



Title of Report:	Planning Committee Report – LA01/2022/0938/O
Committee Report Submitted To:	Planning Committee
Date of Meeting:	27th September 2023
For Decision or For Information	For Decision – Major Item
To be discussed In Committee YES/NO	NO

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

Budgetary Considerations	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No: LA01/2022/0938/O

Ward: Portrush and Dunluce

App Type: Outline

Address: Lands on Northern side of Dunluce Road opposite and west of all weather pitch at Dunluce School 16 Dunluce Road Bushmill

Proposal: Proposed hotel with restaurant and function facilities with associated parking, landscaping and access works (Renewal of LA01/2018/0077/O)

Con Area: N/A

Valid Date: 01.09.2022

Listed Building Grade: N/A

Agent: Donaldson Planning Ltd

Applicant: Portnaboe Ltd

Objections: 0 **Petitions of Objection:** 0

Support: 0 **Petitions of Support:** 0

Executive Summary

- This proposal is considered acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The site is within Causeway Coast Area of Outstanding Natural Beauty and outside and adjacent to Bushmills Settlement Limit.
- This application is a renewal of LA01/2018/0077/O and proposed plans are identical to that previously approved.
- There is no suitable site within Bushmills or Portballintrae settlement to accommodate a hotel. There are no opportunities for conversion of suitable buildings or replacement of suitable buildings within the locality.
- The hotel while having a visual impact is not considered to erode rural character, impact upon a sensitive landscape or otherwise contribute to urban sprawl. Extensive landscaping proposed will assist absorption of the development into the wider landscape.
- There are economic benefits to this hotel development.
- There are no adverse impacts upon archaeology, listed buildings, sewerage and natural heritage.
- Flooding, Drainage, Access and Parking arrangements are acceptable.
- No objections have been received in relation to this application.
- No statutory consultee have raised any concerns with this proposal.
- The proposal complies with all relevant planning policies including the Northern Area Plan, SPPS, PPS 2, PPS 3, PPS 6, PPS 15, PPS 16 and PPS 21.

Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningsystemni.gov.uk/>

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission subject to the conditions set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located on the northern side of the Dunluce Road opposite the playing pitches at Dunluce School and the derelict stone buildings. The site extends north towards Ballaghmore Road. The site is irregular in shape and comprises several parcels of agricultural land used primarily for sheep grazing. The portion of the site abutting Dunluce Road is dominated by improved grassland with areas of wet/marshy grassland. Existing access to the site is via field gates. The southern boundary treatment adjacent to Dunluce Road consists of a post and wire fence with dispersed vegetation. Levels within the site vary. The site slopes gently towards its centre point and then rises again towards the north east. There are two small undesignated watercourses which run across the site from south west to north east.
- 2.2 The site is located within the countryside on exit from Bushmills travelling to Portrush. Dunluce School and grounds are located south east of the site. South of the site are derelict stone buildings, planning permission has been granted for 1 replacement dwelling and the conversion of two buildings to dwellings under reference C/2015/0130/F. Immediately north, east and west of the site are agricultural fields with the settlement of Bushmills located further east.
- 2.3 The site is outside and adjacent to the settlement development limit of Bushmills as defined in the Northern Area Plan 2016. The site is within the Causeway Coast Area of Outstanding Natural Beauty (AONB).

3 RELEVANT HISTORY

- 3.1 LA01/2018/0077/O: Lands on Northern side of Dunluce Road, opposite and West of all weather playing pitch at Dunluce School, 16 Dunluce Road, Bushmills: Proposed hotel with restaurant and function facilities with associated parking, landscaping and access works.
Approval – 24.10.2019
- 3.2 LA01/2017/0035/PAN: Lands on Northern side of Dunluce Road, opposite and West of all weather playing pitch at Dunluce School, 16 Dunluce Road, Bushmills: Proposed hotel with restaurant and function facilities with associated parking, landscaping and access works.
PAN Acceptable - 25.01.2017
- 3.3 LA01/2018/0040/F: Lands at Stanalane to West and South of Dunluce School 16 Dunluce Road Bushmills: Proposed Holiday Park comprising mobile homes and touring pitches with new reception and administrative building and associated landscaping and access works
Approval – 26.09.2019
- 3.4 LA01/2018/0078/F: Lands on Northern side of Dunluce Road opposite all- weather pitch at Dunluce School 16 Dunluce Road Bushmills and approximately 130m West of 4 Tramway Drive Bushmills: Proposed "Park and Ride/ Park and Stride ' Facility to service visitors to Bushmills and The World Heritage site at Giant's Causeway and to other North Coast Tourist Attractions. Associated access works and landscaping
Approval – 5.11.2019
- 3.5 C/2015/0130/F: Lands adjacent to the West Boundary of Dunluce Secondary School, Dunluce Road, Bushmills: Proposed 1 No. replacement dwelling and 2 No. dwellings reusing existing vernacular building, renewal of previous planning permission C/2009/0487/F
Approval - 21.09.2015

4 THE APPLICATION

- 4.1 The scheme is for renewal of outline permission for a proposed hotel with restaurant and function facilities with associated parking, landscaping and access works.
- 4.2 The proposed hotel is a two storey building with the gable end reception forming the dominant feature at the head of a turning circle at the drop off. To the east and west of this bedrooms and ancillary accommodation would be arranged on either side with the western buildings around a formal lawn. Rooms would have access to small exterior terraces. Restaurant and conference facilities would be provided in the buildings to the eastern side of the entrance building. Access to the site is from Dunluce Road.

Environmental Impact Assessment

- 4.3 This proposal was subject to an environmental impact assessment screening as highlighted by, The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.
- 4.4 The application is considered to fall within Schedule 2: Category 12(c) of the Regulations- The carrying out of development to provide for holiday villages & hotel complexes outside urban areas & associated developments. The threshold for this development is where it exceeds 0.5 hectare. As the site area measures approx. 3.1 hectares this threshold is exceeded.
- 4.5 Having considered the Regulations, the development proposal would not have any likely impacts of such a significance to warrant submission of an environmental statement.

5 PUBLICITY & CONSULTATIONS

5.1 External:

No letters of objections have been received in relation to this application.

5.2 Internal:

NI Water: No objections

DFI Roads: No objections

Environmental Health: No objections

Shared Environment Services: No objections

DFI Rivers: No objections

Historic Environment Division (Historic Buildings): No objections

Historic Environment Division (Historic Monuments): No objections

DAERA: Water Management Unit: No objections

DAERA: Natural Environment Division: No objections

DAERA: Marine and Fisheries Division: No objections

DAERA: Inland Fisheries: No objections

Proposal of Application Notice

5.3 No PAN application was submitted for this renewal planning application. This application is reliant on LA01/2017/0035/PAN received prior to submission of LA01/2018/0077/O.

5.4 Referring to applications for planning permission i.e. the “original” planning application, the provisions of Article 3(3) of The Planning (General Development Procedure) Order (Northern Ireland) 2015, are prescriptive regarding provision of a PACC report. Given than in referring to renewals, Article 3(5) does not refer to a PACC

report, a PACC report is not required to accompany such an application. If a PACC report was required for renewals, it would have been expressly stated, in the same manner that it is under Article 3(3).

