

Title of Report:	Planning Committee Report – LA01/2025/1211/DCA
Committee Report Submitted To:	Planning Committee
Date of Meeting:	28th October, 2026
For Decision or For Information	For Decision.
To be discussed In Committee YES/NO	No

Linkage to Council Plan (2026-31)	
Strategic Theme	Governance, Quality & Continuous Improvement
Outcome	Governance arrangements that ensure compliance, transparency and effective decision-making
Lead Officer	Development Management Manager

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

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No: LA01/2025/1211/DCA

Ward: Lurigethan

App Type: Conservation Area Consent

Address: Former Ulsterbus Parking Site located along Ballyemon Road, 120m South West of junction with Coast Road, Cushendall

Proposal: Removal of walls to the front of the site. Planning Application for Proposed Valet Parking in lieu of former Ulsterbus Parking. To be used in conjunction with proposed Hotel Development at 6 Coast Road Cushendall (Plan Refs: LA01/2023/0848/F & LA01/2023/0849/DCA)

Con Area: Cushendall

Valid Date: 17.11.2025

Listed Building Grade: N/A

Agent: GMR Architects Ltd. 411a Ormeau Road Belfast. BT7 3GP

Applicant: Z Property Development. 667 Shore Road Whiteabbey. BT37 0ST

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

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

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

Executive Summary

- This is a Conservation Area Consent seeking to demolish existing walling within Cushendall Conservation Area
- An acceptable replacement scheme is proposed under application LA01/2025/1210/F.
- The principle of demolition is acceptable, and the replacement scheme creates a positive impact within the Conservation setting and does not detract from the setting of existing listed buildings which form part of the character of the conservation area.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS Edition 2 (2025), PPS6 and Cushendall Conservation Guide.
- Consultation was carried out with the Development Plan Conservation Section. No objections were raised by the consultee.
- No representations have been received.
- The application is recommended for **CONSERVATION AREA CONSENT TO BE GRANTED.**

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 Conservation Area Consent** subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is located 120m Southwest of the junction of Ballyemon Road and Coast Road, Cushendall.
- 2.2 The application site comprises an irregular shaped plot which consists of a yard area and layby sited at the roadside of Ballyemon Road. The plot extends approximately 31m along the road frontage. The existing layby area extends back between 2.5m and 4m from the edge of the public carriageway and comprises a flat area laid out in hardstanding. To the immediate rear of this area is the existing yard which acts as a parking area currently used by Translink for parking a small number of buses.
- 2.3 The yard area is laid out in hardstanding partially comprises cobbles / block paving while the remainder is laid out in gravel. The yard is fairly flat and extends to just below 600sqm in area with the roadside boundary defined by a 3m blockwork wall and security gate. The blockwork wall extends to part of the southwestern and northeastern boundaries. However, the remaining boundaries are primarily defined by an existing steep rockface which rises from either end of the site to approximately 10m above plot level. Surrounding land is considerably elevated with roadside ditches to either side of the site and surrounding land rising steeply to the rear of the site comprising mature trees and vegetation.
- 2.4 The site is located approximately 155m from the hotel site at 6 Coast Road and within 75m of the designated urban area. A public footpath exists on the opposite side of the road extending in both directions and linking with the public footpath in Cushendall Town

- 2.5 As per the Northern Area Plan 2016, the site is located outside the defined settlement limits of Cushendall Town and is within the rural remainder. The site is located within Cushendall Conservation Area and Local Landscape Policy Area (CLL 01) as defined by the local Plan and is also within the Antrim Coast and Glens AONB. An archaeological site (standing stone) exists 30m south of the site but is located on surrounding elevated land and is generally unaffected by the existing site or proposal.
- 2.6 Although the site is located within quite close proximity of the urban setting, it is rural in character and dominated by rising slopes to the east and mature trees and vegetation within the surrounding context which is reflective of its position within the defined local landscape policy area and conservation area.

3.0 RELEVANT HISTORY

- 3.1 E/1993/0135: Change of use of former coal yard to bus park with alterations to access. Permission Granted 30-11-1993.
- 3.2 LA01/2025/1210/F - Planning application for Proposed Valet Parking in lieu of former Ulsterbus Parking. To be used in conjunction with proposed Hotel Development at 6 Coast Road Cushendall (Plan Refs: LA01/2023/0848/F & LA01/2023/0849/DCA).

4.0 THE APPLICATION

- 4.1 Application LA01/2023/0848/F proposes the redevelopment of the existing hotel at 6 Coast Road Cushendall. The development proposes demolition of much of the existing structure and substantial building works to provide improved facilities including function room, restaurant, gym, bar and additional bedrooms.
- 4.2 The works result in an increase in the building footprint and reduction of the limited car parking on site with only two disabled spaces provided. The proposal is primarily reliant on existing on-street parking and public parking facilities to provide sufficient parking arrangements to serve the proposal.

