the integrity of any European site

10. The Covered Bays shall be used only by members and those booked to play the courses.

Reason: To protect the residential amenity of neighbouring properties by controlling intensification.

11. The Covered Bays and Overspill Car Park elements of the proposal, shall be completed within 18 months from the date of commencement of those works in accordance with Drawing Nos. 12C, 13A, 14A, 15A and 19.

Reason: To preserve the amenity of Portstewart Golf Course LLPA.

12. No coaches or buses shall park in the Overspill Car Park identified in Drawing No. 12C hereby approved.

Reason: To preserve the amenity of Portstewart Golf Course LLPA.

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 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. Birds

The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:

- kill, injure or take any wild bird; or
- take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or
- obstruct or prevent any wild bird from using its nest; or
- take or destroy an egg of any wild bird; or
- disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturb dependent young of such a bird.

Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

It is therefore advised that any tree or hedgerow loss or vegetation clearance should be kept to a minimum and removal should not be carried out during the bird breeding season (e.g. between 1st March and 31st August). No works should be carried

out on any buildings or structures containing bird's nests unless an appropriate survey has been carried out prior to works commencing and it is confirmed that no active nests are present.

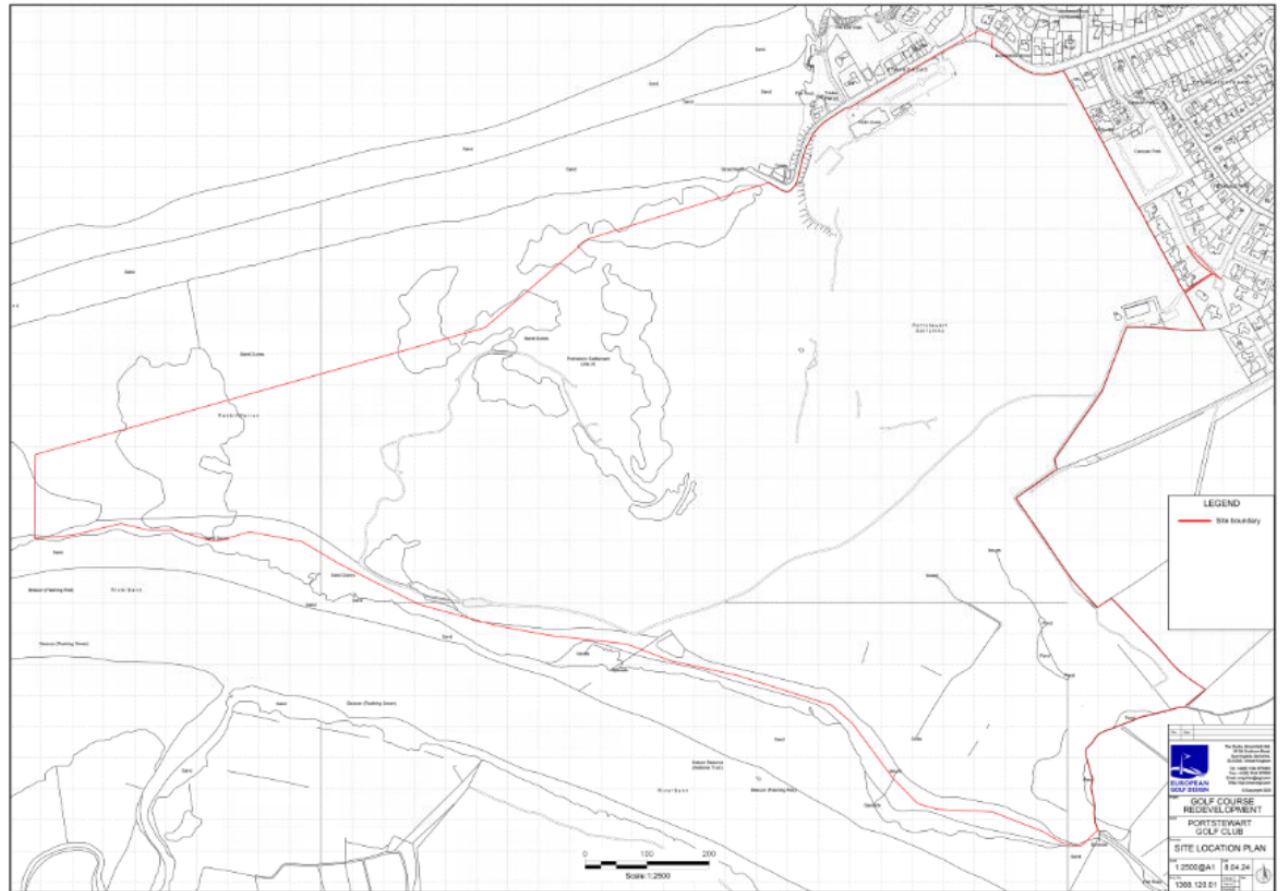
6. Invasive species

The applicant's attention is drawn to Article 15 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence for any person to plant or otherwise cause to grow in the wild any plant which is included in Part II of Schedule 9 of the Order, which includes Sea buckthorn (*Hippophae rhamnoides*). This highly invasive plant species has been recorded on site and control measures must be taken to ensure that any works do not cause it to spread either on or off the site.

Any soil, containing Sea buckthorn plant or seed material, which is removed off site, is classified as controlled waste under the Controlled Waste Regulations (Northern Ireland) 2002 (as amended). The Controlled Waste (Duty of Care) Regulations (Northern Ireland) 2002 (as amended) places a duty of care on 'anyone who produces, imports, stores, transports, treats, recycles or disposes of waste to take the necessary steps to keep it safe and to prevent it from causing harm, especially to the environment or to human health'. In the case of Sea buckthorn it is the duty of the waste producer to inform the licensed waste carrier and licensed landfill site that the controlled waste material contains Sea buckthorn as part of the waste transfer process.

7. 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 <http://epicpublic.planningni.gov.uk/publicaccess/>.

Site Location Map



Block Plan