Community Consultation Report

- 5.5 The community consultation report (CCR) was submitted as part of planning application LA01/2018/0077/O. It contained the methods of consultation carried out and the comments and feedback from this exercise. The report demonstrated that the consultation was carried out as agreed under LA01/2017/0035/PAN.
- 5.6 A total of 10 questionnaires were completed. Many agreed that Bushmills will benefit from improved tourism facilities. Others supported the development will be beneficial to the economy of Bushmills and surrounding area. However, specific comments received are summarised below:
- Design should not be high rise
 - Design is satisfactory
 - Design is 'dated'
 - No increase in noise pollution
 - Concern in relation to noise from functions, car park etc.
 - There should be adequate screening at the rear
 - There isn't a decent hotel in the area

For full details refer to paragraph 4.3 of the CCR.

- 5.7 Following the community consultation exercise at 54 Main Street Bushmills, the applicant carried out further environmental studies to ensure that any impact upon the local environment will be mitigated as far as possible. A Landscape Visual Impact Assessment has been completed.
- 5.9 The CCR demonstrated that adequate community consultation has taken place and the key issues of concern have been considered.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local development plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making

any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

- 6.2 The development plan is the Northern Area Plan 2016 (NAP) and the site falls outside the settlement limit of Bushmills. The site is located in the Causeway Coast AONB.
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS) 2015

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 3: Access Movement and Parking

Planning Policy Statement 6: Planning Archaeology and the Built Heritage

Planning Policy Statement 15: Planning and Flood Risk

Planning Policy Statement 16: Tourism

Planning Policy Statement 21: Sustainable Development in the Countryside

Supplementary Planning Guidance

DCAN 15 – Vehicular Access Standards

Building on Tradition – A Sustainable Design Guide for the NI Countryside

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to tourism, visual impact and rural character, flooding, archaeology and listed buildings, access & parking, sewerage and natural heritage.

Tourism

- 8.2 Policy CTY 1 of PPS 21 Sustainable Development in the Countryside directs that planning permission will be granted for tourism development in accordance with the TOU policies of the Planning Strategy for Rural Northern Ireland. These TOU policies have been superseded by PPS 16 so this provides the main policy basis to assess the proposal.

Policy TSM 3 – Hotels, Guest Houses and Tourist Hostels in the Countryside

- 8.3 *A hotel will be granted planning permission in the countryside under two circumstances:*
- (a) The replacement of an existing rural building or*
 - (b) A new build proposal on the periphery of a settlement.*
- The proposed hotel falls under criterion (b).*
- 8.4 *A firm proposal to develop a hotel on land at the edge of the settlement will be permitted subject to the following criteria:*
- *There is no suitable site within the settlement or other nearby settlement*

- *There are no suitable opportunities in the locality to provide a hotel either through (a) The conversion and re-use of a suitable building or (b) The replacement of a suitable building.*
- *The development is close to the settlement, but will not dominate it, adversely affect landscape setting, or otherwise contribute to urban sprawl.*

8.5 A 'firm' proposal is further explored in the Justification and Amplification, paragraph 7.14 of Policy TSM 3. Policy requires that an application of this nature should be accompanied with the following information:

- Sufficient evidence to indicate how firm or realistic the particular proposal is and what sources of finance are available to sustain the project.
 - A tourist need assessment (Doc 09 of LA01/2018/0077/O) was submitted showing there is an identified need for a hotel of this nature so the proposal should be viable.
 - The applicant intends to operate the hotel. The Sweeney family have experience in managing and operating hotels, restaurants and tourist related projects in this area. Examples include Atlantic House Self-catering, Portballintrae; Glenville self-catering cottages, Portballintrae; The Nook Restaurant, Giant's Causeway; Bayview Hotel, Portballintrae; Giant's Causeway and Bushmills Heritage Railway.
 - A letter from Savills (Doc 03 dated 6th July 2023) has confirmed there would be significant operator interest in this hotel development once permission was granted. This letter advises the pandemic curtailed investment in new tourism related projects however, investment in tourism is increasing again now that the pandemic is largely over. It is expected to be able to deliver an agreement with an operator for a hotel at this highly sustainable location once the permission is renewed.
 - The funding for the hotel will consist of personal equity. Sufficient funds are available (with or without additional support from an operator) to deliver this development as detailed in the agent's letter dated 10th July 2023.

8.6 All of the above information is considered sufficient to demonstrate that the proposal is firm and realistic and will be a sustainable project. It has been demonstrated there is a firm intent to deliver this development.

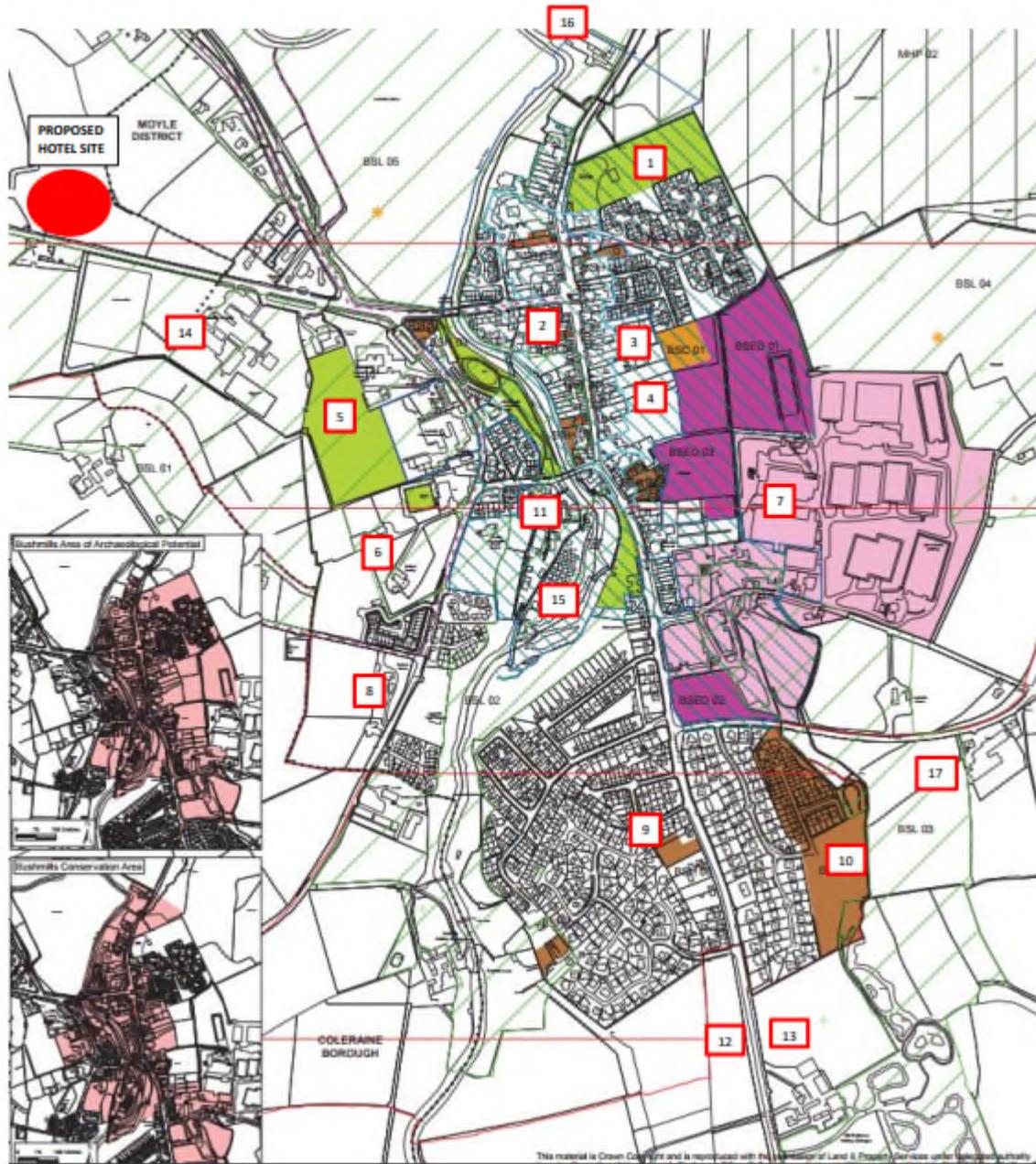
- ***There is no suitable site within the settlement or other nearby settlement***

