

# **Addendum**

## **LA01/2020/1390/F**

### **1. Update**

1.1 Four further objections were received after publication of the Planning Committee report. These objections relate to the content of the Committee report and proposed conditions. They include the following points:

- Parking provision at adjacent GAC, planning history and associated condition No 8;
- Concerns raised over Condition No 10 relating to use of restaurant, bar and function space.
- The height of the proposed distillery;
- Hazardous Substances;
- Operation of the cooling tower;
- External lighting;
- Use of the balconies;
- Publication and consultations;
- Visual impact and design;
- Impacts on natural heritage;
- Decision making process; and
- Planning committee report template.

### **2. Assessment**

2.1 The GAA Club site has a large area of parking to easily accommodate the shortfall of 35 car parking spaces required to comply with the requirement of 58 spaces. The 58 spaces would be full capacity and it is reasonable to assume that not all 58 spaces will be required at all times while the development is operational. Sufficient space remains within the land outlined in blue that can be utilised for overflow parking. A letter has been provided, by the chairperson of the club, advising that they consent to the distillery having full access to the club car park during

operating hours. On balance, it is considered that there is adequate parking provided.

- 2.2 Concern was also raised in relation to the viability of the parking and the safety of visitors in terms of walking to the proposed distillery, as the public footpath is not continuous between the site and the GAA Club. There is no public footpath along the front of properties nos. 59-61 Coast Road. As such, patrons of the distillery, should they park at the GAA Club, would be required to cross to the other side of Coast Road and back to safely access the distillery. It is not considered unreasonable to expect people to cross a road within a built up area where the speed limit is restricted to 30 mph. DFI Roads are aware of the proposal to utilise the GAA Club and have not objected it terms of road safety. An island crossing point is located further along Coast Road, to the south of the application site.
- 2.3 Condition No 10 relates to the use of the bar, restaurant and function space. This condition restricts the use of the restaurant to the patrons of the distillery. It will not be open to the general public who would not be visiting the distillery as their primary visit. This condition is considered necessary to protect the character of the use as it is not intended to be a public restaurant or function space unrelated to the distillery.
- 2.4 The Planning Department is of the opinion that the conditions meet the tests of a condition including being enforceable.
- 2.5 Concerns were raised in the proximity of the proposed building, in terms of height, to the boundary with no. 61 Coast Road. Amended plans were received on 24/02/2022 and re-neighbour notification was carried out. These plans lowered the ridge height of the section of the building closest to no. 61 by 1 metre. This results in this part of the building being 0.3 metres above the ridge of no. 61 and the remainder of the building 1.3 metres higher.
- 2.6 In relation to hazardous substances condition 30 restricts the amount of alcohol that can be stored on site. It is a matter for the applicant to comply with all proposed conditions.
- 2.7 The operation of the cooling tower is restricted to 07:00 – 23:00 hours as outlined in Condition 15. The substance emissions from the cooling tower are also restricted to those outlined in the

submitted Air Quality assessment (Condition 26). It is the operator's responsibility to operate the premises in accordance with all conditions. It has been confirmed by the agent that the cooling tower will only operate during day time hours.

- 2.8 External lighting shall be in accordance with the submitted lighting scheme (condition 31) and condition 5 which will protect lighting being directed towards the boundary with no. 61. Any complaints with regards to light pollution can be dealt with via the Council's Environmental Health department.
- 2.9 Objection was raised that's the proposed application was not adequately advertised as the Coleraine Chronicle is not sold in Cushendall. However, the chronicle has a Ballycastle version which is circulated in this area.
- 2.10 Visual impact and design is discussed in paragraphs 8.14 to 8.23 of the Planning Committee report. On balance, the design and visual impact is considered acceptable.
- 2.11 A Preliminary Ecological Appraisal (PEA) was carried out on the site by an ecologist (Flanaghan Ecology). DAERA, Natural Environment Division (NED) were consulted and were content with conditions.
- 2.12 Issue was raised with regards to the recommendation of approval given the high level of objection received. All representations received, both support and objection, are relevant material considerations in the assessment of planning applications.
- 2.13 The front sheet of the Committee report states that the application will not be discussed '*in Committee*'. To clarify, this means that it is not necessary to discuss the application outside the public forum.

### **3.0 Recommendation**

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