



Title of Report:	Planning Committee Report
Committee Report Submitted To:	Planning Committee
Date of Meeting:	25th February 2026
For Decision or For Information	For Decision – Objection Item
To be discussed In Committee YES/NO	No

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

Estimated Timescale for Completion	
Date to be Completed	N/a

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>	LA01/2023/1081/F	<u>Ward:</u>	Castlerock
<u>App Type:</u>	Full Planning		
<u>Address:</u>	4 Main Street, Castlerock		
<u>Proposal:</u>	Demolition of existing buildings, erection of 3 storey building comprising retail unit, coffee shop and 6 no apartments, access and associated site works		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	
<u>Listed Building Grade:</u>	N/A	<u>Target Date:</u>	
Agent:	MBA Planning 4 College House, Citylink Business Park, Belfast, BT12 4HQ		
Applicant:	Alistair Robinson 1 Station Court, Portstewart, BT55 7UB		
Objections: 27	Petitions of Objection: 0		
Support: 0	Petitions of Support: 0		

Executive Summary

- Planning permission is sought for demolition of existing buildings, erection of 3 storey building comprising retail unit, coffee shop and 6 no apartments, access and associated site works.
- The application site is located within the settlement limit of Castlerock as defined in the NAP 2016.
- The application has been assessed against the relevant policies within the NAP, SPPS, PPS2, PPS3, PPS6, PPS7, Addendum to PPS7.
- The proposal is considered acceptable in principle as it meets the relevant planning policies.
- All consultees are content with the proposal.
- Objections to the proposal relate to the scale of the proposal, impact to amenity/privacy and access/parking issues.
- Approval is recommended.

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

1 RECOMMENDATION

- 1.0 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 for the reasons set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is within the settlement development limit of Castlerock. The site is within Binevenagh Area of Outstanding Natural Beauty. The site is not subject to any other specific zonings or designations as set out in the Northern Area Plan 2016.
- 2.2 The site currently comprises a two-storey building with a Costcutter shop on the ground floor and an apartment on the first floor. There is a single storey building to the rear of the site comprising a hairdresser and a beauty salon. There is a coffee shop and parking area to the front of the site. The application site is relatively flat.
- 2.3 The immediate area comprises mainly residential development. There is a 3-storey apartment building to the east of the site and a 3½ storey building to the north. A pair of two-storey semi-detached dwellings are located to the western boundary of the site. The railway station and track is located to the south of the site.

3.0 RELEVANT HISTORY

- 3.1 C/1995/0540/F – Flat roof extension to existing shop and alterations to existing flat with rear external access to first floor. Permission granted 27.11.1995

C/1995/0707/F – Single-storey flat roofed extension to shop to provide additional stores and garage. Permission granted 22.02.1996

4.0 THE APPLICATION

- 4.1 The application seeks full planning permission for the demolition of existing buildings and erection of a 3-storey building comprising retail unit, coffee shop and 6 apartments with access and associated site works.
- 4.2 During the processing of the application, the proposal was amended to include the reduction from 9 apartments to 6 apartments, reduction in height and removal of access ramp and first floor parking area. The latest and revised scheme is considered within this report.
- 4.3 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

5.0 PUBLICITY & CONSULTATIONS

- 5.1 **External:** All relevant neighbours have been notified. The application was advertised on 15th June 2023 & 9th October 2024.

There were 27 objections received from 13 separate addresses for this proposal. Issues raised include:

- Over-development of the site
- Increase in traffic congestion
- Insufficient parking
- Impact of proposed ramp on safety & noise disturbance from vehicles using ramp
- Loss of light and overshadowing of Bawnmore Court
- Overlooking from first floor parking area to adjacent residential properties
- Foul sewage disposal issues

In response to these concerns:

- The application initially proposed a 3½ storey building comprising a shop, café and 9 apartments. Revised plans

were submitted with a reduction to a 3-storey building comprising a shop, café and 6 apartments. The revised scheme is considered acceptable.

- DfI Roads was consulted with regards to the proposal and objections received. DfI Roads have no objections.
- Parking provision has been considered in the Access, Traffic and Parking section of this report.
- The proposed ramp and first floor parking area has been removed from the plans.
- The impact on amenity of adjacent residential properties including loss of light, overshadowing and overlooking has been considered within this report.
- A WWIA was submitted to NI Water. Negative conditions will be included to ensure an adequate means of sewage disposal is provided.