Detailed information of an exhaustive search to illustrate that there is no reasonable prospect of securing a suitable site within the limits of the particular settlement or other nearby settlement.

8.7 The Agent advises the development limit for Bushmills in the NAP 2016 has been drawn very tightly, with little scope for expansion of the town and the conservation area status of the town centre is a constraint enabling development of this nature. Analysis has been submitted in relation to the settlement limit of Bushmills and Portballintrae as it is located close by. There are no suitable undeveloped parcels of land or redevelopment opportunities which could accommodate the proposal.

8.8 The Agent advises a site would need to be at least 2 hectares in size to facilitate this hotel development. It requires good pedestrian accessibility to towns and good road infrastructure to accommodate access and additional traffic. A site would need to have relatively level topography and not cause unacceptable harm to residential amenity.

8.9 The following alternative locations have been assessed as follows:



1. Main Street Car Park and Playing Fields

This area is located at the north of Bushmills Settlement limit. It comprises the existing car park which is frequently used for park and ride to the Giant's Causeway. The other section comprises an existing area of open space which is used as football playing pitches. This site is not suitable for hotel development as it would be contrary to PPS 8 requirements.

2. Main Street – Town Centre West

This area comprises the existing commercial and residential properties within the conservation area of Bushmills. There

is no potential for hotel development as this section is densely built up. Development would require substantial demolition and loss of historic fabric.

3. Main Street – Town Centre East

This area comprises some undeveloped land to the rear of commercial properties. This area is not considered suitable for hotel development given poor access and lack of visibility. In addition, these sites are close to zoned land for the Distillery so there are Comah (Health & Safety) restrictions.

4. Rear of Finn McCool Pub

Permission has been granted here for accommodation however this area is not considered suitable for hotel development given its small size and access restrictions. In addition, these sites are close to zoned land for the Distillery so there are Comah (Health & Safety) restrictions.

5. Rear of Education Centre and Primary School

This area includes playing fields relating to Bushmills Primary School. This site is not suitable for hotel development as it would be contrary to PPS 8 as it is zoned for open space.

6. Former Dunluce Rectory

This is a listed building so development could adversely affect its setting contrary to PPS 6. The site is too small to accommodate a 60 bed hotel.

7. Distillery Lands

This area is zoned for industrial uses and has Comah restrictions. It is not available for development.

9. Castlecatt Road

There is a small section zoned for housing so use as a Hotel would be contrary to the Northern Area Plan 2016. In addition, this site is surrounded by residential properties which may have noise implications.

10. Eagry Park

There is an area zoned for housing. This is not suitable for hotel development and there would be access problems through an existing residential development.

11. 16-18 Bridge Street, Bushmills

This site is on the market for sale but it is too small and a hotel would attract various vehicles. This street is already congested with existing traffic and is not suitable for a hotel access.

14. Dunluce School

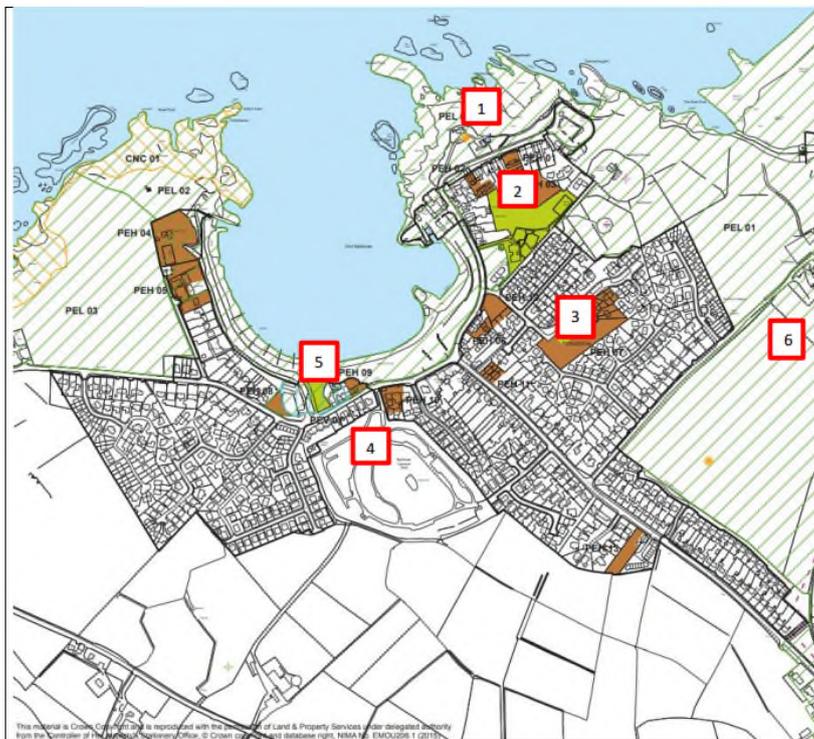
This area is not available as it is currently utilised as a school.

15. Salmon Station

This is close to the River and would be subject to flooding constraints and is not available for development.

8.10 Following review and analysis of the information submitted in relation to Bushmills Town, it is concluded there are no suitable sites for a hotel development of this nature given the densely built up nature of Bushmills, the conservation area status, and the tightly drawn settlement limit.

8.11 Analysis of another nearby settlement, Portballintrae is assessed as follows:



1. Salmon Green

This area is located outside the settlement limit within the LLPA and the Distinctive Setting of the WHS. This site is not suitable for a hotel development given the sensitive landscape.

2. Beach Road

This area comprises a zoned area for housing that has since been developed under planning application C/2007/1218/F for 9 townhouses, 2 semi-detached units and 3 Apartments. It also contains a large area of grassland which is council owned and used as recreational space. This area would be considered as existing open space so development would be contrary to PPS 8 requirements.

3. Darkfort Crescent

This area was zoned as housing and has since been developed under planning permission C/2009/0807/F for 20 semi-detached dwellings. This is not a viable option for development.

4. Caravan Park

This area is in use as a holiday park and is not available for other development.

