

**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](mailto:planning@causewaycoastandglens.gov.uk).

<b>Planning Reference</b>	LA01/2025/0577/F
<b>Name</b>	Speaking rights requested for: <ul style="list-style-type: none"> <li>- Dermot Monaghan (agent and planner from MBA Planning)</li> <li>- Graeme Montgomery (project architect of Montgomery Irwin)</li> </ul>
<b>Contact Details</b>	Tel: (Dermot Monaghan) (Graeme Montgomery)  Email:
<b>Support or Objection – please tick relevant box</b>	Support <input checked="checked" type="checkbox"/>  Objection <input type="checkbox"/>
<p><b>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).</b></p> <p>We wish to address the Planning Committee in support of application LA01/2025/0577/F which seeks permission for the following development at Ballylinny Cottages, 7a Causeway Road, Bushmills: <i>'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.'</i></p> <p>The applicant is HPB Assurance Ltd that trade as The Holiday Property Bond (HPB). The HPB is a life assurance bond that delivers high quality affordable holidays for life. Bondholders' 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.</p>	

The HBP acquired the popular Ballylinny Holiday Cottages in 2023 and this is its first location in Northern Ireland. It is a short distance from the Giant's Causeway and allows the HPB to showcase NI's only world heritage site and the scenic north coast to its 40,000+ members.

The proposal site has a number of quality self-catering holiday cottages and has permission for further units. The proposal seeks to sensitively increase the number of units on the site along with a number of other improvements in order to enhance the offering to visitors and to attract year round occupancy.

The Planning Committee Report has properly had regard to implemented and live planning permissions relating to the site that allow further self catering units to be built. The proposed units would be in lieu of these, and the proposal's impact on the local environment and the visual amenity of the area would not be materially different to the planning approved units.

The proposed units have an attractive design that are sympathetic to the character of the area. Statutory consultees have no objection to the application.

The proposal will provide quality tourist units that will benefit the local economy without harming the environment. This is a sustainable development and we commend it to the Council.