5.2 Internal:

Environmental Health: No objection

Northern Ireland Water: See Other Considerations

DFI Roads: No objection

Historical Environment Division – Historic Buildings/Historic Monuments - No objection

NIEA Water Management Unit, Natural Environment Division & Regulation Unit: No objection

Translink: No objection

NIE: No objection

6.0 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The development plan is:

- Northern Area Plan 2016

- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7.0 RELEVANT POLICIES & GUIDANCE

[The Northern Area Plan 2016](#)

[Strategic Planning Policy for NI \(Edition 2\)](#)

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

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

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

[Planning Policy Statement 7 \(PPS 7\) Quality Residential Environments](#)

[Addendum to Planning Policy Statement 7: Safeguarding the Character of Established Residential Areas \(DOE August 2010\)](#)

[DCAN 4 – Restaurants, Cafes and Fast-Food Outlets](#)

[DCAN 8 – Housing in Existing Urban Areas](#)

[Creating Places – Achieving Quality in Residential Environments](#)

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main consideration in the determination of this application relate to the Principle of Development, Impact on biodiversity and the AONB, Quality Residential Environment, Traffic Matters and other matters.

Principle of Development

- 8.2 The site is located within the settlement development limit of Castlerock as designated in the Northern Area Plan (NAP). The proposal is located within Binevenagh Area of Outstanding Natural Beauty. The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and any supplementary planning guidance specified above.
- 8.3 The proposal is for a mixed-use development comprising a 3-storey building with a shop and café at ground floor and 6 apartments on the first and second floors. There is an existing shop and coffee shop currently on the site. There is one existing apartment located above the shop.
- 8.4 Paragraph 6.285 of the SPPS states that policies and proposals for shops in villages and small settlements must be consistent with the aim, objectives and policy approach for town centres and retailing, meet local need (i.e. day to day need) and be of a scale, nature and design appropriate to the character of the settlement.
- 8.5 There are currently 2 buildings on the application site. The main building is an L-shaped building comprising the existing retail unit with a 3-bed apartment above and 2 small commercial units to the rear used as a beauty salon and hair salon. There is a small coffee shop to the front of the site in a separate building. The proposal seeks to replace the existing shop and coffee shop on site within the proposed new building. The existing retail unit has a floorspace of 357sqm whilst the proposed retail unit has a floorspace of 252sqm. The existing coffee shop has a floorspace of 25sqm and the proposed coffee shop has a floorspace of 87sqm. The existing commercial units to the rear have a total floorspace of 58sqm and these will not be incorporated within the proposal. There is an overall reduction in floorspace of the commercial uses on the site. It is considered that the retail element of the proposal is acceptable given the existing established uses on site.

- 8.6 The proposal also comprises residential development which is considered acceptable in principle under Planning Policy Statement 7 as assessed within this report.

Quality Residential Environment

- 8.7 The development is required to be assessed under Policy QD1 of PPS7 which states:

Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. The design and layout of residential development should be based on an overall design concept that draws upon the positive aspects of the character and appearance of the surrounding area.

It goes on to state that, in established residential areas, proposals for housing development will not be permitted where they would result in unacceptable damage to the local character, environmental quality or residential amenity of these areas. There are also several criteria that all proposals for residential development will be expected to conform to, and these are assessed and considered accordingly:

(a) The development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas.

- 8.8 The application currently comprises an L-shaped building with a 2-storey element to the front and single storey to the rear. There is a small coffee shop with outdoor seating to the front and a car parking area. The immediate area comprises primarily residential development. There is a wide range of development types, including 3 & 4-storey apartments, 2 storey and single storey detached and semi-detached dwellings. There is no established character along Main Street.
- 8.9 The proposal seeks to demolish the existing buildings on site and construct a 3-storey building comprising a retail unit and coffee shop on the ground floor and 6 apartments on the first and second floor. Initially, the proposal was for a retail unit,

coffee shop and 9 apartments within a 3½ storey building with an access ramp and first-floor parking area. There were concerns regarding the scale and massing of the proposed building as well as adverse impact on the amenity of adjacent properties. Amended plans were submitted in response to these concerns.

- 8.10 The proposal was initially for a 3½ storey building measuring 13.2m in height. This was reduced to a 3-storey building measuring 11.4m in height and stepping down to 10.3m on the elevation adjacent to 8b Main Street. The initial proposal included an access ramp from Main Street to a first-floor parking area to the rear of the proposed building. A wall was proposed around the access ramp measuring 5m in total. The access ramp and first-floor parking area have been removed and replaced with a ground floor parking area accessed from Main Street. There is an existing wall on the site bounding Bawnmore Court and Castlerock Train Station measuring 3.2m in height. The amended proposal does not increase the height of the existing wall. The flat roof return over the shop/café to the rear of the proposed building measures 3.5m and therefore will not significantly increase the height. The amended scheme proposes a 1.8m high wall to the boundary with No. 8b Main Street, which is a significant reduction in the previously proposed wall height.
- 8.11 It is considered that the amendments address the concerns raised. A contextual elevation was submitted which shows the proposed development in relation to existing development along Main Street. The existing buildings on Main Street are varied in terms of height and scale. The proposed building is similar in height to the adjacent apartment block at Bawnmore Court. There are 2-storey dwellings to the west of the proposed apartment block which are smaller in size and scale. There are 3 & 4 storey apartments which are larger in scale than the proposed building. The proposed building fits into the street scene given its height, scale and design in relation to the range of existing buildings in the immediate area.
- 8.12 The proposal is appropriate to the character and topography of the character and topography of the site in terms of layout, scale, proportions, massing and appearance. The proposal satisfies criterion(a).