5. Bayview Road

This area comprises a field and car park adjacent to Sweeny's wine bar. There is extant planning permission (C/2014/0488) for a boutique hotel but the design of this scheme is different in character and scale. This is not considered a large enough site to accommodate a hotel development of 60 bedrooms.

6. Bushfoot

This area is outside the settlement limit of Portballintrae. It is designated as a LLPA and is within the distinctive landscape setting of WHS. Given these designations the land is within a sensitive landscape and not suitable for development.

- 8.12 Following review and analysis of the information submitted in relation to Portballintrae, it is concluded there are no suitable sites within this settlement limit to accommodate a hotel development of this nature.

- **A hotel will be granted permission at the edge of a settlement when there are no suitable opportunities in the locality to provide a hotel through conversion and re-use of a suitable building(s) or the replacement of a suitable building(s).**

8.13 Following an internet search, there are no significant parcels of land available or for sale near Bushmills or Portballintrae. However, search results identified that there is a building for sale in Derrykeighan – Old Glebe, 166 Castlecat Road, Bushmills. This site has planning permission granted for a change of use of an existing listed building to a 10 bedroom hotel under reference LA01/2018/0285/F. This property is approx. 5 miles outside of Bushmills. Whilst conversion of this building is possible to a 10 bed hotel, this proposal is of a much larger scale. From assessment and local knowledge, it is considered that there are no suitable opportunity sites involving the conversion and re-use or replacement of suitable buildings in the locality.

- **A hotel will be granted permission at the edge of a settlement when the development is close to the settlement, but will not dominate it, adversely affect landscape setting, or otherwise contribute to urban sprawl.**

8.14 A hotel will be granted permission at the edge of a settlement when there is no suitable site within the settlement or other nearby settlement. Case law (Tesco Stores v Dundee City Council) makes clear that ‘suitable’ should be interpreted as suitable to accommodate the proposed development. It is important to be flexible and realistic in the assessment and suitability of alternatives.

8.15 The proposed site is considered adjacent to the settlement limit of Bushmills as the settlement development limit is directly across the road from the application site. It is considered to be visually connected to the town. It is directly opposite Dunluce School playing fields which are in the settlement limit of Bushmills and the housing at Tramway Drive is only approx. 125m to the east which is also in the settlement limit. Whilst the site is within the AONB, it is not in an area which is a LLPA nor

is it in the Distinctive Landscape setting of the WHS. The visual impact of this proposal on the landscape is fully considered in paragraphs 8.34 – 8.46. Urban sprawl considerations are assessed in paragraphs 8.47 – 8.49.

- **Where the principle of a new building on the periphery of a settlement is established through meeting the criteria in paragraph 8.4, a sequential locational test will be applied, with preference being attributed to the sites in the following order:**
- **Land adjacent to the existing settlement limit, subject to amenity and environmental considerations**
- **A site on the periphery of the settlement limit which currently contains buildings or where the site is already in a degraded or derelict state and there is an opportunity to improve the environment**
- **An undeveloped site close to the settlement where the development could be visually integrated into the landscape.**

8.16 The proposed site is located approx. 125m from properties in Tramway Drive which are in the settlement limit. Part of the site is opposite Dunluce School playing pitches which are in the settlement limit so the distance away is approx. 10m. The site is considered as being located on the periphery of the settlement limit of Bushmills. The site does not contain any buildings. It is regarded as land adjacent to the existing settlement limit.

8.17 The Agent has advised the site has been chosen because of its location close to Bushmills. The site is not within an LLPA or Distinctive Landscape setting of the Giant's Causeway World Heritage Site (WHS). The site is large enough to facilitate development of a 60 bed hotel with associated function room and restaurant. The site can ensure convenient parking and servicing to facilitate vehicles. The site is convenient to main routes and is visually associated with the town. There is good separation distances from residential properties to minimise noise and nuisance disturbance. Illustrative plans and elevations have been submitted in relation to the design of the hotel, car park and grounds.

8.18 Other sites outside of the settlement development limit have also been considered by the agent and officials. They are numbered in accordance with the maps included above:

8. Former Dunluce Manse and Hall

This site is not available as it has been sold. Planning permission has been granted under LA01/2018/0773/F for the Provision of 7 no dwellings, associated vehicular and pedestrian access works and landscaping which is currently under construction.

12. Castlecatt Road (West)

This area is of sufficient size to accommodate a proposal of this nature. This site comprises agricultural land adjacent to the settlement limit of Bushmills. It is south of Bush Gardens and has no designations. This land comprises two fields. The site benefits from being within walking distance of Bushmills town and being positioned off a main road. The land comprises agricultural fields which sit at a lower level than the Castlecatt Road. The roadside boundary treatment comprises hedging and dispersed trees. There are public views of the site with some screening from the boundary treatment. This site is adjacent to an existing housing development so there could be potential noise implications given this proximity. This option is considered viable for hotel development and would visually link with Bushmills.

The agent advised this is not a viable option for hotel development because it is not strategically located to facilitate easy access to the main tourist routes. It will generate additional vehicle movements through Bushmills centre and it is not within easy walking distance of the village centre.

13. Castlecatt Road (East)

This site is large comprising an agricultural field immediately adjacent to Bushmills settlement limit with no designations. It is south of Eagery Park and north of No. 36 Castlecatt Road. The site benefits from being within walking distance of Bushmills town and being positioned off a main road. The land rises in an eastern direction and has open public views over a small boundary hedge when travelling both directions. The land is considered to be quite prominent. The site also contains a souterrain and possible rath so there are archaeological constraints. The site is not considered a viable option for hotel development given the rising topography, low

roadside boundary vegetation resulting in any proposal being visually dominant harming local character.

16. Whitepark Road

This area is outside the settlement of Bushmills and is located within the Distinctive Landscape Setting of WHS. It is an open and sensitive landscape so it is not suitable for hotel development.

17. Straid Road

This area is outside the settlement of Bushmills. A PAN was submitted in 2022 for land adjacent to 206 Straid Road, Bushmills for a world class wellness resort to include 150 bedroom hotel with additional eco-lodges (LA01/2022/0316/PAN). Part of this land currently operates as a car show room and is not available for development at this time.

8.19 There is also land adjacent the settlement development limit to the rear of Tramway Drive. This has been discounted due to the narrow depth of the roadside field and the rising land to the rear, any development on this land would be prominent, fail to integrate and harm landscape character.

8.20 The site at No 12 Castlecatt Road (West) is of comparable distance from the town centre from the application site and is also adjacent to the development limit. It has good roadside boundaries though there is a steep change in levels and access works may require their removal. It is also adjacent to residential properties which could give rise to amenity issues with existing residents if approved. The site is removed from the main tourist thoroughfare. If approved the proposal would also lead to further traffic congestion in Bushmills centre. Whilst there are merits with the Castlecatt site, the application site differs in that: it is not in close proximity to existing residential properties, it is located on the main tourist thoroughfare, is a suitable size and available for such development.

Policy TSM 7 – Criteria for Tourism Development

8.21 All tourism developments must also comply with 6 design criteria and 9 general criteria set out in Policy TSM 7 of PPS 16. These criteria relate to design, layout, boundary treatment, drainage, crime, compatibility with surrounding land uses, landscape quality

and character of the surrounding area, impact on neighbouring amenity, access arrangements, sewage disposal and impact on features of natural or built heritage.

