



Title of Report:	Planning Committee Report – LA01/2025/0577/F		
Committee Report Submitted To:	Planning Committee		
Date of Meeting:	26th November 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 Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

<u>App No:</u>	LA01/2025/0577/F	<u>Ward:</u>	Giant's Causeway
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Ballylinny Cottages, 7a Causeway Road, Bushmills		
<u>Proposal:</u>	Erection of 11no holiday units (in lieu of previously approved units); extensions to barn style building to provide entrance lobby and swimming pool; erection of ancillary shed; amendments to existing accesses; and provision of parking spaces, landscaping and associated site works.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	10.06.2025
<u>Listed Building Grade:</u>	N/A		
Applicant:	HPB Assurance Ltd		
Agent:	MBA Planning		
Objections:	1	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Executive Summary

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016, planning policies and all other material considerations.
- The site is located within the Distinctive Landscape Setting (DLS) of the Giant's Causeway and Causeway Coast Area of Outstanding Natural Beauty (AONB).
- One letter of objection has been received in relation to this application.
- No concerns have been raised by statutory consultees in relation to this proposal.
- The proposal does not comply with Policy COU 4 (The Distinctive Landscape Setting of the Giant's Causeway and Causeway Coast World Heritage Site) of NAP 2016 but determining weight has been attributed to the planning history and fallback position.
- The new cottages and ancillary structures are acceptable in the countryside in accordance with Policy TSM 5 of PPS 16 given the existing tourism use as self-catering cottages.
- The proposed cottages are of an appropriate design, scale and massing with satisfactory materials/finishes.
- The proposed buildings visually cluster with existing development and are not considered to be an unduly prominent feature in the landscape.
- The photomontages demonstrate the differences between the existing arrangement, the extant approval (if implemented), and the proposal. It is considered that it would be difficult to discern any significant change between the proposal and the extant approval (the fallback position) due to the comparable architecture and the appropriate design, scale and finishes of the cottages.
- The proposal can be successfully absorbed into the Causeway Coast AONB without causing any unacceptable or adverse landscape and visual impacts and will not harm the setting of the World Heritage Site (WHS).
- The proposal will not harm neighbouring residential amenity.
- There are no objections from a drainage or flood risk perspective.
- The proposal is acceptable from a sewage perspective and will not result in an environmental impact provided compliance with all legislative requirements.
- Natural Heritage interests are protected.
- The proposal would not be likely to have a significant effect on the features of any European site.

- The proposed development has satisfactory access and parking.
- The proposal complies with the SPPS, A Planning Strategy for Rural Northern Ireland, PPS 21, PPS 16, PPS 15, PPS 6, PPS 3 and PPS 2.

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

1.0 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site measures 1.3 hectares and is located within the countryside of Bushmills on the Causeway Road. The site comprises several self-catering holiday cottages with shared parking. There are 8 no. cottages, 2 no. self-catering apartments, clubroom, reception area and games room (within a former barn building) and a tennis court. A vacant bungalow is located towards the front of the site which is presently being used for storage. There are two vehicle accesses to the site from the Causeway Road. The northern access serves the holiday cottages and the southern access leads to the bungalow and the former barn. Key views of the site are from the Causeway Road when travelling either direction. The site is surrounded by agricultural fields except for one dwelling (No. 5 Causeway Road) located south east of the site.
- 2.2 This site was bought by HBP (The Holiday Property Bond) which seeks to deliver high quality affordable holidays for life. Bondholder's investments go into a fund that owns a portfolio of holiday properties that allows them to holiday in any of the properties in the portfolio.

- 2.3 The site is located off the Causeway Road 2.3km north east of Bushmills and 1km south of the Giant's Causeway and Causeway Coast World Heritage Site (WHS). The site is located within the Distinctive Landscape Setting (DLS) of the Giant's Causeway and Causeway Coast Area of Outstanding Natural Beauty (AONB).

3.0 RELEVANT HISTORY

3.1 LA01/2024/0990/PAN

Part change of use of existing 'Giant's Barn' from café to club room and reception area along with extensions to provide new entrance lobby and swimming pool; subdivision of existing self-catering holiday cottage into 2no self catering units; erection of 11no self-catering holiday units (in lieu of previously approved units); and provision of parking spaces, small play area, landscaping and associated site works.

Completed– 25.09.2024

3.2 LA01/2024/0327/PAD

Erection of new buildings to provide self catering units of holiday accommodation. Subdivision of existing building comprising 1no holiday unit into 2no holiday units. Change of use of café within the 'Giant's Barn' to provide club room and reception area. Extensions to 'Giant's Barn' to provide new entrance lobby and swimming pool. Ancillary works involving re-organisation of approved parking layout and provision of play park.

Concluded– 03.06.2024

3.3 LA01/2024/0839/F

Amendment to planning permission E/2002/0013/F comprising erection of new unit of self-catering accommodation, amendments to parking layout, relocation of gas tanks, and extension of curtilage (Renewal of planning permission LA01/2018/0964/F)

Approval – 26.09.2024

- 3.4 LA01/2018/0964/F
Amendment to holiday let application E/2002/0013/F including erection of new accommodation unit, amendment to parking layout and relocation of gas tanks and extension of curtilage.
Approval – 02.10.2019
- 3.5 E/2002/0013/F
Provision of 3 no. additional holiday barn loft accommodation and restaurant facilities within structure of existing farm shed
Approval – 04.12.2002
- 3.6 E/2000/0342/F
Amendment of Condition 02 of planning approval E/94/0082 to read "cottages for holiday occupation only and not for permanent residential accommodation"
Approval – 03.01.2001
- 3.7 E/2001/0081/F
Provision of 5 no. additional holiday cottages, conversion of existing games room to Manager's cottage, provision of new games room within structure of existing farm shed and replacement dwelling house.
Approval – 07.11.2002
- 3.8 E/1994/0082
Erection of 6 holiday cottages and conversion of farm building to amenity block
Approval – 22.08.1994

4.0 THE APPLICATION

- 4.1 Erection of 11no holiday units (in lieu of previously approved units); extensions to barn style building to provide entrance lobby and swimming pool; erection of ancillary shed; amendments to existing accesses; and provision of parking spaces, landscaping and associated site works.