(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;

- 8.13 The application site impacts on HB03 12 039 Overbridge, Railway Station, Sea Road, Castlerock. HED (Historic Buildings) initially requested further information including a Heritage Impact Assessment and contextual elevations. The agent submitted amended plans showing a reduction in scale of the building and provided a Planning Statement which considers the impact on the setting of the listed building. HED (Historic Buildings) was reconsulted to consider the submitted information and is content with the proposal.

(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;

- 8.14 The proposal comprises 6 apartments within the settlement limit of Castlerock. Each apartment has a private balcony with an area measuring from 13.5sqm to 17sqm.
- 8.15 Paragraph 5.20 of Creating Places indicates that for apartments or flat developments, communal open space will be acceptable, this should range from 10sqm per unit to 30sqm per unit. The appropriate level of provision should be regarded having regard to the particular context of the development.
- 8.16 The proposal is located within the settlement limit of Castlerock and is within walking distance of public amenities such as Castlerock beach. It is also close to public transport facilities, including Castlerock Station. Given that the proposal includes the provision of a private balcony for each apartment, it is considered that the level of private amenity space is acceptable. The proposal satisfies criterion (c).

(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development;

- 8.17 This proposal will be located within the Settlement Development Limit of Castlerock and residents can make use of facilities located nearby. Given the nature and limited scale of the proposed development provisions for new neighbour facilities are not required. The proposal is acceptable when assessed against this part of the policy.

(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;

- 8.18 This proposed site is located within the Settlement Development Limit of Castlerock. Its location will reduce the need to travel to nearby facilities and will promote cycling and walking. The site is close to transport links and therefore meets this part of the Policy.

(f) adequate and appropriate provision is made for parking;

- 8.19 The proposed plans indicate provision of parking at ground level comprising 9 parking spaces, with a further 2 parking spaces along the site frontage. The agent has advised 6 of the in-curtilage parking spaces will be for the apartments, therefore each unit will have one space each. Each apartment has 2 bedrooms. The published Parking Standards indicate that 9 parking spaces in total are required for the apartments. The adjacent apartment block at Bawnmore Court has a similar parking arrangement to the rear. The existing apartments at Marine View and 16 Main Street also have similar in-curtilage parking arrangements.

- 8.20 There are 3 in-curtilage parking spaces provided for the commercial units, with 2 additional parking spaces along the site frontage on-street. The published Parking Standards indicate that a total of 35.4 parking spaces is required for the proposed commercial units. A total of 33.4 spaces would be required for the existing commercial units on site. Correspondence was

received from the agent which states that there are currently 4 in-curtilage parking spaces on site for the existing commercial units. The site currently comprises a retail unit, 2 further units comprising a beauty salon and a hair salon and a coffee shop. Whilst it is acknowledged that an additional 2 spaces would be required for the proposed commercial units, the number of units on the site has decreased from 4 to 2 with the removal of the beauty salon and hair salon and therefore the overall footfall would be lower.

- 8.21 The application site is located within the settlement limit of Castlerock. There is existing public parking on the Promenade and on Main Street which the proposed development could benefit from. The site is located adjacent to Castlerock Train Station and is within walking distance of a bus stop located on Castle Walk, therefore it is considered to be in a highly accessible location.

(g) the design of the development draws upon the best local traditions of form, materials and detailing;

- 8.22 The proposal comprises a 3-storey building with a retail unit and coffee shop on ground floor level and 6 apartments on first and second-floor level. The immediate area comprises a range of dwelling types including 3 & 4-storey apartments, 2-storey and single storey detached and semi-detached dwellings. There is no definitive character along Main Street.