8.22 As this is an outline application for a hotel exploring the principle of development, the majority of these criteria will be assessed in detail under the reserved matters application. However, illustrative drawings have been provided showing the site layout and elevations of the hotel.

8.23 The hotel is positioned towards the western corner of the site. Access will be provided onto Dunluce Road and there will be car parking areas to the front and rear of the hotel. The servicing area will be located to the rear of the hotel. The building will be broken up with bedrooms positioned west of the central reception area and the function areas located to the side and rear. The hotel is depicted as a two storey building with the use of traditional materials to include render, stone and dark tiles or slated roofs. Extensive landscaping is proposed surrounding the site.

8.24 The positioning and design of the hotel is considered acceptable and in keeping with the character of the local area. The height has been kept low assisting with integration and the traditional design with modern elements is aesthetically pleasing at this location. The materials chosen are complimentary of those used in Bushmills and are acceptable. The design encompasses windows with good vertical emphasis and there is good solid to void ratios. The building makes use of pitched roofs which again are reflective of the wider area. Any subsequent application should be in general conformity with the indicative layouts and elevations provided.

8.25 The majority of criteria have already been explored and assessed under sub-headings Flooding, Archaeology and Listed Buildings, Access and Parking, Sewerage, Natural Heritage and are acceptable.

8.26 Consideration of criteria (h) is required to ensure there is no harm to the amenities of nearby residents. There are no residents immediately adjacent to this application site. The closest neighbouring residents are located in Tramway Drive or along Ballaghmore Road, east and north east of the site. There is no

perceived harm to their residential amenity given the separation distances involved from the application site. South of the site is Dunluce School playing fields which is an educational use so there are no residential amenity concerns. Also, south of the site are derelict stone buildings but planning permission is extant for 3 dwellings under C/2015/0130/F. Should these dwellings be built and occupied, the location of a hotel on this site should not harm their prospective residential amenity given separation distances. This is an initial assessment based on an outline planning application, but the residential amenity of nearby dwellings in terms of overlooking, overshadowing and noise from the hotel will be fully considered at reserved matters stage when the detailed plans have been submitted.

8.27 Consideration of criteria (j) is necessary as this relates to the proposal being capable of dealing satisfactorily with any emission or effluent. Surface water is to be disposed of via storm drains and foul sewage is to be disposed of via the mains. NI Water, DAERA: WMU and Environmental Health have no objections to this proposal.

Economic Consideration

8.28 The SPPS has five core planning principles which are set out in paragraph 4.1. One is to “support sustainable economic growth”. The SPPS requires Planning Authorities to take a positive approach to appropriate economic development proposals, and proactively support and enable growth generating activities. Large scale investment proposals with job creation potential should be given particular priority.

8.29 The agent has advised under application LA01/2018/0077/O, this proposal seeks to facilitate economic development and social well-being through tourism in ways which are sustainable and compatible with environmental welfare. Figures from 2013 from the Council’s Tourism and Destination Management Strategy 2015-2020 underlines visitor numbers and spend have increased since 2011. This trend continues and Bushmills, as the recognised gateway to the WHS is an ideal location where increased visitor stays should be encouraged.

8.30 Under application LA01/2018/0077/O, the agent advises the hotel represents an initial investment of approx. £4 - £5 million and could generate 15, 000 occupied rooms per annum. The restaurant and function facilities will contribute to visitor spend. It is anticipated the hotel will employ at least 50 staff, on a full and part time basis. The agent states this development will make a substantial contribution to the local economy.

8.31 Paragraph 4.20 of the SPPS states “When assessing the positive and negative economic implications of planning applications planning authorities should ensure the approach followed is proportionate to the scale, complexity and impact of the proposed development.”

8.32 The proposal represents a large scale investment project which would create construction jobs and when fully operational would employ approx. 50 staff. Doc 9 of application LA01/2018/0077/O relates to information for the need for a 3 star hotel in Bushmills. There is a recognised need for additional hotel accommodation in the Causeway Coast and Glens region, illustrated by the extent of day-tripping. Accommodation in this region is geared to the domestic market; the scale, style and standard is not suited to the out-of-state visitor. Developing a new 3 star hotel would represent an opportunity for the out-of-state visitor market and it would be affordable also. The town of Bushmills only has one 4 star hotel so another hotel within proximity of the Giant’s Causeway would support the international visitor.

8.33 It is considered there is a recognised need for this type of accommodation in the area. Jobs, the economy and tourism are all matters discussed locally and regionally and this proposal would go some way in meeting objectives of creating jobs and investment to stimulate the local and regional economy and promote long term growth.

Visual Impact and Rural Character

8.34 Permission will be granted where the proposal can be visually integrated into the surrounding landscape and it is of an appropriate design. Permission will be granted where the proposed building will not cause a detrimental change to, or further erode the rural character of an area.

NI Regional Character Landscape Assessment

8.35 The proposal is located within Regional Character Landscape Area 16: North Coast and Bush Valley. NIRCLA has been developed to meet commitments set out in Northern Ireland Landscape Charter. It includes a number of coastal processes that require protection, and protected areas. The popularity of these areas is likely to bring continued pressure for infrastructure upgrades, impacting on the perceived wildness of the coast. It states that “Recreational development, including car parking, caravan parks, hotels and golf courses, can form relatively prominent features along this coast.”

8.36 The proposed hotel is located on a site that is designated as AONB but it is not within an LLPA or the Distinctive setting of the WHS. Although the landscape is important, it is not located immediately adjacent to the coast. Any views of this hotel do not have a direct correlation to the Giant’s Causeway. The proposal is located in an area that is less environmentally and visually sensitive than much of the coastline, and is therefore less likely to have an adverse visual impact on local character. The landscape and visual impact assessment of this proposal is under paragraphs 8.39 – 8.50.

Northern Ireland Landscape Character Assessment

8.37 The site lies within Causeway Coast and Rathlin Island (LCA 57) but it is located close to the boundary of Dervock Farmlands (LCA 56). LCA 57 states that the Key Characteristics are:

- High plateau landscape with distinctive rugged coast, stepped profile and rocky knolls. Coast includes unique formation of the Giant's Causeway.
- Exposed sheep grazed landscape of windswept trees and broken walls; gorse on rocky knolls separates small fields of rough grazing.
- Rural landscape with villages associated with coastal bays; large, white hotels on cliff tops; modern bungalows; old derelict cottages on knolls.
- Ruined castles on cliff top locations along the coast. Long views are available from elevated areas across the coast and inland.

This LCA goes on to say that Causeway Coast & Rathlin Island is a medium scale rural landscape. It is designated as an AONB reflecting its nationally important landscape status and pristine condition.

8.38 The principles for new development within LCA 57 which apply are considered below:

- *The impact of tourists could be minimised through the sensitive design and location of visitor facilities such as signage, car parks, toilets and visitor centres. The location of hotels and caravan sites, as well as new housing, in less visually prominent positions, set amongst trees or in hollows rather than on exposed cliff-tops is advisable. Such development would be particularly intrusive and should be kept to a minimum.*

The proposed hotel is not positioned on exposed cliff-tops. It is set on ground which is at a lower level than Dunluce Road. It is positioned approx. 34m from the roadside adjacent to existing trees along the western boundary to assist with screening. The site is not positioned on the coastline and is not regarded as being visually prominent harming the character of this AONB. Although views are available of this proposal when travelling either direction along Dunluce Road, rural character can still be respected by a sensitively designed hotel in terms of scale, massing and materials.