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 4th September 2024 under application LA01/2024/0990/PAN. The Applicant advised that they intended to undertake the following forms of consultation:

- Proposed Public Event on 22/10/2024 from 17:00 to 19:00 – at Ballylinney Cottages. Preliminary drawings of the proposal will be on display and interested parties will have an opportunity to discuss the proposal with members of the design team.
- 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.
- 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 5th June 2025 which is more than 12 weeks after the Proposal of Application Notice was received, as required by the legislation.

4.5 The Community Consultation Report is structured as Introduction; The PAN and Community Consultation Undertaken; Feedback Received; and Conclusion. The report demonstrates that consultation was implemented as agreed in the Proposal of Application Notice.

4.6 A public consultation drop-in event was held at Ballylinny Cottages, 7A Causeway Road, Bushmills on Tuesday 22nd October 2024 from 17:00 to 19:00. It was attended by a planning consultant of MBA Planning, the project architect and representatives of the applicant. Preliminary drawings of the proposal were on display and interested parties had an

opportunity to view them, discuss the proposal, seek further information and provide feedback. Comment forms were also available for providing written feedback.

- 4.7 This public consultation drop-in event was advertised locally in the Coleraine Chronicle on 10th October 2024.
- 4.8 The PAN stated that all properties within 200 metres of the site would receive notification of the proposal and the public event at least 7 days in advance of the event. There is only one property within this distance of the site and a letter was sent to the owner/ occupier on 8th October 2024.
- 4.9 The PAN, site location plan, details of the proposal and the public consultation event were sent to all the Councillors of the Causeway District Electoral Area on 8th October 2024.
- 4.10 The owner of the neighbouring property attended the community consultation event to view the drawings. They indicated that they were content with the proposal. MBA Planning received a call from an interested party who requested a copy of the drawings. The drawings were sent but no comments were received from this party. No other comments were received about the proposal.
- 4.11 Upon review of the pre-application community consultation, no changes to the proposal were made as no comments were received. The Community Consultation Report demonstrates that adequate community consultation has taken place albeit no feedback was received.

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 May 2025 was submitted in support of this application. The contents include

Introduction, the Site, the Planning History, the Proposal, Planning Assessment and Conclusion. This Document explains the project requirements including the rationale for the design of the scheme.

- 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 Upon review of the application against The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, the proposal was considered to fall within Schedule 2: Category 12 (c) of the Regulations- The carrying out of development to provide for holiday villages & hotel complexes outside urban areas & associated developments. The threshold for requiring an EIA determination is when the area of the development exceeds 0.5 hectare, or the site is within a sensitive area. The proposed area of development is approx. 1.3 hectares which exceeds the threshold of 0.5 hectares. The proposed site is within a 'sensitive area' namely the Causeway Coast AONB.
- 4.16 Having considered the Regulations and the guidance set out in DCAN 10, it was determined that the development proposal would not have any likely impacts of such a significance to warrant an environmental statement. This EIA determination was completed on 23rd June 2025.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

1 letter of objection has been received from Causeway Coast and Glens Heritage Trust. The main issues are summarised below and will be considered and assessed throughout this report:

- The site is located within the DLS of the WHS so there is a need to consider planning policies such as NAP 2016, SPPS,

PPS 21, PPS 16, PPS 15, PPS 3 and PPS 2.

- Given the complexity of this application, which includes historic permissions, careful consideration is needed to ensure this proposal does not impact upon the WHS and its surrounding landscape.
- The proposed development must align with the aims and objectives outlined in the Giant's Causeway and Causeway Coast WHS Management Plan.

5.2 **Internal:**

NI Water (No objections)

Environmental Health (No objections)

DFI Rivers (No objections)

DFI Roads (No objections)

DAERA: Water Management Unit (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: Natural Heritage](#)

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

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

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

[Planning Policy Statement 16: Tourism](#)

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

[A Planning Strategy for Rural Northern Ireland](#)

Supplementary Planning Guidance

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

[Parking Standards](#)

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The proposal is located within the countryside and falls within the DLS of the WHS known as the Giant's Causeway (Designation COU 3 of NAP 2016). The NAP states "The landscape closely associated with the World Heritage Site extends several kilometres south from the site and is visually intrinsically linked, providing both a backdrop for visitors within the site and a foreground for visitors approaching the Site." The site also is located within the Causeway Coast AONB.
- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance. The main considerations in the determination of this application relate to: Development Plan Zoning, Tourism, Design, Landscaping, Visual Impact and Rural Character, Flooding, Sewerage, Access and Parking and Natural Heritage.