- 4.3 Application LA01/2025/1210/F is submitted in conjunction with redevelopment of the existing hotel at 6 Coast Road, Cushendall (LA01/2023/0848/F) and proposes the provision of private valet car parking facilities to serve the proposed hotel. Works include the demolition of existing walls within the designated Cushendall Conservation area and as such requires Conservation Area Consent.
- 4.4 The full application is proposed under application LA01/2025/1210/F comprising 24no car parking spaces, formalising the existing hardstanding, replacement of existing roadside wall and creation of a retaining structure to LHS exiting.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

Advertising: Advertised on 17 December 2025.

Neighbours: No neighbours were notified under the terms of the legislation.

Representations: No representations have been received in relation to the proposal.

5.2 Internal:

One consultation was issued in relation to this application.

- Local Area Plan Team (Conservation Section)

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 Edition 2 (2025) (SPPS) is a material consideration. As set out in the SPPS Ed. 2 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

7.1 The application has been assessed against the following planning policy and guidance:

- [Regional Development Strategy 2035 \(RDS\)](#)
- [The Northern Area Plan 2016 \(NAP\)](#)
- [The Strategic Planning Policy Statement Edition 2 \(SPPS Ed. 2\) \(2025\)](#)
- [Planning policy Statement \(PPS\) 6: Planning, Archaeology and the Built Heritage.](#)
- [A Planning Strategy for Rural Northern Ireland: DES4- Areas of Outstanding Natural Beauty.](#)
- [Cushendall Conservation Area Guide.](#)

8.0 CONSIDERATIONS & ASSESSMENT

The main consideration in the determination of this application relates to principle of demolition within the Conservation Area.

Principle of Demolition

- 8.1 The relevant legislation relating to the Control of Demolition in Conservation Areas is contained in Section 105 of the Planning Act (Northern Ireland) 2011). The definition of a 'building' within Section 105 includes any structure, erection and any part of a building, with no buildings within a Conservation Area to be demolished without Conservation Area Consent from the appropriate authority.
- 8.2 Paragraphs 6.18 & 6.19 of the Strategic Planning Policy Statement (SPPS), Policy BH14 of PPS6 relate to demolition in a Conservation Area, with Policy BH12 of PPS6 relating to new development proposals which are required to respect or enhance the character of the Conservation Area Setting.
- 8.3 Paragraphs 6.18 & 6.19 of the SPPS and Policy BH12 of Planning Policy Statement 6 (PPS6) state that any new development proposals should respect or enhance the character of the Conservation Area Setting and where any proposed development would harm the character, appearance or setting, it will not normally be permitted. Therefore, the general policy objectives aim to be sensitive to the surrounding built heritage and characteristics and prevent erosion of character from inappropriate development.
- 8.4 The subject site is identified as a previously developed area historically used as a bus parking depot. The extent of the built form to be demolished is identified and comprises the roadside boundary walling which is not considered to positively contribute to the character and appearance of the Conservation Area.
- 8.5 The application fully identifies the extent of the built form to be demolished in the form of the boundary wall, which is not considered to positively contribute to the character and appearance of the Conservation Area.
- 8.6 Conservation Section would have no objection to the demolition works proposed, with the existing wall considered to have limited architectural or historic merit that does not positively contribute to the Conservation Area setting.
- 8.7 In terms of new development, it is noted that the new masonry walling proposed is to be roughcast render with concrete coping

which is of acceptable form and finish for the site. It is noted that the proposal only involves minor works and will retain the use of the existing surfaced area with vehicles parked within a screened site. The use of the site as a valet parking operation in association of the new development is therefore considered appropriate with limited impact on the setting, character and appearance of the Conservation Area.

- 8.8 Conservation Section has no objection to the proposed demolition or replacement works as it is considered that these would not have an adverse impact on the character, setting or appearance of the Conservation Area.

8.9 **Representations.**

No representations have been received.

9.0 **CONCLUSION**

- 9.1 In conclusion, the application is compliant with all relevant planning policies, guidance, and material considerations. The existing walling to be demolished is considered to have limited architectural or historic merit that does not positively contribute to the Conservation Area setting. The works proposed under application LA01/2025/1210/F are considered appropriate with limited impact on the setting, character and appearance of the Conservation Area.
- 9.2 Therefore, this application is recommended for **Consent to be granted.**

10.0 PROPOSED CONDITIONS & INFORMATIVES

	CONDITIONS
1	This consent is granted as required by Section 105 of the Planning Act (NI) 2011. Reason: To ensure the character of the Conservation Area is maintained.
2	The demolition hereby permitted shall be carried out in accordance with the stamped approved drawings Numbers 01 & 03F Reason: To control the extent of demolition within the Cushendall Conservation Area.
	INFORMATIVES
1	This consent should be read in conjunction with the full planning application LA01/2025/1210/F.

Location Plan



PC261028

