

ITEM B

Blairs Caravans Ltd

**Portrush Blockyard Craigahulliar
Quarry 45 Craigahulliar Road
Portrush Co. Antrim**

C/2013/0097/F

Full Planning

24th June 2015

No:	C/2013/0097/F	Ward:	Dundooan
App Type:	Full Planning		
Address:	Portrush Blockyard Craighulliar Quarry 45 Craighulliar Road Portrush Co. Antrim		
Proposal:	Demolition of Existing Sheds. Proposed Caravan Park including Sites for 51 no. Touring Caravans, 49 no. Static Caravans, 18 no. Camping Cabins, Manager's and Amenity Caravans, Access Roads and Landscaping. Improvement of Ballymacrea Road (including new public footpath) to improve site access and carriageway improvements at No's 39, 90m west of 59d, 59c /59g and 67 Ballymacrea Road, and at the Ballymacrea/Ballybogey Roads Junction. (Amended Certificate of Ownership)		
Con Area:	N/A	Valid Date:	22nd March 2013
Listed Building Grade:	N/A		
Agent:	G M Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB		
Applicant:	Blairs Caravans Ltd c/o Agent		
Objections:	30	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Drawings are available to view on the Planning Portal-
www.planningni.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 section 7 and resolves to **GRANT** planning permission subject to the conditions and informatives set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is located at the south eastern side of the junction between Ballymacrae Road to the North and Craigahulliar Road to the west. The site currently comprises of a Concrete Blockworks with associated buildings and large extensive yard on site. Access to the site is from an existing road on to Ballymacrae Road which also serves the landfill facility to the southeast of the site within the former quarry. The western boundary is defined by a palisade fence with existing semi-mature vegetation and grass bank verge separating and screening the site from the Craigahulliar Road and existing residential properties. Mature vegetation is along the northern boundary with access point, whilst the eastern boundary is separated from the access road by paladin security fencing. The topography of the site is generally flat and is currently all hardstanding.
- 2.2 The site is located in the rural area as defined in the North East Area Plan 2002 and the draft Northern Area Plan 2016. The character is defined by a grouping of dwellings at Craigahulliar, situated around the junction of Craigahulliar Road/Ballymacrae Road, and other rural dwellings along both these roads.

3 RELEVANT HISTORY

C/1993/0600 Craigahulliar Quarry, 45 Craigahulliar Road, Portrush. Change of use from quarry to landfill waste disposal facility. Granted 24.04.1995

C/2008/0191 Portrush Blockyard, Craigahulliar Quarry, 45 Craigahulliar Road, BT56 8NN. The existing use sees the concrete blockworks, operating as a satellite blockyard importing all its raw materials via heavy goods vehicles to site, via the existing access before storage within the production building prior to being made into ready mixed concrete and in turn into a variety of block sizes. The blocks are being made using 'egg

laying' type machinery on the external concrete base and are left to cure. These blocks are then wrapped/strapped and placed via forklift into the stocking areas; in stacks. The blocks are then loaded onto flatbed HGV's which use their own loading hoists prior to delivery via road to customers. The two buildings within the blockyard area are the Protection building and the Vehicle store/Maintenance Shed. Granted 14.05.2008

C/2011/0078/F Craigahulliar Landfill Site, Ballymacrea Road, Portrush, Co Antrim, BT56 8NN. Retention of a leachate treatment system incorporating a holding tank for leachate prior to treatment (Tank A), a treatment tank (Tank B), a discharge tank (Tank C), a caustic dosing tank (Tank D) and associated infrastructure. The development also includes the retention of a waste inspection building with a roof to be constructed and the construction of a 1.5m high concrete retaining wall. Granted 21.02.2012

4 THE APPLICATION

- 4.1 Planning permission is sought for a caravan park including sites for 51 no. touring caravans, 49 no. static caravans, 18 no. camping cabins with demolition of existing sheds, manager's and amenity caravans, access roads and landscaping. Improvement of Ballymacrea Road (including new public footpath) to improve site access and carriageway improvements at No's 39, 90m west of 59d, 59c /59g and 67 Ballymacrea Road, and at the Ballymacrea/Ballybogey Roads Junction.
- 4.2 The application was presented to Coleraine Borough Council's Planning Committee on 28th October 2014 with a recommendation to approve, and it was agreed to defer the application for an office meeting. This office meeting took place on Friday 21st November 2014.