Development Plan Zoning

- 8.3 The proposal is located within the DLS of the Giant's Causeway and Causeway Coast WHS. Paragraphs 6.6 and 6.7 of the SPPS refers to World Heritage Sites. The Giant's Causeway is of international importance and key considerations include the safeguarding of critical views to and from the site, the access and public approaches to the site and the understanding and enjoyment of the site by visitors.
- 8.4 Policy COU 4 of NAP 2016 applies to this development. No development in this zoning will be approved except in 3 circumstances:
1. Exceptionally modest scale facilities, without landscape detriment, which are necessary to meet the direct needs of visitors to the World Heritage Site.
 2. Extensions to buildings that are appropriate in scale and design and represent not more than 20% of the cubic content of existing buildings.
 3. Replacements of existing occupied dwellings with not more than a 20% increase in cubic content.

- 8.5 This Policy does not allow for flexibility as it specifically states 3 circumstances in which development proposals must fall to be acceptable in the DLS of the Giant's Causeway.

Planning History

- 8.6 There is extensive planning history related to this application. A chart has been provided by the Agent in Section 3 of the 'Planning, Design & Access Statement'.
- 8.7 Under E/1994/0082 permission was granted for 6 holiday cottages and conversion of farm building to amenity block. This permission was implemented in full. There was also an existing bungalow on the site.
- 8.8 E/2001/0081/F granted permission for 5 no. additional holiday cottages, conversion of existing games room to manager's cottage, provision of new games room within farm shed and a replacement dwelling house.
Approved plans show:
- Cottage A - One 2 Bed Unit and One 3 Bed Unit
 - Cottage B – One 3 Bed Unit, Two 2 Bed Units (includes conversion) and reception/office/store area
 - Cottage C – One 3 Bed Unit
 - Cottage D – Replacement Dwelling (One 4 bed unit) for existing bungalow
- This equates to a further 7 units on the application site. This permission was partly implemented by completion of Cottage C and the conversion of the games room into a cottage/reception area. This permission remains live and can be completed.
- 8.9 E/2002/0013/F granted permission for 3 No. additional holiday barn loft accommodation and restaurant facilities within the structure of the existing farm shed. This allowed one unit (1 Bed) within an extension of the building at ground floor level and two units (3 Bed) at first floor level. This permission also shows a rear car park comprising 23 spaces. This development has been partly implemented as the restaurant and 2 units at first floor level were provided on site. This permission remains live.
- 8.10 Under LA01/2018/0964/F permission was granted for an amendment to E/2002/0013/F to include erection of a new

accommodation unit, amendment to parking layout and relocation of gas tanks and extension of curtilage. This permission allowed a new unit (4 Bed) in lieu of the one unit (2 Bed) previously approved as a lean-to extension to the barn. The new unit was in an overlapping position ensuring both could not be built.

- 8.11 LA01/2024/0839/F was a renewal application of LA01/2018/0964/F which was approved on 26/09/2024 and remains extant until 25/09/2029.
- 8.12 The existing arrangement on site includes 10 holiday cottages and one bungalow. Planning permission remains live for a total of 6 units which can still be built at this site. Therefore, the fall-back position equates to a total of 16 holiday units.
- 8.13 Criteria 2 of Policy COU 4 of NAP 2016 is applicable to this proposal so extensions to buildings are allowed that are appropriate in scale and design and represent not more than 20% of the cubic content of existing buildings. The policy is not clear whether this 20% figure applies to a single building or group of buildings on the site.
- 8.14 The Agent has provided volume calculations in Appendix 7 of the 'Planning, Design and Access Statement'. The Agent considers that the 20% allowance should be applied to all the existing buildings as well as the approved buildings that are still extant. Figures provided detail that the whole development under this application would be a 13.3% increase over the existing and approved volumes combined.
- 8.15 The proposal entails a lobby/entrance and swimming pool extension to the existing barn building. These extensions equate to 590.11m³ which exceeds the 20% allowance (279.86m³) of the barn building (1399.31m³). This aspect of the proposal would be contrary to Policy COU 4 of NAP 2016. However, the cubic content for the existing buildings on site excluding the barn building equates to 3188.07m³. The 20% allowance of this figure is 637.61m³. The proposed extensions to the barn building could take the 310.25m³ deficit from the 637.61m³ allowance from the existing buildings. Greater weight has been given to this approach which facilitates approval of this extension.

- 8.16 The remainder of the proposal relates to self-contained buildings comprising holiday units such as Cottages A, B, C and D and is contrary to Policy COU 4 of NAP 2016 because it does not fall within any of the specified criteria.
- 8.17 However, material weight must be attached to the complex planning history outlined above. An additional 6 units can still be built at this site in accordance with approved plans. This proposal seeks to build similar blocks of self-catered accommodation in similar locations. Cottages A, B and D are larger than approved with Cottage C slightly smaller than approved. Percentage differences include an increase of 20.2% for Cottage A; an increase of 20.8% for Cottage B; a decrease of 1.6% for Cottage C; and an increase of 7.6% for Cottage D.
- 8.18 If Cottages A, B and D were constructed, they would qualify for the 20% allowance once. Cottage C (the unit relocated under LA01/2018/0964/F and LA01/2024/0839/F) does not qualify for the 20% allowance as this has already been given under the previous permission. Notwithstanding the fact these buildings have not been constructed, material weight has been given to this consideration. Even though percentage differences ever so slightly exceed 20% for Cottages A and B this is offset by the lower figure for Cottage D. In balancing this consideration, the application site will have no percentage allowance left in this designated area. No further development will be possible at this site under criterion 2 of Policy COU 4 of NAP 2016.
- 8.19 Approval is recommended of this proposal even though it is contrary to Policy COU 4 of NAP 2016 because determining weight has been attributed to the planning history and fallback position as well as the 20% allowance that would be permissible had Cottages A, B and D been constructed.