- 8.23 The main block of the proposed building measures 11.4m in height, which is similar to the adjacent apartment block at Bawnmore Court. This steps down towards the 2-storey dwellings to the west of the site taking account of their lower height. Proposed finishes include smooth white render walls with timber effect fibre cement cladding to front elevation, natural slate or flat blue/black concrete roof tiles. Windows and doors will be anthracite grey upvc double glazed units. The balconies, varying material finishes and difference in height will help to break up the mass of the front elevation. There initially were concerns regarding the dominance of the western gable of the proposed building in relation to the adjacent dwellings at 8a & 8b Main Street. Amended plans were received showing the gable recessed by 0.9m to the rear, with pillars to the ground floor which helps to reduce the dominance of the building.

8.24 A single-storey, flat roof return is proposed to the rear of the building measuring 3.5m in height. There is an existing flat roof return to the rear of the existing 2-storey building. Therefore, the proposed arrangement is similar to that of the existing development on site.

8.25 It is considered that the design of the proposal is generally acceptable in this location. The proposal satisfies criterion (g).

(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;

8.26 The proposal comprises a 3-storey building with apartments on the first and second floor. There are 3-storey apartments located to the east of the site. The plans indicate that there are 2 small shower room windows on the first and second floor of the proposed building. These are obscure glazed and do not overlook any windows of the adjacent apartments. Concerns were raised regarding overlooking and loss of privacy from the 1st floor parking area to the rear of the building. This parking area has been removed and replaced with a flat roof. There is no public access to this area. There will be no unacceptable overlooking onto Bawnmore Court.

8.27 An existing two storey dwelling (8b Main Street) is located to the west of the site. The existing development along this boundary is much lower in scale than the proposed development. The western elevation of the proposed building is located approximately 15m from No. 8b. There are 2 windows to the first and second floor on the western elevation. These are obscure glazed bathroom windows and will not overlook No. 8b. The western elevation of the proposed building has been stepped down to reduce the built up appearance and reflect the pattern of development along Main Street. There is a recess in the gable of 0.9m which will help break up the gable and reduce dominance. A shadow analysis report (based on original submitted scheme) was submitted which indicated that the building will not result in unacceptable overshadowing of No. 8b. Since this report was submitted, amendments were received including removal of the access ramp and first-floor parking

area. This has led to a reduction in the height of the boundary wall with No. 8b from 5m at the highest point to 1.8m, which will further reduce potential overshadowing from the wall. The parking area is now located at ground floor level adjacent to the dwelling at No.8b. A 1.8m high wall is proposed to the boundary with No. 8b which will prevent overlooking by residents/visitors using the car park. The existing outdoor seating area for the coffee shop is likely to have a greater impact on No. 8b. It is considered that the proposal will not have an unacceptable impact on the amenity of No. 8b in terms of overlooking, overshadowing or loss of light.

8.28 There is an existing private dwelling located to the rear of the application site (17 Sea Road) which is attached to Castlerock Train Station. The rear elevation of the proposed building facing No. 17 comprises 4 bedroom windows, 1 study window and 3 small staircase windows to each of the first and second floors. The rear of the proposed building is located approximately 12.6m from the common boundary with No. 17 and approximately 14m from the rear of the dwelling. There is an existing wall located to the boundary between the site and No. 17 which measures approximately 3m in height. This will be replaced by a new wall measuring 3.2m in height. Given the separation distance and boundary wall, there should be no unacceptable overlooking of No. 17. There is an existing single storey rear return to the existing shop which extends to the boundary with No. 17. The proposal comprises a single storey rear return which is similar in height to the existing building. The proposal initially included a wall measuring 5m in height surrounding the first-floor parking area. This has now been removed from the plans. Given that the highest part of the proposed building is separated from the boundary with No. 17 and the rear return and wall are not significantly higher than the existing arrangements, it is considered that there will be no unacceptable overshadowing or loss of light of No. 17.

8.29 Concerns were raised by objectors at Bawnmore Court in relation to overshadowing and loss of light. The 3-storey element of the proposed building is located to the northern part of the site fronting Main Street. This part of the building sits forward of the existing buildings on either side. The eastern gable of the proposed building is located approximately 2.4m from the gable of Bawnmore Court. The gable of the proposed building projects

approximately 2.7m beyond the rear of Bawnmore Court. There are no windows in the western elevation of Bawnmore Court and therefore there will not be any loss of light. This projection will not have a significant impact in terms of dominance and the submitted shadow analysis report indicates that impacts from overshadowing will not be significantly greater than existing. The rear of the existing shop comprises a single storey return measuring approximately 3m in height which currently bounds Bawnmore Court to the east and Castlerock Train Station to the south. The rear of the proposed development also comprises a single storey return measuring 3.5m in height which is similar to the existing arrangement. A Shadow Analysis Report was submitted which demonstrated that there is no material difference between existing and proposed developments in terms of overlooking adjoining properties. Since this report was submitted, amendments were received including removal of the first floor parking area with a reduction in the height of the rear return wall from 5m to 3.5m. The reduction in height of the boundary wall will further reduce potential impacts. It is considered that the proposal will not result in unacceptable impact on amenity of Bawnmore Court in terms of overshadowing or loss of light.