- *Continued expansion of towns and villages focused around coastal bays requires careful visual analysis and planning in order to conserve the character of existing views. The use of traditional materials - white painted stone or stucco with grey roofs would be least intrusive.*

Bushmills is not a coastal bay although careful visual analysis of the proposal is required to ensure views are protected. The assessment of visual impact is found in paragraphs 8.39 – 8.50. The materials/finishes for the hotel include render, stone and dark tiles or slated roofs which are traditional and in keeping with the local area. Proposed materials/finishes for the hotel can be conditioned on any permission granted.

Landscape and Visual Impact Assessment (LVIA)

8.39 The Landscape and Visual Impact Assessment undertaken by Novell Tullett under the previously approved application LA01/2018/0077/O addresses both effects on landscape as a resource in its own right and effects on views and visual amenity experienced by people. It identified a total of 5 viewpoints with

associated photographs and then considered the changes that would be experienced at each view point should the proposal be constructed (for full details see Doc 04 Section 6.6 of application LA01/2018/0077/O).

8.40 The LVIA concludes the site is relatively well contained in the wider landscape with few views of it and there would be no significant effects on landscape character. The 5 views available are limited by distance, topography and vegetation. The views from Dunluce Road are likely to be most impacted by the development with the site entrance evaluated as significant.

8.41 The illustrative sections provided (Drawing No. 07) shows the hotel complex of approx. 10m high set off the roadside by approx. 34m. There will be earth modifications to facilitate this hotel on level ground. The existing ground levels will be raised up approx. 2m but the proposed ground levels for the hotel will be approx. 1m below the existing level of Dunluce Road.

8.42 The illustrative site plan (Drawing No. 04) shows extensive landscaping on all boundaries. The existing trees along the western boundary are being retained and supplemented. The main car park to the rear will be surfaced with a grass surfaced cell grid system. Substantial landscaping will be provided between the site and the public road. This incorporates a low berm with roadside mounded trees and screen planting approx. 5-10m in depth. The extensive planting proposed will enhance the screening provided.

8.43 The five viewpoints of consideration are:

1. From Causeway Road

This is a panoramic view looking south west towards the site. It is within the Distinctive Setting of the WHS. It is a direct view showing the landscape of the coast with Portballintrae and Bushmills visible in the distance. The site can be seen as an open field adjacent to Dunluce School and chimney. Whilst a hotel development would be visible from this perspective, it would be insignificant from this viewpoint. While it is perceptible in the far distance it would be viewed in context with other development in close proximity.

2. From Dunluce Road looking west

This view occurs when travelling west towards Portrush. On exit from Bushmills, views are apparent of Dunluce School and playing

fields on your left and agricultural fields on your right. At certain points, the site can be viewed in connection with some built development of Portballintrae. A hotel on the site will have a visual impact from this perspective in that it will be easily viewed but it is not considered to be unduly prominent. The hotel is situated 34m from the roadside on lower ground. It has been shown as a modest 2 storey building. Extensive landscaping is proposed with a berm along the roadside to assist with integration of the proposal.

3. From site entrance

The existing view at this location is open pasture with partial hedging and post and wire fencing forming the boundaries. The land rises in the direction of Portballintrae. A hotel development will have a direct, permanent change to this viewpoint. There will be built development in place of an open rural aspect.

4. From Dunluce Road looking east

This view occurs when travelling east towards Bushmills. The hotel is set back from the roadside approx. 34m and it is positioned towards the western boundary of the site adjacent to the existing trees along this boundary. There are limited long range views of the site available prior to No. 47 Dunluce Road. Views are restricted by the cluster of 10 houses along this road. Beyond this, the site comes into view but benefits from screening from the existing trees along the western boundary which are to be retained and augmented. Views of a hotel on this site will be transient intermittently and is intervisible with the built development of Portballintrae to the left as well as Bushmills. From this perspective the hotel will be viewed in the context of rising topography; built development in Bushmills settlement with the Distillery warehouses; Dunluce School; and Montalto house. Whilst a hotel will have a visual impact from this viewpoint, it is considered to be visually connected with built development and as such would not erode rural character.

5. From Ballyclough Road looking north east

This is a panoramic view over the landscape looking north east from Round Hill on Ballyclough Road. The foreground comprises the rolling agricultural landscape which forms part of the supportive setting to the WHS. The settlements of both Bushmills and Portballintrae can be viewed. Dunluce School's chimney can be picked up and all weather pitch and the site is within the open fields next to this. This is not a main road and would be used less

frequently. Notwithstanding this the visual impact from this perspective is low. A hotel development would not be overly conspicuous from this location and would be characteristic of the existing landscape of scattered buildings within a predominantly rural landscape.

8.44 It was considered another viewpoint required assessment:

From Ballaghmore Road

Views are available of the site when travelling south east along Ballaghmore Road. There are open views over pasture looking towards the site as you travel to Bushmills in front of Nos. 37 to 10 Ballaghmore Road. These are long distance views and the rising topography behind the hotel location acts as a partial buffer.

Travelling beyond this towards Bushmills, there are no views of the site given the positioning of dwellings on higher ground along this road providing screening.

8.45 Criterion (c) of Policy TSM 3 of PPS 16 relates to new build hotels on the periphery of a settlement. It requires the development to be close to the settlement, but not to dominate it, adversely affect the landscape setting, or otherwise contribute to urban sprawl.

8.46 This proposal consists of a 60 bed hotel so the building will be of substantial size positioned on a roadside site. Notwithstanding this, the hotel is not considered to dominate Bushmills given the relatively flat topography and separation distances or adversely impact its landscape setting. In addition, the warehouses associated with the Distillery would have more of a dominating effect on Bushmills than this proposal.

8.47 Consideration of Policy CTY 15 (The Setting of Settlements) of PPS 21 is relevant for assessment of urban sprawl. Development will be refused that mars the distinction between a settlement and the surrounding countryside or that otherwise results in urban sprawl.

8.48 A hotel at this location would not result in urban sprawl or mar the distinction between the settlement and the surrounding countryside. It is visually linked with Bushmills and will read with the development within the town. The countryside is retained to the north, east and west and the rural setting of Bushmills will not be eroded.

8.49 The principle of hotel development is considered acceptable and compatible with the surrounding area which will not significantly detract from the landscape quality or character of the area. The proposal will not restrict any access to the coast or tourism asset.