Tourism

- 8.20 Policy CTY 1 of PPS 21 Sustainable Development in the Countryside directs that planning permission will be granted for tourism development in accordance with the TOU policies of the

Planning Strategy for Rural Northern Ireland. These TOU policies have been superseded by PPS 16, so this provides the main policy basis to assess the proposal.

Policy TSM 5 – Self Catering Accommodation in the Countryside

- 8.21 Planning approval will be granted for self-catering units of tourist accommodation in the countryside in a number of circumstances. This application complies with criteria (a) one or more new units located within the grounds of an existing or approved self-catering complex. Development is required to be subsidiary in scale and ancillary to the primary tourism use of the site.
- 8.22 Cottages A, B, C and D are acceptable on this basis given the existing tourism use as self-catering cottages. Proposed cottages are positioned in appropriate locations to blend with existing units. The design, scale and massing of the new cottages is acceptable and in keeping with the size and style of existing units.
- 8.23 Within the application site, there are 8 cottages, 1 bungalow and 2 holiday units within the barn/club house at first floor level totalling 11 units. An additional 6 units were approved including replacement of the bungalow and are still extant allowing a total of 16 units on the site. This proposal would result in a total of 21 units, an increase of only 5 compared to what has been previously approved.
- 8.24 While the proposal has more units, they are smaller than the permitted units in that the proposal is mainly 1-bed units (8 no 1-bed units and 3 no 2-bed units). There is no significant difference in terms of the scale of the units proposed versus the units approved. The units have shared garden areas and have been designed to deter permanent residential use. There is shared communal open space and car parking is not specifically linked to units.
- 8.25 The proposal also entails extensions of the existing barn (clubhouse) to comprise an entrance lobby and a swimming pool; a storage shed; and bin enclosure. These structures are considered subsidiary in scale and ancillary to the primary tourism use of the site.

8.26 The proposal complies with Policy TSM 5 of PPS 16.

Policy TSM 7 – Criteria for Tourism Development

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

8.28 The majority of criteria have already been explored and assessed throughout this report and are acceptable.

8.29 Consideration of criteria (e) is required in terms of ensuring the proposal has been designed to deter crime and promote personal safety. The routes in and out are well-defined and access to the site is only from Causeway Road. The cottages are orientated so there is overlooking within the site to aid security.

8.30 Consideration of criteria (g) and (h) is required to ensure the proposal is compatible with surrounding land uses and does not harm the amenities of nearby residents. The tourism use (self-catered cottages) already exists at this location so the use will remain albeit more units are proposed but this is acceptable. The closest neighbour to the site is No. 5 Causeway Road which is situated south east of the application boundary. It is noted that no objections have been received from this property. Whilst new units are proposed within the site, there is no concern with overshadowing/loss of light to No. 5 Causeway Road given large separation distances. The proposal may result in some overlooking from proposed units of the front elevation of No. 5 Causeway Road, but their rear garden/amenity space is located at the rear where views are restricted.

8.31 Environmental Health was consulted in relation to this application and have no objections to the proposed development. Informatives have been provided on noise, contamination, dust, refuse, lighting and health and safety. Environmental Health advise the proposed site is within close proximity to agricultural

activity which appear to be non-associated with the applicant of this proposed development. Future occupants may suffer intermittent disturbance and loss of amenity as a result of noise and odours arising from activities associated with agricultural business.

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

Design

- 8.33 Cottages A, B and D are located towards the front of the site. Cottage C is located towards the rear of the site. Cottage A comprises two 1 bedroom units at ground floor level and one 2 bedroom unit at first floor level. Cottage B comprises two 1 bedroom units at ground floor level and two 1 bedroom units at first floor level. Cottage C comprises one 2 bedroom unit at ground floor level and one 1 bedroom unit at first floor level. Cottage D comprises one 2 bedroom unit at ground floor level and one 1 bedroom unit at first floor level.
- 8.34 These cottages are 1.5 stories in height with a maximum ridge height of 6.5m which is similar to the height approved under previous permissions. The design of buildings and façade treatments are of traditional form with materials reflecting the local scale and context. Development has been designed to be viewed from all directions and has no blank facades. The design, scale and massing of the cottages are considered acceptable when viewed in connection with the existing cottages.
- 8.35 Proposed materials/finishes for the cottages initially included smooth render and composite cladding board for the walls, concrete roof tiles and upvc/composite upvc for the windows/doors. Following assessment, it was determined that the composite cladding board finish was unacceptable from a visual perspective along the Causeway Road. The site is open with a lack of integration with critical views from the Causeway Road. All cottages should be finished in smooth render to blend with existing cottages and to keep the design simple. It was considered the additional cottages would have a more settled and subdued appearance with one finish rather than contrasting finishes. Plans were amended showing only smooth render finish for the cottages, which is acceptable.

- 8.36 The proposed swimming pool building is adjacent to the Club house. The swimming pool is comprised in an extension of the existing barn (club house). Toilet and changing facilities are provided as well as a sauna and plant room. Excavation of the site will occur to facilitate this swimming pool according to the section provided. This proposed extension links onto the barn with a mono-pitched roof and is considered complimentary in design and scale. Proposed materials/finishes for this building are render/corrugated tin for the walls, corrugated tin for the roof, and aluminium doors/windows to match the existing clubhouse which are acceptable.
- 8.37 A proposed shed is located beside the tennis court and behind Cottage C at the rear of the site. The Gardeners Shed measures 6.5m long x 4m wide x 4.4m high and has a pitched roof. The shed is to be finished in smooth render with concrete roof tiles. The location of the shed is to the rear of the development with limited public views. The design, scale and massing of the shed is acceptable finished in materials complementing the existing development.
- 8.38 A bin enclosure area is proposed beside the car parking area at the rear of the site. The proposed bin area has dimensions of 4.5m wide x 6.5m long x 2.1m high. The design, scale and massing of the bin store enclosure is acceptable with limited public views due to a setback distance of 106m from the road. The enclosed bin store structure is to be finished in a block wall with render and have a timber door which are acceptable finishes complementing the existing development.
- 8.39 Please note that design is further assessed under the sub-heading "Visual Impact and Rural Character".

