

From:
Sent: 24 November 2025 19:39
To: Planning
Subject: Re: LA01/2023/0615/F - 40 Strand Road, Portstewart

Dear Mr Wilson,

Thank you for your email. I note that additional papers, including Addendum 4, were uploaded to the planning portal on 19 November.

At the outset, I wish to formally endorse the recommendation made in the Addendum to refuse this application.

I must, however, express concern regarding section 3.3 of the report, which states:

“On 20th October 2025 Murray Bell wrote to the Council stating that he has received confirmation that the adjacent properties at 38 and 36 Strand Rd have recently been sold. Accordingly, the objections submissions on behalf of those owners are now obsolete and that he will endeavour to acquire confirmation from the estate agents in relation to this.”

This statement appears to be an unwarranted attempt to call into question the legitimacy of the objections previously submitted. It is noteworthy that Mr Bell does not seek to challenge, refute or undermine any of the substantive points raised in those objections. Instead, he appears to imply that a change of ownership—whether accurate or not—somehow diminishes the validity of the concerns raised.

For the avoidance of doubt, and for the record, I wish to confirm that I remain the owner of **No. 38 Strand Road**. I request that this clarification be brought to the attention of the Planning Committee.

Furthermore, irrespective of ownership, as you will be well aware, **planning objections in Northern Ireland are not limited to neighbouring proprietors**. Any member of the public may submit representations on a planning application, regardless of where they live. While the Council has a duty to notify immediate neighbours, this in no way restricts others from making their views known. It is therefore incorrect and misleading to suggest that the validity of objections turns on property ownership.

I respectfully request that this response be appended to the case file and that the Planning Committee be made fully aware of the position.

Yours sincerely,

Amanda McLean

On 19 Nov 2025, at 14:54, Planning <Planning@causewaycoastandglens.gov.uk> wrote:

Ms McLean

I refer to your online submission 4th November 2025. Within this submission you say that none of the revised drawings referred to in the agent's submission of 17th October 2025 had been uploaded to the Portal and you are not available to view these.

The following drawing numbers were referenced by Bell Architects as 03E, 04E, 06F, 07F, 10F, 11F, 12F, 13F. Please note that the Drawing Nos. referred to by Bell Architects, and that you quote in your submission, are the Agents drawings reference; not the Planning Departments.

The drawings were available to view on the Planning Portal either under the *Date published* 21 OCT 2025 (Drgs 06E, 07E, 10E, 11E, 13D) and 28 APR 2025 (Drgs 03D/04E/12E). It is unclear why Drawing numbers 03D/04E/12E had a date of 28 Apr 2025 and may have been a glitch in the system, but those relevant drawings have been republished today (19 Nov 2025).

The relevant drawing numbers and most recent submission that you need to look at are numbered:

03D (republished 19.11.2025),
04E (republished 19.11.2025),
06E (published 21.10.2025),
07E (published 21.10.2025),
10E (published 21.10.2025),
11E (published 21.10.2025)
12E (republished 19.11.2025)
13D (published 21.10.2025).

The footprint comparison submitted by the Agent is also available to view under *Document Type* and searching under *Other Supporting Information*. It is called 'Footprint Comparison Diagrammatic Summary' and also has a *Date published* of 19 Nov 2025.

This application is due to be presented to the November meeting of the Planning Committee which is scheduled for Wednesday 26th November 2025, with the information and details regarding this published today. Should you wish to make any further comments these should be received before the Committee Meeting prior to any decision which may be taken.

Details on the Planning Committee, including how it operates and dates & information of meetings is available to view at: www.causewaycoastandglens.gov.uk/live/planning/planning-live

I trust this helps clarify this matter.

Michael Wilson

Senior Planning Officer

Tel. 028 7034 7100

Mobile:

<image001.png> <image002.png>

www.causewaycoastandglens.gov.uk

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