8.50 Having regard to all the views surrounding the site, and in particular the critical views from Dunluce Road, the proposal will have a degree of visual impact on the landscape. However, it is considered that, on balance, these impacts are not so significant and unacceptable in policy terms to carry determining weight in this case and warrant withholding of planning permission. Regard has been had to Policies TSM 3 and TSM 7 of PPS 16 and Policies CTY 13, CTY 14 and CTY 15 of PPS 21. The policies within PPS 21 were given due consideration because the site is within the countryside. However, taking into account the close proximity to Bushmills, Dunluce School and playing fields located opposite the site, the views of the site in connection with built form and the Distillery warehouses in Bushmills and the built development of Portballintrae, it does not possess the same rural character of a typical countryside location. The proposal has been designed with mitigation measures such as extensive landscaping to assist absorption of the development into the wider landscape. It is not considered to erode rural character. As such it is considered to comply with Policies CTY 13, CTY 14 and CTY 15 of PPS 21; TSM 3 of PPS 16 and criterion (g) of TSM 7 of PPS 16.

Flooding

8.51 An Addendum Drainage Assessment (Doc 01) was submitted with the application. Consultation occurred with DFI Rivers who advised The Flood Hazard Map (NI) indicates that the development does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain. An undesignated watercourse traverses the site and a 5m maintenance strip is required. Space for maintenance has not been shown on the proposed planting plan (Drawing No. 04) however, this can be subject to a planning condition. This space should be protected from impediments. Clear access and egress should be provided at all times.

8.52 DFI Rivers have reviewed the Drainage Assessment and advise the effectiveness and function of the proposed attenuation method is reliant on the proposed SuDS system being designed and constructed in accordance with the correct industry specifications

and having a long-term maintenance programme in place to ensure its ongoing function. DFI Rivers advise that the potential flood risk to the development and elsewhere has not been dealt with satisfactorily and Policy FLD 3 has not been satisfied. Material weight is given to the fact LA01/2018/0077/O has been approved with a planning condition relating to Storm Drainage preventing polluting discharges entering and impacting on the site integrity of Skerries and Causeway SAC so this planning condition can be applied again in any renewal permission granted.

8.53 Policy FLD 4 of PPS 15 only permits artificial modification of a watercourse if it is necessary to provide access to a development site or for engineering reasons. Under the previously approved Outline permission, the existing un-designed watercourses throughout the site were retained where possible with culverting only proposed for access requirements. The proposed 38m long 900mm diameter culvert will be required to permit roads access to the site. However, there is no proposed change to the estimated flow rate in the existing watercourse.

8.54 DFI Rivers have no objections to this proposal except in relation to Policy FLD 3 which has been considered above. If drainage works are implemented, then the development should not increase the risk of flooding to the development or elsewhere. The proposal complies with Policies FLD 2, 3 & 4 of PPS 15.

Archaeology & Listed Buildings

8.55 Consultation occurred with HED: Historic Monuments on this application. HED: Historic Monuments are content that the proposal satisfies PPS 6 policy requirements, subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6.

8.56 The application is in proximity to the Old Tramway Station, Bushmills, which is a Grade B1 listed building of special architectural or historic interest. HED: Historic Buildings was consulted and considers the application poses no greater demonstrable harm to the setting of the listed buildings with respect to SPPS 6.12 and Policy BH 11 of PPS 6.

Access and Parking

- 8.57 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic in line with Policy AMP 2 of PPS 3. The proposed site access will be from Dunluce Road. Parking for the hotel is located to the front and rear of the building.
- 8.58 DFI Roads was consulted in relation to this application and have no objections subject to various conditions. A scale plan and accurate site survey shall be submitted as part of the reserved matters application. A right turn lane shall be provided at the vehicle access to the site. A 2m wide footpath shall be provided on Dunluce Road along the full extent of the right turn lane and tie in with the existing footpath. Parking and servicing shall be in accordance with the document "Parking Standards".

Sewerage

- 8.59 DAERA: Water Management Unit (WMU) was consulted in relation to this application. Concerns were raised that the sewage loading associated with this proposal has the potential to cause an environmental impact. WMU advise if NI Water determine the sewer network can cope with the additional load, with no adverse effect on the WwTW or sewer network's ability to comply with their Water Order Consents, then WMU no longer object to this application.
- 8.60 NI Water was consulted in relation to this application and offer no objections. Although Bushmills catchment is currently operating at capacity, this proposal can be approved on the basis of extant planning. The proposal is regarded acceptable from a sewage perspective and will not result in an environmental impact.

Natural Heritage

- 8.61 The proposal is hydrologically connected to Skerries and Causeway Special Area of Conservation (SAC), Portballintrae ASSI, Runkerry ASSI and Giants Causeway and Dunseverick ASSI. A Preliminary Ecological Appraisal (Doc 03), a Construction Environmental Management Plan (Doc 02) and an Addendum Drainage Assessment (Doc 01) was submitted in support of this application.

8.62 DAERA: Natural Environment Division (NED) was consulted in relation to this application. The ecologist has identified 2 trees with moderate bat roosting potential along the Western boundary of the site. NED are content that these trees will be retained in accordance with plans and the proposal is unlikely to have any significant impact on protected species. Artificial lighting can have an adverse impact on bats so a lighting plan should be submitted at reserved matters stage. A section of hedgerow is being removed to facilitate this development. NED are content that there is adequate compensatory planting for the loss of habitat on site. A river/drain is identified on site but NED is content provided plans at reserved matters show a 10m buffer to all watercourses.

8.63 NED have considered the mitigation measures in the CEMP such as the inclusion of exclusion buffers, minimal runoff from the site during construction and the incorporation of silt settlement facilities to be designed to offer sufficient retention time to allow for full settlement of entrained solids in discharge flows and are content suitable information has been submitted. Conditions will issue with any approval granted in relation to discharge of untreated surface water run-off; retention of mature trees and hedgerows; lighting; CEMP; and submission of a detailed Landscaping and Planting Plan with any reserved matters application.

8.64 Consultation occurred with SES who have no objections to this proposal following completion of a Habitats Regulations Assessment. Having considered the nature, scale, timing, duration and location of the project it is concluded that, provided mitigation is conditioned in any planning approval, the proposal will not have an adverse effect on site integrity of any European Site.

8.65 Mitigation measures include a suitable buffer of at least 10m from all watercourses; a final CEMP being submitted including all mitigation measures for the construction phase of the development to avoid any pollutant egress to European sites; and site drainage being completed in accordance with the Addendum Drainage Assessment. This should help prevent polluting discharges entering and impacting on the site integrity of Skerries and Causeway SAC.

8.66 Causeway Coast and Glens Borough Council in its role as the competent Authority under the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended), and in

accordance with its duty under Regulation 43, has adopted the HRA report, and conclusions therein, prepared by Shared Environmental Service, dated 14/06/2023. This found that the project would not have an adverse effect on the integrity of any European site

8.67 Consultation occurred with DAERA: Marine and Fisheries Division (MFD). The proposal is approx. 1.1km away from the marine environment, separated by agricultural land and the highly developed town of Portballintrae, so MFD are content that there should be no adverse impacts on marine conservation, provided standing advice for development that may have an effect on the water environment (including groundwater and fisheries) is adhered to.

8.68 Consultation occurred with DAERA: Inland Fisheries who have no objection to this proposal as it is unlikely to have any significant impact on fisheries interests in the vicinity of the proposal assuming appropriate mitigation is in place as outlined in the CEMP.

8.69 Policy NH 6 of PPS 2 advises proposals within AONBs should be sensitive to the distinctive special character of the area and the quality of their landscape, heritage and wildlife. The proposal as considered in detail under sub-headings 'Tourism', and 'Visual Impact and Rural Character' above will not have a detrimental visual impact upon the existing Causeway Coast AONB.