Landscaping

- 8.40 Drawing No. 15A entitled 'Proposed Landscape Proposals' details all hard and soft landscaping in relation to this proposed development.

- 8.41 Soft landscaping within the site consists of lawn, coastal shrub planting, bulb planting and internal hedge planting. Hard landscaping consists of an asphalt driveway, decorative gravel/stones, Tobermore sandstone flags and the parking area is to be finished in decorative stone with granite sett demarcation. A 1.1m high estate railing is to define the grass area adjacent to the entrance driveway into the site.
- 8.42 The boundary adjacent to the Causeway Road is formed by existing hedging which is to be retained or reinstated. The north western and south eastern boundaries comprise hedging which is to be retained.
- 8.43 The landscaping in the form of soft and hard works are deemed appropriate for this development site and will enhance this development proposal. Presently, to the rear of this development is a large hard surfaced gravel area so the proposal seeks to re-design this into a formalised car parking area entailing 23 spaces. Under E/2002/0013/F a rear car park was approved with 23 spaces which remains extant. The proposed car park is to be finished in decorative stone with Granite sett demarcation which is a better-quality finish than tarmac and will soften the appearance of this area. The car parking area is located to the rear of the site with limited public views given its location approx. 106m set back from the Causeway Road. The car park will be enclosed by new hedging and retained hedging to aid integration.
- 8.44 A Landscape and Management and Maintenance Plan dated April 2025 prepared by Park Hood Chartered Landscape Architects was submitted in support of this application. This document advises of the Maintenance of Landscape Softworks, the long-term management of Landscape Softworks and Hardworks. The Landscape Management Plan and Maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first 5 years following completion of the development. The Landscape Management Plan will be reviewed every 5 years to ensure the satisfactory management of the landscape.

Visual Impact and Rural Character

- 8.45 Policy CTY 13 of PPS 21 states permission will be granted where the proposal can be visually integrated into the surrounding landscape, and it is of an appropriate design. Policy CTY 14 of PPS 21 states permission will be granted where the proposed building will not cause a detrimental change to or further erode the rural character of an area.
- 8.46 Policy NH 6 of PPS 2 refers to AONBs. Proposals should be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife. Proposals should be of an appropriate design, size and scale for the locality. Proposals should respect local architectural styles and patterns as well as local materials, designs and colour.
- 8.47 Policy BH 5 of PPS 6 states that development which would adversely affect the integrity of the settings of world heritage sites will not be permitted unless there are exceptional circumstances.
- 8.48 A Landscape and Visual Impact Assessment (LVIA) dated May 2025 prepared by Park Hood Chartered Landscape Architects was submitted in support of this application. The application site falls within Landscape Character Area No. 57 Causeway Coast and Rathlin Island. The landscape is defined by its distinctive rugged coastline, featuring rocky and indented basalt rough grass, scrub and lichen covered cliffs, beaches, sand dunes and incidental rocky peninsulas. The surrounding landscape is predominantly open, exposed, and frequently windswept, characterised by farmland consisting of rough and semi-improved grassland.

Application Site

- 8.49 Ballylinny Cottages comprises a cluster of single-story cottages and apartments which have a functional yet traditional and simple design, typically finished in white render complemented by painted doors and windows in shades of green, red, and blue typical of older Irish rural dwellings. The larger Dutch barn-like building presents a contemporary yet rural design, distinguished by its distinctive green curved roof that appears in keeping with the farmstead context and local landscape character.
- 8.50 Ballylinny Cottages is set within a well-maintained landscaped area in terms of both soft and hard landscape treatments with

internal hedgerows, shrub beds and native species hedgerows bounding the adjacent fields. The combination of building and landscape across the site results in a medium to high landscape quality with the complex clearly being valued by the users and visitors. The LVIA has categorized the landscape setting as being of high value and condition on account of it being within the Causeway Coast AONB and being part of the designated setting of the nearby WHS.

- 8.51 The LVIA advises that temporary effects will derive from the construction phase which would have adverse effects on the landscape character and visual amenity. Beyond close proximity areas, the effects would reduce appreciably and would not be categorised as significant beyond the immediate development areas (including areas towards the Giants Causeway primarily on account of distance being +800m). Effects on these areas during this short-term period are assessed as being Slight to Negligible.
- 8.52 The LVIA states any assessment must be measured against that of the situation that pertains at present and the current Ballylinny Cottages complex has an existing mass and scale that is clearly evident from a short section of Causeway Road and from more distant views towards the north coastline. Further, the existing site has a well-managed landscape character with low rise buildings of traditional appearance ensuring that its presence has no unacceptable effects on the character of the surrounding area.
- 8.53 The LVIA advises the removal of the existing bungalow would have no significant effects on local landscape character given its non-descript character and limited architectural quality. The Planning Authority agrees with this assessment.
- 8.54 The set back between any public vantage points (Causeway Road) and any new buildings in conjunction with the existing extent of cottages, barns, vegetation and topography collectively demonstrates that this site can absorb a proposal of this scale and nature without detrimental landscape effects. The proposed cottages to the west of the site (Cottages A, B and D) would be an improvement in terms of architectural quality comparative to the bungalow they are replacing, constituting a positive effect in the long term. They will have a moderate change to this part of the site but would tie into the scale and design of the existing cottages (and setting) better than the existing bungalow.

