

Laura Crawford

From: Ian Bradley <[REDACTED]>
Sent: 21 August 2024 18:54
To: Planning
Subject: Hotel at Ballyreagh,Portstewart

Dear Sirs,

Re planning application LA01/2016/1328/FUL, Hotel at Ballyreagh, Portstewart

Over a year since my last letter of 27th July 2023, I write, again after reading the Chronicle – last year it was following articles written by the paper, this year there have been several weeks of articles making me write this, none least a recent letter written TO THE EDITOR– a voice of the public, a voice which speaks for a lot of locals. Just in case you haven't read this this is what it said – written publicly so I can reproduce it.

We are fast approaching another Golf Open, great for the locality, great for businesses and great for the future of our area – no one can argue on the overall long-term effect. Where there might be an argument is, as the author of the letter to the Chronicle identified, is the issue of un-regulated Air B&Bs.

As I said in my letter to you the council last year , these properties are failing the North Coast, many don't pay business rates nor business water rates, as businesses many don't even pay to get their bins emptied, and whether they all pay HMRC tax is also questionable.

Do the elected Councillors not have a duty to those who have elected them into their seats, should they not be standing up for the locals, i.e. NOT pandering to the moans of second home owners who vote and live away from the North Coast, they may well pay rates locally but they shouldn't have any say in the long term social and economic development of the North Coast, if they feel so strongly then move permanently.

With a view to the youth and so the future of the North Coast the elected must look to the future and be mindful of creating jobs and employment opportunities to keep the local talent close to home, with the university and now the newly built FE college in Coleraine the value of the training must be allowed to be kept locally, what's the point of using investing in education locally if there is a brain drain elsewhere.

The North Coast needs accommodation to sustain the local industry of tourism, that is clear, this has and always will be a tourism destination and controlled accommodation is what is required to keep the balance in check – this project in the location of outside Portstewart, on a bus route, has its own carpark facility, will provide the extra accommodation without adding to the congestion during the packed summer months, of Portrush and Portstewart. We have yet to feel the pain of other hotel developments that were given permission WITHOUT having to provide car parking – this one will actually help with traffic as its guests can use its car park then walk into Portstewart.

It will ease the reliance on non-regulated AirB&Bs, it will provide employment for locals to help sustain local living, it will support other local businesses paying rates and employing their own people.

So again I urge the planners and most of all the councillors to look after their own constituents, and approve this planning application.

Hotel 'much needed'

FROM: Craig Gilmore, Carthall Manor, Coleraine.

Given the Belfast Telegraph's reporting that accommodation for next year's Open Championship could cost up to £40,000 for a week, it is clear and obvious that demand is outstripping supply for accommodation on the north coast.

The Merrow Resort and Spa would help plug this gap, but it has faced constant opposition from the newly elected North Antrim MP Jim Allister.

This hotel would provide much needed investment and jobs for the local economy.

The planning application was submitted back in 2016, demonstrating how long it takes for something to get built here.

With the Labour government [REDACTED] on NIMBYs, one would hope that planning reform will allow more to be built here on the north coast.

The wants of a vocal minority should not come before the needs of a vast majority who live and work here.

Coleraine Chronicle 23rd July 2024.

Regards,

Ian Bradley