5 PUBLICITY & CONSULTATIONS

External

5.1 **Neighbours: Thirty (30) objectors** making representation on this proposal have been received from 10 Ballymacrea Road Ballywillin Portrush, 10 Skerryview Craigahulliar Craigahullier, 108, Dunluce Road, Portrush, 110a Dunluce Road, Portrush, 112 Dunluce Road Ballykeel Bushmills, 155 Whitepark Road Lemnagh More Ballycastle, 16 Ballymacrea Road Cloughorr Portrush, 2 Malone Grange Malone Upper Belfast, 34 Corbally Road Knockertotan Portrush, 43 Ballymacrea Road Ballycraig Upper Portrush, 46 Ballymacrea Road Ballycraig Lower Portrush, 51 Ballymacrea Road Ballycraig Upper Portrush, 52 Ballymacrea Road Ballykeel Portrush, 57 Ballymacrea Road Ballykeel Portrush, 5 Skerryview Craigahulliar Craigahullier, 7 Skerryview Craigahulliar Craigahullier, 8 Skerryview, Portrush, Craigahullier, 9A Skerryview Craigahulliar Portrush, Forelands House, Givons Grove, Leatherhead, Surrey, calexander531@btinternet.com, bobbyann@live.co.uk, chriswdickson@btinternet.com, davidweir1873@btinternet.com, finleyboreland44@hotmail.co.uk, jmacklealcorn@btinternet.com, johngibsonmclean@hotmail.co.uk, mary_hastings@btinternet.com, mdmccartney@btinternet.com, paddyhenry@gmail.com, and one further objector who did not provide an address objecting to the application.

The reasons for objecting are summarised below:

- Increase in traffic
- Impact on existing road access provision
- Road safety
- Unacceptable visual impact
- Out of character
- Impact on Amenity
- Historical (1974) approval - remediation and reinstatement conditions
- Contrary to Coleraine Borough Council – Tourism Development Strategy
- Land ownership issues

Internal

5.2 **Transport NI:** Has no objection to the proposal subject to conditions.

Environmental Health: Has no objection to the proposal subject to conditions.

Northern Ireland Tourist Board: Comments that the location for the proposed development falls within one of the 'key tourism areas' identified in the Consultation on a Tourism Strategy for Northern Ireland, identifying these tourism areas' as the building blocks of tourism.

Rivers Agency: Has accepted the methodology used to produce the Flood Risk Assessment and has no objection subject to a condition.

NIEA Historic Monuments Unit: Has no objection to this proposal.

NIEA Land and Resource Management Unit: Has no objection to this proposal subject to conditions.

Northern Ireland Water: Has no objection to this proposal.

6 MATERIAL CONSIDERATIONS

6.1 Article 45 of the Planning Act (Northern Ireland) 2011 states that, "where an application is made for planning permission, the council or, as the case may be, the Department, in dealing with the application, must have regard to the local development plan, so far as material to the application, and to any other material considerations."

6.2 The development plans are:

- North East Area Plan 2002
- draft Northern Area Plan 2016

- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 Due weight should be given to the relevant policies in the development plan.
- 6.5 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

PPS 1: General Principles

PPS 3: Access Movement and Parking

PPS 4: Planning and Economic Development

PPS 11: Planning and Waste Management

PPS 16: Tourism

PPS 21: Sustainable Development in the Countryside

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to: the development plan; PPS 4 and the previous and existing use of the land; compatibility of development with adjacent land uses (PPS11); PPS 16; and traffic/road issues.
- 8.2 The principle of this development proposed must be considered having regard to the PPS policy documents specified above.

Development Plan

- 8.3 The site is located within the rural area as defined in the North East Area Plan and draft Northern Area Plan and has no designations or constraints.