- 8.55 The Agent advises the changes to the barn area and the associated facilities are about collation, repurposing and redesign of existing buildings and consented proposals into an improved arrangement that will contribute to the amenity provision of Ballylinny Holiday Cottages. The visual impact of the swimming pool building adjacent to the clubhouse, the shed, the bin store and Cottage C is limited given their location to the rear of the site and being obscured by existing buildings.
- 8.56 The Agent advises the proposed car parking area is set to the east of the site at the rear which has limited existing landscape features and will ensure that the parking and movement of cars is out of view from the majority of the site.

Wider Landscape Setting

- 8.57 The most appreciable change in terms of the wider landscape setting will be Cottages A, B and D, set on the western part of the site towards the Causeway Road.
- 8.58 The LVIA advises the proposed development will increase the perceived extent of building on the west of the site comparative to the existing situation on account of the increase in height of the replacement building comparative to the bungalow to tie in with the scale, traditional architecture and height of other cottages located to the east of Ballylinny. Irrespective, their low profile ensures that they can be easily absorbed into this landscape without being prominent and the designs for the cottages are not uncharacteristic when set within the attributes of the receiving landscape.
- 8.59 The LVIA advises any changes deriving from this development or associated works has only a slight neutral effect on the wider landscape due to it blending in with the existing landform and buildings with a clear visual linkage to the cluster of well-established cottages. The proposal would not result in a development that could be considered an unduly prominent feature in the landscape.

Giants Causeway AONB and WHS

- 8.60 The site lies within the DLS of the WHS and AONB. The LVIA advises this development would result in a slight increase in the extent of buildings visible on the application site though, invariably on account of distance from key sites within the AONB and WHS (i.e. towards the Giants Causeway and associated Visitor Centre), this would be very difficult to perceive equating to a negligible or neutral effect. The proposed cottages are of an appropriate design in terms of scale, traditional architecture and have been positioned to ensure they blend effectively into the existing arrangement of buildings at Ballylinny.
- 8.61 The LVIA advises the movement of cars could be considered to have potential visual impacts on the longer views but the selection of the car park at the rear of the site ensures the visual implications are limited and have a negligible effect on any appreciation of the coastline landscape and most valued features of the AONB and WHS.

Critical Views

- 8.62 Public views of the site are possible from either direction when travelling along the Causeway Road, Runkerry Road and elevated areas to the north in and around the Giant's Causeway Visitor Centre Complex and associated headland. Within the LVIA, a table summarising the likely and anticipated effects on views or visual amenity from 4 different viewpoints has been provided (See paragraph 5.23 of the LVIA)

Viewpoint 1 – Causeway Road (near site entrance to Ballylinny Cottages)

- 8.63 The proposed development will constitute a moderate change in the views to the north for a short section of this road principally on account of the removal of a bungalow and its replacement with a set of traditional cottages. The new buildings would not affect the quality of the view as they represent improved architecture of that which they are replacing (the bungalow). The new buildings effectively tie in with the nature and scale of the adjacent set of cottages and other buildings visible across the broader Runkerry landscape. This would not have a significant or marked effect on the overall quality of the view leading towards the Giants Causeway.

Viewpoint 2 – Junction of Causeway Road and Runkerry Road

- 8.64 The proposed development will constitute a slight change in the view on this section of the Causeway Road with the existing cottage cluster extending to the east and west (though this is replacing an existing bungalow). The new cottages are comparable in scale and architecture to the existing and would represent a minor change to the view. Parking areas and internal access roads are out of view. The vast majority of passing road users will not discern any significant change due to the comparable architecture and limited difference between the existing and proposed cluster in this transient view.

Viewpoint 3 – Giant’s Causeway Visitor Centre

- 8.65 The proposal will constitute a very slight change in the view on this section of the Causeway Road with the existing cottage cluster extending to the east. The new cottage is comparable in scale and architecture to the existing and would represent a minor change to the view. The vast majority of viewers will not discern any significant or notable change due to the comparable architecture and limited difference between the existing and proposed cluster in this distant view.

Viewpoint 4 – Runkerry Road

- 8.66 The proposed development will constitute a slight change in the view from this section of Runkerry Road with the existing cottage cluster extending to the east and west (though this is replacing an existing bungalow). The new cottages are comparable in scale and architecture to the existing and would represent a minor change to the view. Parking areas and internal access roads are out of view. The vast majority of passing road users or those visiting the nearby Bushmills Railway (670m distant) will not discern any significant or notable change due to the comparable architecture and limited difference between the existing and proposed cluster in this relatively distant view. Consequently, any awareness of this proposal or change would result in barely discernible effects on the overall quality of the view.
- 8.67 Photomontages have been submitted in support of this application in relation to Viewpoints 1-4. Viewpoint Comparisons

are provided showing the existing view, extant approvals view and proposed view.

