

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2022/0206/F
Name	Mr Matt Kennedy (MKA Planning Ltd)
Contact Details	Tel: Email:
Support or Objection – please tick relevant box	Support <input type="checkbox"/> Objection <input type="checkbox"/>
<p>Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).</p> <p>This application has been recommended for refusal, fundamentally, it would appear, due to a failure to provide information for consultees, at Planning Committee (PC) on 25th June 2025.</p> <p>The Stendahl Festival is scheduled to take place between the 4th-6th July, 2025 this year. I have been asked by the Applicant's to write to the Council requesting a deferral of this planning application for the following reasons:-</p> <ol style="list-style-type: none"> 1. The Applicants are currently extremely busy preparing for the Festival. The recommended refusal has raised significant concerns within the local media, acts, performers and potential attendees that the Festival may not actually be going ahead in July. This is currently causing the Applicant's significant media and marketing difficulties in the run up to the Festival and making preparations even more difficult at this stage. 2. There is a factual inaccuracy in the PC Report at Paragraph 8.1. The PC Report states that <p>In addition, 2 concrete culvert bridges have been removed from the description and are</p>	

no longer part of this application.

However, I wrote to the Council on the 18th May 2025 (copy attached) requesting that the two existing wooden bridges be considered immune from enforcement as these have been erected for more than 5 years and that they be excluded from the description and the application site. I also asked in this letter that the two existing concrete culverted bridges, within the application site, be considered as an Exception under PPS 15 and set out various reasons why this was the case. I have not asked for them to be removed and would be grateful if the Council can clarify this matter.

3. I also believe it will be helpful if the PC can have a site visit to see the Stendahl site prior to making any decision on the application.
4. Willow Environmental has this week also completed the second Draft Preliminary Ecological Assessment (PEA) of the application site, and this has been submitted to Council.
5. Phil Hull – our Drainage Consultant is keen to hear back from the Council on the potential immunity of the two existing wooden bridges and the potential retention of the culverted bridges as Exceptions under PPS 15 to provide the appropriate parameters for the Drainage Assessment (DA).
6. In terms of the traffic issues the Applicants and myself have previously discussed these matters with DFI Roads Service staff. They indicated that they would not require major infrastructural improvements for a 3 day Festival if the roads were manned by volunteers throughout the Festival on a 24 hours basis. This is exactly what happens at the Festival and at other Festivals throughout the Council area.
7. The DFI's requests now for major infrastructural improvements to provide visibility splays, road widening and third party lands are not achievable by the Applicants and I believe are unreasonable for a 3 day festival. The Applicants have shown over 15 years that they can safely run this Festival without any major traffic issues.

Reading the PC Report it is clear that the Council believe the principle of development is acceptable if statutory consultees are agreeable.

In terms of the consultees I have today submitted the updated PEA which addresses NIEA concerns.

Regarding the drainage issues raised by Rivers Agency I await a decision from Council on our submission that the two wooden bridges are now immune from enforcement. This Council decision will determine the form of the next drainage assessment.

In terms of traffic matters the Planning Department needs to work positively with the Applicants to reach an agreement with DFI Roads Service on the Festival traffic arrangements. The current DFI requirements are unrealistic and unachievable.

For all of these various reasons the Applicants have therefore requested that this planning application be deferred.

