



Department for

**Infrastructure**

An Roinn

**Bonneagair**

[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

Ms Denise Dickson  
Head of Planning  
Causeway Coast & Glens Borough Council  
Cloonavin  
66 Portstewart Road  
Coleraine  
BT52 1EY

DfI Strategic Planning Division  
Clarence Court  
10-18 Adelaide Street  
Belfast  
BT2 8GB

Date: 30th September 2020  
Your Ref:  
Our Ref: LA01/2017/0250/LBC  
(Please quote at all times)

Please Contact: Claire Jamison  
Contact Number: 028 90540 575

Dear Sir/Madam,

**Location: Adelphi Hotel, 67-71 Main Street, Portrush, BT56 8BN**

**Proposal: Proposed works involve an additional three storey extension to the existing flat roof in order to accommodate 6 no. additional guest rooms per floor**

I refer to the above mentioned matter, and enclose a copy of the Department's Notice of Opinion in connection with this consent. The Department must receive any request in writing for an opportunity to appear before and be heard by the Planning Appeals Commission, or a person appointed by the Department for the purpose of a hearing.

Any requests must be made within 28 days from the date of service of the Notice.

Yours faithfully

for Strategic Planning Directorate





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10-18 Adelaide Street

BELFAST

BT2 8GB

### **NOTICE OF OPINION**

The Planning Act (Northern Ireland) 2011

Application Ref; LA01/2017/0250/LBC

Date of Application: 24 February 2017

**Site of Proposed Development:** Adelphi Hotel, 67-71 Main Street, Portrush, BT56 8BN

**Description of Proposal:** Proposed works involve an additional three storey extension to the existing flat roof in order to accommodate 6no. additional guest rooms per floor

Applicant: Mark Holmes  
Address: 67-71 Main Street  
Portrush  
BT56 8BN

Agent: Johnston Houston/Patrick  
Address: McAndrew  
2/12 Montgomery Street  
Belfast  
BT1 4NX

Drawing Ref: 01, 06 Rev01, 07 Rev 02, 09, 10, 11, 12

In pursuance of its power under Section 88 (7) of the above mentioned Act, the Department for Infrastructure hereby gives notice that Listed Building Consent for the above mentioned development in accordance with your application **SHOULD IN ITS OPINION BE REFUSED CONSENT** for the reasons stated:

1. The proposal is contrary to paragraphs 6.12 and 6.13 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy BH8 (Extension or Alteration of a Listed Building) of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, as the proposal does not retain the essential character of the listed building and its setting, in that its detailed design is out of keeping with architectural form, design and character of the listed building in terms of its scale, height, massing and alignment. The works proposed do not make use of traditional and/or sympathetic building material and techniques which match or are in keeping with those found on the listed building and the architectural details of the proposed works do not match and are not in keeping with the listed building.
  
2. The proposal is contrary to paragraphs 6.12 and 6.13 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy BH11 (Development affecting the Setting of a Listed Building) of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, as the proposal, if permitted, will adversely affect the setting of a number of listed buildings, as the detailed design does not respect the buildings, in that it is out of keeping with architectural form, design and character of the buildings in terms of its scale, height, massing and alignment and does not make use of traditional or sympathetic building materials and techniques which respect those found on the buildings.

The listed buildings affected are as follows:

- HB03 10 013 A-C The Adelphi Hotel, 67-71 Main Street, Portrush. Grade B
- HB03 10 014 A&B 59-61 Main Street, Portrush. Grade B2
- HB03 10 014 C 63-65 Main Street, Portrush. Grade B1
- HB03 10 038 Antrim House, 73 Main Street, Portrush. Grade B2
- HB03 10 015 86 Main Street, Portrush. Grade B2

Dated \_\_\_\_\_

for Strategic Planning Directorate

Signed: \_\_\_\_\_

Authorised Officer

DRAFT



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Date: 30th September 2020  
Your Ref:  
Our Ref: LA01/2017/0251/F  
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Please Contact: Claire Jamison  
Contact Number: 028 90540 575

Dear Sir/Madam,

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Application Ref; LA01/2017/0251/F

Date of Application: 24 February 2017

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Address: 67-71 Main Street  
Portrush  
BT56 8BN

Agent: Johnston Houston/Patrick  
Address: McAndrew  
2/12 Montgomery Street  
Belfast  
BT1 4NX

Drawing Ref: 01, 05, 06 Rev 01, 07 Rev 02, 08, 09, 10

In pursuance of its power under Section 29 (7) of the above mentioned Act, the Department for Infrastructure hereby gives notice that Full Planning Permission for the above mentioned development in accordance with your application **SHOULD IN ITS OPINION BE REFUSED PLANNING PERMISSION** for the reasons stated:



1. The proposal is contrary to paragraphs 6.12 and 6.13 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy BH8 (Extension or Alteration of a Listed Building) of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, as the proposal does not retain the essential character of the listed building and its setting, in that its detailed design is out of keeping with architectural form, design and character of the listed building in terms of its scale, height, massing and alignment. The works proposed do not make use of traditional and/or sympathetic building material and techniques which match or are in keeping with those found on the listed building and the architectural details of the proposed works do not match and are not in keeping with the listed building.
2. The proposal is contrary to paragraphs 6.12 and 6.13 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy BH11 (Development affecting the Setting of a Listed Building) of Planning Policy Statement 6: Planning, Archaeology and the Built Heritage, as the proposal, if permitted, will adversely affect the setting of a number of listed buildings, as the detailed design does not respect the buildings, in that it is out of keeping with architectural form, design and character of the buildings in terms of its scale, height, massing and alignment and does not make use of traditional or sympathetic building materials and techniques which respect those found on the buildings.

The listed buildings affected are as follows:

- HB03 10 013 A-C The Adelphi Hotel, 67-71 Main Street, Portrush. Grade B
  - HB03 10 014 A&B 59-61 Main Street, Portrush. Grade B2
  - HB03 10 014 C 63-65 Main Street, Portrush. Grade B1
  - HB03 10 038 Antrim House, 73 Main Street, Portrush. Grade B2
  - HB03 10 015 86 Main Street, Portrush. Grade B2
3. The proposal is contrary to paragraph 6.265 and 6.266 of the SPPS and Policies TSM 1 (Tourism Development in Settlements) and Policy TSM 7 (Criteria for Tourism Development) of Planning Policy Statement 16: Tourism, as the development, if permitted, will not respect the essential character of a number of listed buildings and

their setting, as its detailed design is out of keeping with architectural form, design and character of the listed building in terms of its scale, height, massing and alignment and use of materials.

4. The proposal is contrary to SP18 (Design in Towns and Villages) and DES 2 (Townscape) of the Planning Strategy for Rural Northern Ireland (PSRNI) in that the development will not, if permitted, make a positive contribution to the townscape, protect the setting of listed buildings and is not sensitive to the character of the area surrounding the site in terms of its design, scale, height, massing, alignment and use of materials.

Dated \_\_\_\_\_

for Strategic Planning Directorate

Signed: \_\_\_\_\_

Authorised Officer

DRAFT



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10-18 Adelaide Street  
Belfast  
BT2 8GB

Date: 30th September 2020

Your Ref:

Our Ref: LA01/2017/1287/F  
(Please quote at all times)

Please Contact: Claire Jamison

Contact:

Contact Number 028 90540 575

Dear Sir/Madam,

**Location: Adelphi Hotel, 67-71 Main Street, Portrush, BT56 8BN**

**Proposal: Regularisation of existing structures built 2006. Works involved demolition of entire rear of old premises, with site excavation to rock. New build concrete flat roofed concrete structure to rear including 8 person lift. Whole project creates twenty eight en-suite four star guest rooms.**

I refer to the above mentioned matter, and enclose a copy of the Department's Notice of Opinion in connection with this application. The Department must receive any request in writing for an opportunity to appear before and be heard by the Planning Appeals Commission, or a person appointed by the Department for the purpose of a hearing.

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## **NOTICE OF OPINION**

The Planning Act (Northern Ireland) 2011

Application Ref; LA01/2017/1287/F

Date of Application: 05 October 2017

**Site of Proposed Development:** Adelphi Hotel, 67-71 Main Street, Portrush, BT56 8BN

**Description of Proposal:** Regularisation of existing structures built 2006. Works involved demolition of entire rear of old premises, with site excavation to rock. New build concrete flat roofed concrete structure to rear including 8 person lift. Whole project creates twenty eight en-suite four star guest rooms.

Applicant: Mark Holmes  
Address: 67-71 Main Street  
Portrush  
BT56 8BN

Agent:  
Address:

Drawing Ref: 01, 02, 03, 04, 05, 06, 7, 08

In pursuance of its power under Section 29 (7) of the above mentioned Act, the Department for Infrastructure hereby gives notice that Full Planning Permission for the above mentioned development in accordance with your application **SHOULD IN ITS OPINION BE GRANTED PLANNING PERMISSION** subject to compliance with the following condition which is imposed for the reason stated:

1. Planning permission is granted under Section 55 (3) of the Planning Act (Northern Ireland) 2011 and it takes effect from the date of this decision notice.

Reason: The proposed development includes elements for retrospective planning permission.

Dated \_\_\_\_\_

for Strategic Planning Directorate

Signed: \_\_\_\_\_

Authorised Officer



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Date: 30th September 2020  
Your Ref:  
Our Ref: LA01/2017/1289/LBC  
(Please quote at all times)  
  
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Contact Number: 028 90540 575

Dear Sir/Madam,

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