8.68 Following assessment of the LVIA and photomontages provided, it is concluded that the proposal can be successfully absorbed into the Ballylinny complex without causing any unacceptable or adverse landscape and visual impacts to the AONB or the setting of the WHS. As noted above, the main visual difference is Cottages A, B and D located to the front of the site. It is considered the design of these new cottages in lieu of the existing bungalow will be a visual improvement. The proposed cottages are of an appropriate design in terms of scale, traditional architecture and have been positioned to ensure they blend effectively into the existing arrangement of buildings at Ballylinny. It was considered necessary for the finishes of the cottages to be amended to exclude composite cladding board to keep the design simple. It was considered the additional cottages would have a more settled and subdued appearance with one finish (smooth render) rather than contrasting finishes. The photomontages demonstrate the differences between the existing arrangement, the extant approval (if implemented), and the proposal. It is considered that it would be difficult to discern any significant change between the proposal and the extant approval (the fallback position) due to the comparable architecture and the appropriate design, scale and finishes of the cottages. The proposal is not considered to damage rural character and complies with relevant planning policies.

Flooding

- 8.69 A Drainage Assessment (DA) was submitted in support of this application. All of the storm drainage from the proposed new buildings will be taken to local soakaways. Hard standing areas will be permeable. When the proposed swimming pool is emptied, the water will be filtered to provide uncontaminated water, which will run to the on-site soakaways. All of the foul drainage from the proposed new buildings will be taken to an on-site septic tank and soakaway.
- 8.70 Following consultation with DFI Rivers, the Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain. DFI Rivers advised there are no designated watercourses within the site.

- 8.71 DFI Rivers advise the DA lacks detail but it indicates that flood risk to and from a portion of the development will be managed using SuDS. The private soakaway system proposed has no outlet and drainage is via percolation through the soil strata. Commenting on the efficacy of the proposed SuDS is outside Dfl Rivers' area of knowledge and expertise. Consequently, an email was sent to the Agent to provide comment from a suitably qualified person to confirm that the SuDS aspect of the proposal will be designed to manage any flood risk to and from that portion of the development.
- 8.72 A revised DA was provided with the author shown as FM Stewart HNC Civil Engineering / Water Industry (Ulster University Forty-four years' experience in NI Water Industry). An email was received from FM Stewart dated 7th November 2025 confirming the on-site sustainable drainage system will be designed to manage any flood risk to and from that portion of the development. Drainage design will follow the guidance issued by the UK National Standards for Sustainable Drainage System (SuDS), and guidance in the CIRIA SuDS Manual C539, both of which are recognised by the relevant statutory bodies.
- 8.73 Neighbour notification or further consultation with DFI Rivers was not necessary in relation to the revised DA because there was no change proposed to the drainage of the site. The amended information was for further clarification in relation to the SuDS aspect of the proposal.
- 8.74 The potential flood risk to the development, and from the development to elsewhere, has been satisfactorily addressed, and the proposal is acceptable as required under policy. The Planning Department cannot sustain a reason to object to the proposed development from a drainage or flood risk perspective. The proposal complies with Policies FLD 1, 2, & 3 of PPS 15.

Sewerage

- 8.75 DAERA: Water Management Unit (WMU) was consulted in relation to this application and have concerns. WMU notes that the application form states an intention to treat foul sewage from this

development at an on-site private waste water treatment works. WMU note that there is a mains sewer which is in close proximity to the development. All proposed developments should connect to a mains sewer, where available, providing that the sewer and associated Waste Water Treatment Works (WWTW) can support the additional load. Applicants should apply for a pre-development enquiry (PDE) with NI Water. If NI Water are content that both the receiving WWTW and the associated sewer network for this development can take the additional load, with no adverse effect on the WWTW or sewer network's ability to comply with their Water Order Consents, then WMU have no objection to this aspect of the proposal.

- 8.76 NI Water was consulted in relation to this application and express no objections. NI Water advised the use of an onsite wastewater treatment works or a septic tank, (on the basis of one for each dwelling) is subject to the written consent being obtained from Northern Ireland Environment Agency. The Applicant is advised to contact NI Water prior to any detailed design regarding the proposed water connection/ water meter proposal for the swimming pool. Where approval to use a private septic tank disposal system is granted, and the Applicant wishes NI Water to provide a periodic desludging service, the Applicant must complete the necessary 'Form of Agreement' and adhere to the construction conditions contained therein.
- 8.77 A negative condition will issue with any permission granted to ensure protection of the aquatic environment and to help the Applicant avoid incurring unnecessary expense before it can be ascertained that a feasible method of sewage disposal is available.
- 8.78 The proposal is acceptable from a sewage perspective and will not result in an environmental impact provided compliance with all legislative requirements.

Access and Parking

- 8.79 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic.

- 8.80 The site has two accesses onto the Causeway Road. The proposal entails alteration of existing accesses. Drawing No. 16A shows the alterations being carried out. An existing pillar and wall as well as a hedge need to be relocated behind the sightlines. Verge areas are to be levelled and sown out in grass. A road gully is to be provided each side of the amended access to be connected to a soakaway within the site boundary. An existing road sign is to be re-positioned behind the sightline.
- 8.81 The surfacing treatments throughout this development include an asphalt driveway, Tobermore sandstone flags for pavement areas and decorative stone with Granite sett demarcation for car parking areas. These materials form high quality surface treatments and are visually acceptable.
- 8.82 The proposal entails parking throughout the site in relation to the holiday cottages. A car park is proposed to the rear of the site comprising 23 spaces.
- 8.83 A total of 33 spaces is required for this development and 36 spaces including 2 disabled spaces have been provided throughout the site. The proposal is acceptable in terms of the parking provision necessary for this development.
- 8.84 DFI Roads was consulted in relation to this application. After several amendments to the drawings, the proposal is now acceptable subject to planning conditions. The proposal complies with the requirements of Policies AMP 1, 2 and 7 of PPS 3.

