

Decisions from Planning Committee Meeting 28 August 2024

Agenda Item No.	Reference	Description	Address	Decision
4.1	LA01/2016/1328/F Major	Full application for a Hotel and Spa Complex (including conference and banqueting facilities, holiday cottages, North West 200 visitor attraction (including exhibition space, tourist retail unit (c.150 sq m) and office space), demonstration restaurant, car/coach parking, access/junction alterations, landscaping, private sewerage treatment plant and water bore holes together with associated apparatus/infrastructure works on land south of 120 Ballyreagh Road (A2), Portstewart, BT55 7PT	North West Hotel and Spa Complex land south of 120 Ballyreagh Road, Portstewart	Approve
4.2	LA01/2024/0527/S54 Major	Variation of Condition 2 (Retail Floorspace - net sales) of LA01/2022/0841/F.	Unit 17 and adjoining vacant land, Riverside Regional Centre, Riverside Park North, Coleraine and existing Lidl store, No. 2 Riverside Park North, Coleraine	Approve
4.3	LA01/2023/1044/F Major	New Leisure facilities to Quay Road sports grounds to include new Leisure Centre with swimming pool, gym, studios and associated accommodation, along with new accessible Play Park, BMX Pump Track along with alteration to site access and additional car/coach parking and landscape features.	Lands between 13-39 Quay Road, Ballycastle	Approve
4.4	LA01/2023/1072/F Major	Retention of design amendments to previously approved extension of existing caravan park (approved under planning permission	Hilltop Holiday Park 60 Loguestown Road	Approve

		LA01/2018/0109/F), including 89no. caravan pitches suitable for static caravans (in lieu of 61no. approved static caravan pitches), with Laundry Building, 3no. Services Kiosks, mobile-type Cleaner's Cabins and reconfiguration of open space area. Associated access, external lighting and landscaping.	Portrush	
4.5	LA01/2023/1155/F Major	Proposed housing development comprising 82 residential units (including 16 social housing units), associated internal road network, public open space, landscaping, parking, access and ancillary site works	Undeveloped lands West of Burn Road and bounded by Ballygallin Park, St Andrews Church of Ireland, Hazeldene Drive & Mulberry Gardens, Coleraine	Approve
4.6	LA01/2024/0193/F Council Interest	Site for concessionary trading vehicle/trailer/static unit - for sale of hot drinks, flour-based baked goods and tray bakes	Site 100m North East of amenity block West Bay Car Park Portrush	Approve
4.7	LA01/2024/0194/F Council Interest	Site for concessionary trading vehicle/trailer/static unit - for sale of hot food, hot and cold drinks	Site in Portaneevy Car Park adjacent to B15 Whitepark Road Ballintoy Ballycastle	Defer
4.8	LA01/2024/0199/F Council Interest	Site for concessionary trading vehicle/trailer/ static unit - for sale of ice cream, confectionery and cold drinks (amended description)	Site 120m North East of amenity block West Bay Car Park Portrush	Defer
4.9	LA01/2022/0969/F Council Interest	Application to regularise works that are variations of the current planning approvals for a Change of Use to Licensed Restaurant - LA01/2018/1193/F and LA01/2018/1184/LBC. The proposed variations include retention of the existing Public WC external structure, repositioning and extension of the kitchen block and roof terrace (addition of staff facilities), external fire escape staircase from roof terrace. Ground floor terrace form to be	Lansdowne Shelter Lower Lansdowne Road Portrush	Approve