8.30 The proposal satisfies criteria (h).

(i) the development is designed to deter crime and promote personal safety.

8.31 The proposed development will not lead to the creation of areas where anti-social may be encouraged and is considered acceptable when assessed against criterion (i).

8.32 The proposal complies with all the elements of Policy QD1 and therefore is acceptable in this regard.

Addendum to PPS 7

8.33 The Addendum to PPS 7: Safeguarding the Character of Established Residential Areas applies. Policy LC 1 Protecting Local Character, Environmental Quality and Residential Amenity states that in established residential areas, planning permission will only be granted for the redevelopment of existing buildings to accommodate new housing, where all the

criteria set out in Policy QD 1 of PPS 7, and all the additional criteria set out below are met;

(a) the proposed density is not significantly higher than that found in the established residential area;

- 8.34 The proposal comprises 6 apartments. There is currently 1 apartment on the site which is located above the existing shop. Main Street comprises a mix of residential development including higher density apartments. The density along Main Street ranges from around 30 units per hectare to 46 units per hectare. The proposed density of the application site is approximately 60 units per hectare. Whilst it is acknowledged that this is higher than in the established residential area, the proposed density together with the form, scale, massing and layout of the development respects that of adjacent residential development. It is considered that the proposed density of the site is not so significant as to negatively impact local character, environmental quality and amenity. The proposal satisfies criteria (a).

(b) the pattern of development is in keeping with the overall character and environmental quality of the established residential area.

- 8.35 The proposal comprises a 3-storey building. The height, scale and massing is comparable to existing development on Main Street. There are 3-storey apartments immediately adjacent to the site to the west, which are similar in height to the proposal. There are 3 and 4-storey apartments located further along Main Street. There is no established pattern of development in this location.

- 8.36 The existing and proposed streetscape drawing shows the relationship of the proposed building with surrounding development. The pattern of development is generally in keeping with the overall character and environmental quality of the established residential area. The proposal satisfies criterion (b) of Policy LC1.

(c) all dwelling units and apartments are built to a size not less than those set out in Annex A.

8.37 The proposed apartments will exceed the minimum space standards set out in Annex A and therefore satisfies criterion (c).

Restaurants, Cafes and Fast-Food Outlets

8.38 The proposal includes a coffee shop at ground floor level of the proposed building. DCAN 4 states that applications for restaurants, cafés or fast-food outlets generally give rise to a number of issues and objections which are specific to these particular categories of land use. As a result, the likely impact of such proposals on the character and amenity of the adjoining or surrounding area will be an important concern when determining applications. In assessing this impact, a number of factors need to be taken into account i.e.

- noise disturbance
- smells and fumes
- refuse and litter
- traffic considerations and car parking
- provision for people with disabilities

8.39 A Noise Impact Assessment and Odour Impact Assessment was submitted with the application for consideration. The Environmental Health department have considered the information and have recommended planning conditions to protect the amenity of residential receptors with regard to noise and odour. The proposed floor plans indicate separate bin storage areas for the apartments and shop at ground floor level.

8.40 DfI Roads have no concerns with the proposal regarding road safety or flow of traffic. There are 3 in-curtilage car parking spaces and 2 further on-street parking spaces provided for the commercial units. This has been assessed under Policy AMP 7 of PPS 3 and is considered acceptable given the location within the settlement limit of Castlerock and accessibility to public transport. The café is located at ground floor level, and a disabled parking space has been provided close to the café entrance. Therefore, provision has been made for people with disabilities.

Access, Traffic & Parking

8.41 Policy AMP 2 of PPS 3 Access, Movement and Parking applies and states planning permission will only be granted for a development proposal involving direct access, or the intensification of the use of an existing access, onto a public road where:

a) such access will not prejudice road safety or significantly inconvenience the flow of traffic; and

b) the proposal does not conflict with Policy AMP 3 Access to Protected Routes.

8.42 DFI Roads has been consulted and has no objection, subject to conditions, to the proposal in terms of AMP 2. Main Street is not a protected route. As DFI Roads is the competent authority on traffic matters and is content, it is considered that the proposal complies with Policy AMP 2 of PPS 3 Access, Movement and Parking.

8.43 Policy AMP 7, Car Parking and Servicing Arrangements, states that development proposals will be required to provide adequate provision for car parking and appropriate servicing arrangements. The precise amount of parking will be determined according to the specific characteristics of the development and its location, having regard to the Department's published standards or any reduction provided for in an area of parking restraint designated in a development plan. Proposals should not prejudice road safety or significantly inconvenience the flow of traffic.