Natural Heritage

- 8.85 A Biodiversity Checklist was submitted for this application. The Ecological Statement advised in terms of designated areas, Giant's Causeway and Dunseverick Area of Special Scientific Interest (ASSI) and Runkerry ASSI, along with North Antrim Coast Special Area of Conservation (SAC) and Skerries and Causeway SAC are found within a 2km search radius from the site. There is local wildlife sites located within 2 km. No detrimental impacts are envisaged on statutory or non-statutory sites as part of the proposed development.

- 8.86 The Ecological Statement also advised all buildings were assessed for their bat roosting potential (BRP) in accordance with current Bat Conservation Trust (BCT, 2023) and NIEA guidelines. All the cottages are of recent build with block structure and dash render. Roof tiles and external walls are all intact, with no obvious potential roosting features. Works are proposed to be undertaken on the existing bungalow structure and the building with a barn-style roof (café). Again, no potential roosting features were evident. All structures on the site were assessed as having negligible BRP. No follow-up bat surveys are deemed necessary.
- 8.87 The site and the surrounding area were searched for field signs of protected species such as badger in accordance with current NIEA guidelines. This extended to 25m beyond the red-line boundary. There were no field signs of badger, nor any evidence of badger setts on the date of the site survey. It is not envisaged that any priority habitats will be adversely impacted by the proposed development proposal, and no follow-up habitat surveys are deemed required. Furthermore, it is not envisaged that any priority species will be impacted by the proposed development. No follow-up species surveys are required.
- 8.88 It is considered the Ecological Statement submitted is accurate following a site inspection and assessment. Consultation was not deemed necessary with DAERA: NED because there are no natural heritage issues with this proposal.
- 8.89 Following assessment, the proposal is acceptable in terms of natural heritage interests and is considered to meet the requirements of Policies NH 1, 2 & 5 of PPS 2.

Habitats Regulations Assessment

- 8.90 The 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) by Causeway Coast and Glens Borough Planning Authority.
- 8.91 The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern

Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features of any European site.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan 2016, planning policies and other material considerations. Despite the proposal being contrary to Policy COU 4 of NAP 2016, approval is recommended because material weight has been attributed to the planning history and fallback position as well as the 20% allowance that would have been permissible had Cottages A, B and D been constructed. The new cottages and ancillary structures are acceptable in the countryside in accordance with Policy TSM 5 of PPS 16 given the existing tourism use as self-catering cottages.
- 9.2 The proposed cottages are of an appropriate design, scale and massing with satisfactory materials/finishes. Proposed soft and hard landscaping is acceptable for the site. The proposal blends effectively into the existing arrangement of buildings at Ballylinny. The proposed buildings visually cluster with existing development and are not considered to be an unduly prominent feature in the landscape. The photomontages demonstrate the differences between the existing arrangement, the extant approval (if implemented), and the proposal. It is considered that it would be difficult to discern any significant change between the proposal and the extant approval (the fallback position) due to the comparable architecture and the appropriate design, scale and finishes of the cottages. The proposal can be successfully absorbed into the Causeway Coast AONB without causing any unacceptable or adverse landscape and visual impacts and will not harm the setting of the WHS.
- 9.3 The proposal will not harm neighbouring residential amenity. There are no objections to this proposed development from a drainage or flood risk perspective. The proposal is regarded acceptable from a sewage perspective and will not result in an environmental impact provided compliance with all legislative requirements. The proposal is acceptable in terms of natural heritage interests. The proposal would not be likely to have a significant effect on the features of any European site. 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) No development shall commence until the alterations to the existing vehicular accesses are provided in accordance with Drawings Nos. 16A and 17A. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

- 3) The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with approved Drawing No. 16A to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

- 4) No development shall take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure a practical solution to sewage disposal is possible at this site.

- 5) The car parking spaces shall be finished in decorative stone with Granite sett demarcation and the pavement areas shall be finished in Tobermore Sandstone Flag as detailed in Drawing No. 15A prior to the operation of the buildings hereby approved and permanently retained as such.

Reason: In the interests of visual amenity.

- 6) All hard and soft landscape works shall be completed in accordance with Drawing No. 15A. These works should be completed prior to the operation of the buildings hereby approved, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

- 7) If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Planning Authority, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

- 8) Details of the maintenance and management of the landscaped areas shall be carried out in accordance with the 'Landscape Management and Maintenance Plan' dated April 2025 and Drawing No. 15A 'Proposed Landscape Proposals'.

Reason: To ensure the establishment and continuity of the landscaped areas through the long-term maintenance to achieve a quality development.

- 9) The holiday units hereby permitted shall be used only for holiday letting accommodation and shall not be used for permanent residences.

Reason: The site is located in the countryside where planning policy restricts development and this consent is hereby granted solely because of its proposed holiday use.

- 10) The exterior wall finish for Cottages A, B, C and D shall be smooth render in accordance with Drawing Nos. 05A, 07A, 09A and 11A and painted white and permanently retained as such.

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

- 11) Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order with or without modification), no fences, gates, walls or other built means of enclosure or hedges or formal rows of trees shall be erected/planted without express planning permission.

Reason: Any further means of enclosure require further consideration to safeguard the amenities of the area.

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. Signs may require separate approval under the Planning (Control of Advertisements) Regulations (NI) 2015. Their size, construction, content and siting should be approved by the Planning Authority BEFORE any such signs are erected.
6. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <https://planningregister.planningsystemni.gov.uk/simple-search>

Site Location Map