8.70 The proposal fulfils the requirements of Policies NH 1, 2, 3, 5 & 6 of PPS 2.

Habitats Regulations Assessment

8.71 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

9 CONCLUSION

- 9.1 The proposed principle of hotel development is considered acceptable in this location having regard to the NAP 2016 and other material considerations, including the SPPS. This application is a renewal of a previously approved application LA01/2018/0077/O with similar proposed plans. The proposal has been considered against the policy tests set out for tourism development in the countryside. The proposal conforms to Policies TSM 3 & 7 of PPS 16. There is no suitable site within Bushmills or Portballintrae settlement to accommodate this hotel. There are no opportunities for conversion of suitable buildings or replacement of suitable buildings within the locality.
- 9.2 The hotel is adjacent to the settlement of Bushmills but will not dominate it. The proposed hotel is located on a site that is designated as an AONB but it is not within a LLPA or the Distinctive setting of the WHS. The hotel while having a visual impact is not considered to erode rural character, impact upon a sensitive landscape or otherwise contribute to urban sprawl. The proposal has been designed with mitigation measures such as extensive landscaping to assist absorption of the development into the wider landscape. Illustrative plans of the hotel development and landscaping appear satisfactory but the design, scale, massing, siting, access, materials of the hotel and impact upon residential amenity will be further considered at reserved matters stage.
- 9.3 There are economic benefits to this hotel development such as employment both during construction and longer term when operational.
- 9.4 Flooding and drainage have been considered with culverting limited to providing the access. There are no adverse impacts upon archaeology, listed buildings, sewerage and natural heritage. Access and parking arrangements are acceptable at outline stage and will be further assessed at reserved matters. Approval is recommended.

10 CONDITIONS

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
 - i. the expiration of 5 years from the date of this permission;
or
 - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. The development hereby approved shall be designed in general conformity with the provisions of the Outline Planning Plan Drawing No. 04 which was received on 1st September 2022.

Reason: To ensure a quality hotel complex development within the rural area.

5. The design, materials and external wall finish of the proposed hotel shall be in accordance with the Supplementary Planning Guidance to Planning Policy Statement 21 Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

Details of all proposed external finishes and materials shall be submitted as part of the Reserved Matters.

Reason: To ensure that the proposal is in keeping with the character of the rural area.

6. No development shall take place until a plan indicating floor levels of the proposed hotel in relation to existing and proposed ground levels has been submitted to and approved by the Planning Authority.

Reason: To ensure the hotel complex integrates into the landform.

7. There shall be no direct discharge of untreated surface water run-off, during the construction and operational phases of the development, into any onsite watercourse.

Reason: To prevent polluting discharges entering and impacting on the site integrity of Skerries and Causeway SAC.

8. All existing mature trees and hedgerows shall be retained. No tree marked for retention in Drawing Number 04 date stamped 1st September 2022 by the Causeway Coast & Glens Borough Council, shall be removed without having obtained written permission from the Planning Authority first.

Reason: To minimise the impact of the proposal on the biodiversity of the site, including protected species.

9. At Reserved matters a detailed Landscaping and Planting Plan shall be submitted. The Plan shall include details of the landscape berm along Dunluce Road, any additional planting with native species of trees, shrubs, grasses and wildflowers. Species and numbers of trees and shrubs to be planted must be provided.

Reason: To maintain the biodiversity value of the site.

10. The rear car park of the hotel shall be finished in a grass surfaced cell grid system as identified in Drawing No. 04 date stamped 1st September 2022 and full details shall be submitted at reserved matters stage.

Reason: In the interests of visual amenity.

11. The appointed contractor shall implement and adhere to the mitigation detailed in the Construction Method Statement and all relevant guidance contained in DAERA Standing Advice on Pollution Prevention Guidance and GPP5 Works and Maintenance in or Near Water.

Reason: To prevent polluting discharges entering and impacting on the site integrity of Skerries and Causeway SAC.

12. A clearly defined buffer of at least 10m must be maintained between the location of all refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc. and all watercourses within or adjacent to the site.

Reason: To prevent polluting discharges entering and impacting on the site integrity of the Skerries and Causeway SAC.

13. At the reserved matters stage details of Storm drainage of the site, during construction and operational phases, shall be submitted and be designed to the principles of Sustainable Drainage Systems (SuDS). Construction of SuDS should comply with the design and construction standards as set out in The SuDS Manual - Construction Industry Research and Information Association (CIRIA) Report C753.

Reason: To prevent flooding and polluting discharges entering and impacting on the site integrity of Skerries and Causeway SAC.

14. At the reserved matters stage plans showing a 5m maintenance strip shall be provided in relation to existing watercourses. The maintenance strip shall be protected from impediments (including tree planting, hedges, permanent fencing and sheds), land raising or future unapproved development.

Reason: To enable maintenance of the adjacent watercourse under Schedule 5 of the Drainage Order Northern Ireland 1973.

15. With regard to mechanical noise from fixed plant and equipment, cumulative noise levels shall not exceed 37dB during daytime

hours (7am – 11pm) and 29dB during night-time hours (11pm – 7am) at the nearest receptors.

Reason: In the interests of residential amenity.

16. A block plan based on a topographical survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

17. A right turn lane designed in accordance with CD123 of The Design Manual for Road and Bridges shall be provided at the proposed vehicular access to the site.

Reason: In the interest of road safety and convenience of road users.

18. A 2.0m wide footpath shall be provided on Dunluce Road along the full extent of the right turn lane and tie in with the existing footpath.

Reason: In the interest of pedestrian safety

19. At Reserved Matters Stage parking and servicing shall be in accordance with the requirements of the Department's current published Parking Standards.

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.

20. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:
- The identification and evaluation of archaeological remains within the site;
 - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;

- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

21. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 21.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

22. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 21. These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

24. A outline CEMP shall be submitted as part of the Reserved Matters Application taking into consideration advice points from DAERA: Water Management Unit in their consultation response dated 17th November 2022. A CEMP and finalised layout design must be submitted to Causeway Coast and Glens District Council by the appointed contractor at least 8 weeks prior to works commencing.

Reason: To ensure there are no significant effects on the site features and conservation objectives of Skerries and Causeway SAC and to ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

25. Prior to the proposed development becoming operational, the site drainage shall be completed in accordance with the Addendum Drainage Assessment (Doc 01) date received 1st September 2022 and associated drawing No 16-059-P-121, including a petrol interceptor and swale; or such alternative as may be agreed by the Council.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

26. At Reserved matters stage a lighting plan shall be submitted. The lighting plan will include specifications of all proposed lighting and include a horizontal isolux drawing showing predicted light spillage across the site.

Reason: In the interests of protected species.

27. At Reserved matters stage plans shall be submitted to show all trees with bat roosting potential as shown in Figure 3 of Preliminary Ecological Appraisal (uploaded to the Planning Portal 25 January 2023) being retained and protected in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree, without the written approval of the Council.

Reason: In the interests of protected species.

11 INFORMATIVES

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <https://planningregister.planningssystemni.gov.uk/simple-search>

Site Location