8.44 The proposed plans indicate parking provided at ground level comprising 9 parking spaces, with a further 2 parking spaces along the site frontage. The agent has advised 6 of the in-curtilage parking spaces will be for the apartments, therefore each unit will have one space each. The published Parking Standards indicate that 9 parking spaces in total are required for the apartments.

8.45 There are 3 in-curtilage parking spaces provided for the commercial units, with 2 additional parking spaces along the site frontage on-street. Based on the floorspace of the proposed commercial units, Parking Standards indicates that a total of 35.4 parking spaces would be required. A total of 33.4 spaces would be required for the existing commercial units on site.

Correspondence was received from the agent which states that there are currently 4 in-curtilage parking spaces on site for the existing commercial units. Whilst it is acknowledged there is a shortfall in parking provision for the proposal, the parking provision is similar to the existing arrangement on site.

8.46 Policy AMP 7 states that a reduced level of car parking provision may be acceptable in the following circumstances:

- where, through a Transport Assessment, it forms part of a package of measures to promote alternative transport modes; or
- where the development is in a highly accessible location well served by public transport; or
- where the development would benefit from spare capacity available in nearby public car parks or adjacent on-street car parking; or
- where shared car parking is a viable option; or
- where the exercise of flexibility would assist in the conservation of the built or natural heritage, would aid rural regeneration, facilitate a better quality of development or the beneficial re-use of an existing building.

8.47 The application site is located within the settlement limit of Castlerock. There is existing public parking on the Promenade and on Main Street which the proposed development could benefit from. The site is located adjacent to Castlerock Train Station and is within walking distance of bus stops, therefore it is considered to be in a highly accessible location. It is therefore acceptable in regard to AMP 7.

Impact on AONB

8.48 The application site is located within Binevenagh Area of Outstanding Beauty. Policy NH 6 of PPS 2, Natural Heritage applies.

8.49 Planning permission for new development within an Area of Outstanding Natural Beauty will only be granted where it is of an appropriate design, size and scale for the locality and all the following criteria are met:

- a) the siting and scale of the proposal is sympathetic to the special character of the Area of Outstanding Natural Beauty in general and of the particular locality; and
- b) it respects or conserves features (including buildings and other man-made features) of importance to the character, appearance or heritage of the landscape; and
- c) the proposal respects:
 - local architectural styles and patterns;
 - traditional boundary details, by retaining features such as hedges, walls, trees and gates; and
 - local materials, design and colour.

8.50 The proposal is for a 3-storey building comprising a retail unit and coffee shop on the ground floor and 6 apartments on the first and second floors. The building is of a similar scale and height to existing development on Main Street. Proposed finishes include smooth white render walls with timber effect fibre cement cladding to front elevation, natural slate or flat blue/black concrete roof tiles. It is considered that the proposed development is generally appropriate in the AONB in terms of design, size and scale. The proposal complies with Policy NH 6.

Impact on Biodiversity/Natural Heritage

8.51 The proposal involves the demolition of existing buildings. Policy NH 2 of PPS 2 states that planning permission will only be granted for a development proposal that is not likely to harm a European protected species. Policy NH 5 of PPS 2 states that planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to habitats, species or features of natural heritage importance, including priority habitats and species.

8.52 A Biodiversity Checklist, Ecological Statement and Bat Survey Report was submitted. NIEA Natural Environment Division is content that the proposed development is unlikely to significantly impact protected or priority species or habitats. The proposal complies with Policies NH 2 & NH 5 of PPS 2.

Impact on Archaeology & Built Heritage

8.53 The application site impacts on HB03 12 039 Overbridge, Railway Station, Sea Road, Castlerock (Grade B1) which is of special architectural or historic interest.

- 8.54 Historic Environment Division (Historic Buildings) initially requested further information to allow assessment of the potential impact on the setting of the listed building. Following the initial response from HED, amended plans were received comprising a reduction in the proposed building. HED (HB) was reconsulted and confirmed that they are content with the proposal. The proposal complies with Policy BH 11 of PPS 6.
- 8.55 Historic Environment Division (Historic Monuments) has assessed the application and, on the basis of the information provided, is content that the proposal is satisfactory to the SPPS and PPS 6 archaeological policy requirements.