		amended to reflect the shape of the original slipway and adjacent access walkway (south east) extended to provide means of escape route. Approved stainless steel horizontal balustrade to be replaced by 1.5m high frameless glass balustrade/guarding and addition of lightweight retractable awning structure. Provision of enclosed timber clad external amenity space incorporating reflective mirror polished stainless panels to house storage units and covered bin storage area. Provision of visual screening to external extraction flue and air-conditioning units. Retention of existing internal first floor structure and staircase, reinstatement of previously demolished floor area and addition of 3 no. flat roof windows. Provision of internal glazed to provide views of circulation/first floor spaces. Retention of existing internal window frames, details, fixtures and fittings		
4.10	LA01/2022/0967/LBC Council Interest	Application to regularise works that are variations of the current planning approvals for a Change of Use to Licensed Restaurant - LA01/2018/1193/F and LA01/2018/1184/LBC. The proposed variations include retention of the existing Public WC external structure, repositioning and extension of the kitchen block and roof terrace (addition of staff facilities), external fire escape staircase from roof terrace. Ground floor terrace form to be amended to reflect the shape of the original slipway and adjacent access walkway (south east) extended to provide means of escape route. Approved stainless steel horizontal balustrade to be replaced by 1.5m high frameless glass balustrade/guarding and addition of lightweight retractable awning structure. Provision of enclosed timber clad external amenity space incorporating reflective mirror polished stainless panels to house storage units and covered bin storage area. Provision of visual screening to external extraction flue and air-conditioning units. Retention of existing internal first floor structure and staircase, reinstatement of	Lansdowne Shelter Lower Lansdowne Road Portrush	Consent

		previously demolished floor area and addition of 3 no. flat roof windows. Provision of internal glazed to provide views of circulation/first floor spaces. Retention of existing internal window frames, details, fixtures and fittings		
4.11	LA01/2024/0247/F Council Interest	Erection of a steel portal frame storage shed. This is a renewal of application LA01/2018/0888/F	Parks Store The Bowl 138 Causeway Street Portrush	Approve
4.12	LA01/2024/0367/F Objection	Retrospective application for a new access driveway to dwelling	48 Lever Park Portstewart	Approve
4.13	LA01/2020/1388/F Objection	Proposed new dwelling. Proposed Holiday Park comprising holiday cabins, provision for touring caravans, provision for tent pitching, associated works and conversion of stone barn to provide a communal welcome centre including restaurant	Lands approx 80m west of 21 Wheatsheaf Road Coleraine	Defer site visit
4.14	LA01/2021/0403/F Referral	Full application for 1no. Dwelling	Lands approximately 30m South East of 328 Foreglen Road Dungiven	Defer site visit
4.15	LA01/2024/0005/F Referral	Removal of Condition 2 (shall be used as holiday accommodation & not as private residences and be permanently retained as such) - C/2013/0437/F	Sweeneys Wine Bar/Cove Bistro 6 Seaport Avenue Bushmills	Approve
4.16	LA01/2022/1582/O Referral	Proposed infill Dwelling & Garage	Approximately 65m South of 3a Heagles Road Ballybogey	Refuse
4.17	LA01/2023/0627/O Referral	Proposed site for dwelling & detached garage	30m South of 34-38 Ballymadigan Road Castlerock	Planning Application Withdrawn 23/08/2024

4.18	LA01/2023/0270/O Referral	Proposed Infill for 2 no. Dwellings	Land between 100A & 102 Finvoy Road Ballymoney	Defer site visit
6.1	LDP	Dfl – Revised LDP Timetable		Agreed
6.2	LDP	LDP – Housing Research Tender		Agreed
7.1	Correspondence	NIW – NI Water Constraints		Noted
7.2	Correspondence	Dfl – Regional Planning IT System – Closure of project		Noted
7.3	Correspondence	M&EA – LDP 2030 – Draft Local Plan Policies Plan – Call for Sites		Noted
8.1	Reports	Business Plan 2024/25		Agreed
8.2	Reports	Annual Report on Planning Performance 2023/24		Noted
8.3	Reports	Terms of Reference		Agreed
8.4	Reports	Finance Report – Period 1-3 2024/25 Update		Noted
8.5	Reports	DMIN 06 – Discharge of Conditions		Agreed
8.6	Reports	DfC – Advance notice of Listings: Moyarget Lodge, 98 Moyarget Road, Ballycastle Carey House, 142 Cushendall Road, Ballyvoy		Agree Option 1 to list
8.7	Reports	DfC – District Council Heritage Development Support Scheme		Noted
8.8	Reports	Co Donegal Development Plan 2024-2030 – Ministerial Notice of Intention to Issue a Direction		Noted

8.9	Reports	Dfl – Notice of Opinion – LA01/2023/1043/DCA – Quarry Road, Ballycastle		Agreed
8.10	Reports	TPO Confirmation – Land at and adj to 39, 41 & 43 Semicock Road, Ballymoney		Agree Option 1
9.1	Confidential Item	Update on Legal Issues		Noted