

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	LA01/2025/0030/F
Name	Alana Durrent, Valley Architects
Contact Details	Tel: Email:
We are committed to ensuring our meetings are accessible and inclusive. Please let us know if you require any reasonable adjustments to support your participation (e.g. accessible formats, changes to agenda timing, or other requirements).	
Support or Objection – please tick relevant box	Support ☒ Yes Objection ☐
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). This development, if approved, aims to bring a disused property back into use in the town centre area of Coleraine. The multiple objections, from more households than could possible be affected by a largely unaltered 4-person property, refer to the following items;	

Rooms sizes, HMO Regulations, Building Regulations, Waste, Water supply and Drainage, Parking, Overcrowding and number of HMOs in the area, Residential amenity and balance of neighbourhood dynamics. All of the above have been addressed during the 83 week planning application process (at my last count) and in the planning report.

Additional points raised by objectors are as follows;

1. Anti-social behaviour & noise. These single-person tenancies are aimed at young people who are likely to be studying or working in the area, possibly working towards the first step on the property ladder and who could not otherwise afford to live in the vicinity. They may include healthcare workers which our community cannot do without. The majority of us who have attended further education will have had to use similar accommodation in the past in the form of private student houses. The tenants are likely to be working too hard to create a social nuisance.
2. Loss of a family home. The current building has now been lying empty for a number of years and over the course of this almost 2-year application process. In this time, no families, to my knowledge have shown interest in the first and second floor town centre flat.

I would be pleased to answer any questions regarding the application during the course of the discussion.

Thank you for the opportunity to speak,
Alana Durrent.
Architect and Agent for the above application.
21st August 2026