Other Considerations

- 8.56 Paragraph 4.12 of the SPPS relates to safeguarding residential and work environs. Other amenity considerations arising from development, that may have potential health and well-being implications, include design considerations, impacts relating to visual intrusion, general nuisance, loss of light and overshadowing. Adverse environmental impacts associated with development can also include sewerage, drainage, waste management and water quality. The above-mentioned considerations are not exhaustive and planning authorities will be best placed to identify and consider, in consultation with stakeholders, all relevant environment and amenity considerations for their areas.
- 8.57 The means of sewerage disposal is a material consideration. NI Water have advised that there is available capacity at the Wastewater Treatment Works. However, NIW have recommended refusal as the receiving foul sewer network has reached capacity and advised that the applicant should submit an application to NIW for a Wastewater Impact Assessment (WWIA) to determine if an alternative drainage or treatment solution can be agreed.
- 8.58 A Wastewater Impact Assessment (WWIA) was submitted to NI Water. NIW advised on 13th November 2025 advised that the WWIA is in progress with Stage 1 having been completed. Negative conditions will be included to ensure an adequate means of sewage disposal is provided and to ensure protection

of the aquatic environment, prior to development being completed on site.

- 8.59 A Lighting Impact Assessment and Isolux drawings were submitted with the application. The Environmental Health department have reviewed the information and have recommended planning conditions which will ensure no adverse impact on amenity from lighting.
- 8.60 A Preliminary Risk Assessment and Generic Quantitative Risk Assessment was submitted in support of the application. The GQRA is informed by site investigations and environmental monitoring data. No unacceptable risks to environmental receptors have been identified. NIEA Regulation Unit (Land & Groundwater) Team have no objections to the proposal and have recommended planning conditions which will ensure protection of environmental receptors to ensure the site is suitable for use. The Environmental Health department have also considered the submitted PRA and GQRA and have no concerns subject to conditions.

Habitats Regulations Assessment

- 8.61 The potential impact this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable at this location having regard to the Northern Area Plan and other material considerations, including the SPPS, PPS 7, Addendum to PPS 7, PPS 6, PPS 3 & PPS 2. The proposal meets the requirement of planning policies for this type of development. The proposal is visually acceptable in this location and will not have an adverse impact on residential amenity. The proposal is acceptable in terms of natural and built heritage. The access and parking is considered to be satisfactory. Approval is recommended.

10.0 Conditions

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

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

2. No development shall commence until the vehicular access, including visibility splays and any forward sight distance, is provided in accordance with Drawing No. 02 Rev 5 date published 12th February 2026, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

3. No retailing or other operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing No 02 Rev 5 date published 12th February 2026, to provide adequate facilities for parking, servicing 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, servicing and traffic circulation within the site.

4. The façade of the dwellings shall have upgraded acoustic glazing providing a Sound Reduction of at least 34 dB Rw + 31 dB Rw+Ctr. This is in order to meet the internal Noise Criteria in BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings" and the appropriate design criteria for acceptable maximum noise levels in habitable rooms of new residential developments as given in the World Health Organisations (WHO) document "Guidelines for Community Noise" as set out below:

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living Room	35dB LAeq,16hr	-
Dining	Dining Room	40dB LAeq,16hr	-
Sleeping (daytime resting)	Bedroom	35 dB LAeq,16hr	30 dB LAeq,8hr 45dB LAmax (WHO)

Reason: To protect amenity of residential receptors

5. All dwellings shall incorporate an acoustic ventilation system (with equivalent glazing Sound Reduction) with specification to comply with Building Control Technical Booklet K and ventilation rates in accordance with Technical Booklet K.

Reason: To protect amenity of residential receptors

6. The external amenity space (balconies) of dwellings shall be positioned and designed in order to achieve the lowest noise level reasonably practicable. A barrier/screening shall be constructed to the external amenity/balconies of dwellings on each floor, in accordance with BS 8233:2014 Guidance on Sound Insulation and Noise Reduction in Buildings. The barriers shall have an effective height of 1.2m and achieve a surface mass density of no less than 15kg/m². The barriers shall be of continuous, solid construction (i.e. no holes or gaps for sound to pass through).

Reason: To protect amenity of residential receptors

7. The flooring between the ground floor retail units and the apartment dwellings on the first floor shall be constructed of such material so as to provide a Sound Reduction of at least 45 dB Rw.

Reason: To protect amenity of residential receptors

8. The sound power level of the permitted kitchen extract shall not exceed 80 dB(A).

Reason: To protect amenity of residential receptors

9. The kitchen extraction system shall be, designed, positioned, operated and maintained in order to ensure a very high level of odour control, best practice and performance requirements which shall negate adverse odour emissions, in accordance with "EMAQ

Guidance “Control of odour and noise from kitchen exhaust systems (2022).

