

Erratum

LA01/2019/0960/F

1.0 Update

- 1.1 To correct an in error in the Planning Committee report , paragraph 8.29, relating to the the measurement of the extension of the site frontage, the paragraph should read as follows:

The main views of the development will be limited to along the site frontage from Coleraine Road when travelling in both directions. This Local Centre already exists along Coleraine Road but the proposal does entail an extension of the existing built form as well as extending the existing curtilage to include part of the residential garden belonging to No. 5 Errigal Court. This extension of the site width equates to **20metres** which will result in an increased visual presence along the Coleraine Road. Existing views of the application site consist of seeing the petrol station complex with buildings and hard surfaced areas comprising car parking. Proposed views will be somewhat similar from along the Coleraine Road although sustained for a longer period of time because of the increase in curtilage. Given the application site is designated as a Local Centre with its location in the settlement limit of Portrush, the proposal is not considered to result in an adverse visual impact along Coleraine Road.

- 1.2 To correct an error relating to the measurement of buffer planting, paragraph 2.4 of the Addendum should read as follows:

In relation to potential overlooking of the private amenity space from the cabins of vans lorries. The proposal includes

a 1.8 metre high wall on the boundary with the adjacent neighbour with a landscaping buffer. Any lorries are to reverse into the area and will be looking onto the Coleraine Road when parked. A typical transit van is 1.854 m in height measured externally. There are 7 proposed car parking spaces along the boundary, due to the 1.8 high wall and the **1.5metre** buffer planting there is no concerns regarding adverse impact by way of overlooking.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Erratum and agree with the recommendation to approve the proposed development in accordance with paragraph 1.1 of the Planning Committee report.