Reason: To protect amenity of residential receptors

10. Prior to the installation of the kitchen extraction system, confirmation shall be provided in writing to the planning department of Causeway Coast and Glens Borough Council of the odour arrestment measures that will be implemented to ensure a very high level of odour control in accordance with “EMAQ Guidance “Control of odour and noise from kitchen exhaust systems (2022). The kitchen extraction system shall not come into operation until approval has been granted by the planning department of Causeway Coast and Glens Borough Council.

Reason: To protect amenity of residential receptors

11. The lighting scheme for the development hereby approved shall be designed, installed, operated and maintained in accordance with the submitted Revised isolux drawings dated 14/10/2024. Light pollution shall be obviated by ensuring adherence to the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light, GN 01: 2021.

Reason: To protect amenity of residential receptors

12. Vertical Lux levels at nearest receptors shall not exceed, Table 3: Maximum values of vertical illuminance on premises, applicable to Environmental Zone E3 as laid out within the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light, GN 01: 2021.

Reason: To protect amenity of residential receptors

13. 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/landcontamination-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.

14. After completing the remediation works under Condition 13; and prior to occupation 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 accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/landcontamination-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.

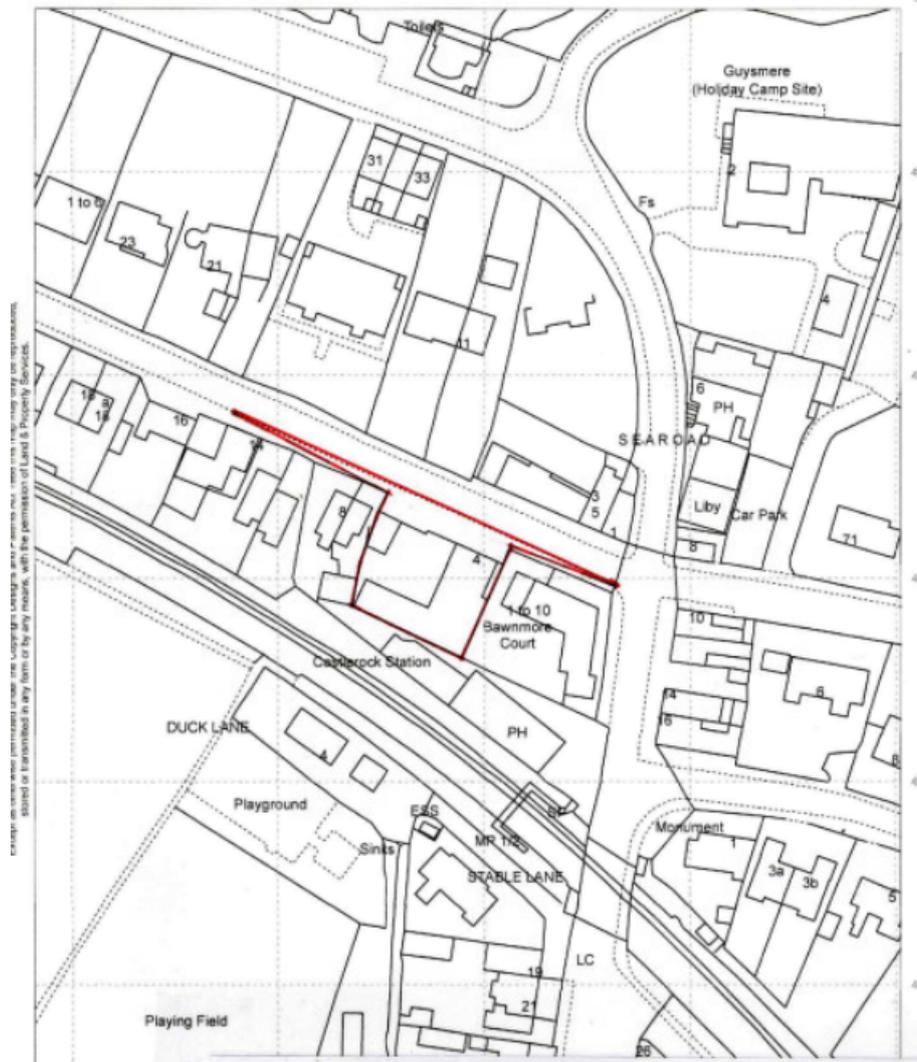
15. No development shall progress beyond the foundation of buildings stage or change of use of any part of the existing building become operational until it has been demonstrated to the satisfaction of the Council and agreed in writing that the mains sewer and the receiving Wastewater Treatment Works has the capacity to receive the wastewater and foul sewage from the development.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

16. No development shall be occupied until connection has been made to the public sewer.

Reason: To ensure an adequate means of sewage disposal is provided and to ensure protection of the aquatic environment.

Site Location Plan



Proposed Elevations