PPS 4 and the previous and existing use of the land

- 8.4 The history of this site is a concrete blockyard. A portion of this site (just over half) has been subject to a certificate of lawfulness (CLUD) C/2008/0171, which has established the use of this land and buildings as a concrete blockyard. This certificate means that a concrete blockyard could, at any time, begin operating within this site without the need for a planning application. This is a material consideration in assessing the proposed caravan site.
- 8.5 While the entire site is not subject to the CLUD, this other land is predominately covered in concrete and sits between the CLUD, the existing access road, and both the Ballymacrea and Craighulliar Roads. It is likely this land was used in conjunction with the blockyard, and it is considered acceptable to redevelop this land as part of a comprehensive scheme covering the entire lands.
- 8.6 In land use terms, the land is considered to be in an industrial use which is considered under PPS 4 "Economic Development". This land does not form part or all of an industrial estate, and the redevelopment for proposals to a use other than for economic development, is limited. However, tourism is one of the uses that is considered to be acceptable with policy PED 4 stating that proposals for the redevelopment of economic development sites for tourism will be viewed sympathetically, provided this does not involve an existing industrial estate and the following criteria can be met:
- (a) The scale and nature of the proposal does not harm the rural character or appearance of the local area and there is only a proportionate increase in the site area.

It is not be considered that the scale and nature of this proposal would harm the rural character or the local area given the existing use of the land, the existing and proposed vegetation and landscaping, and the existing built development and uses in the surrounding area.

- (b) There would be environmental benefits as a result of the redevelopment.

The existing site is almost entirely covered in hardstanding, and several buildings. This proposal would be a more sympathetic use than a concrete block yard. The proposal would also soften the large mass of hardstanding with grass, landscaping, and open space which will result in environmental benefits.

- (c) The redevelopment scheme deals comprehensively with the full extent of the existing site or in the case of partial redevelopment addresses the implications for the remainder of the site.

This criterion would be more applicable when redeveloping to another industrial use and where there is residual land, but the scheme deals comprehensively with the entirety of existing site.

- (d) The overall visual impact of replacement buildings is not significantly greater than that of the buildings to be replaced.

The impact of the new buildings is not significantly greater than the existing. The site is also well screened which helps aid the visual integration of the proposal which will predominately have temporary structures.

- 8.7 In relation to the planning history of the site, there was a 1974 application (C/416/74) for quarrying on site, with a 15 year condition on the restoration of the land. It is likely that remediation matters are now immune from enforcement. That

said, the existing planting around the site on the northern and western boundaries may have been part of previous remedial action. It must also be noted that the CLUD (C/2008/0191) for the blockyard referred to in para 8.4 means that this use is established, and can recommence at any time.

Compatibility of development with adjacent land uses (PPS 11).

- 8.8 There is an existing non-hazardous landfill site close to the proposal. A landfill is considered to be a waste management facility, and there is a policy, WM 5, within PPS 11 which covers development in the vicinity of waste management facilities. This policy requires that proposals near to a waste management facility must not prejudice or restrict activities permitted to be carried out at such facilities, and not give rise to unacceptable adverse impacts in terms of people, transportation systems, or the environment. In all cases advice will be sought from Environmental Health. Both Environmental Health and NIEA Land and Resource Management have been consulted and neither has raised any objection to the proposal, subject to specific conditions being imposed on any planning permission granted.
- 8.9 The proposed and existing uses will share an existing access onto a private route from the Ballymacrea Road. There will then be a separate access into the proposed caravan site which is segregated by an acoustic barrier in the form of a large earth bund, which would also be planted.
- 8.10 It has been agreed that the proposed acoustic barrier provides no noise protection from Ballymacrea Road. However, this barrier/bund provides protection from noise impacts/HGVs using the private access route. This acoustic barrier has the added benefit of reducing noise impacts from the same noise impacts/HGV movements along the private access route at existing properties along the Craigahulliar Road. Environmental Health has confirmed that any further noise impacts on the

proposal would be of marginal significance, and any further traffic associated with the landfill operation would also be mitigated against by the acoustic barrier.

- 8.11 WM 5 requires the consideration of odour. It should be noted that the current landfill site has a management licence issued by NIEA which has a management condition in relation to odour. Furthermore the landfill site has a “landfill engine” with the operator sucking gases produced within the landfill to produce power.
- 8.12 The landfill site is located to the south/south east of the proposed site. The prevailing wind direction in Northern Ireland is south westerly and westerly. This is material in relation to potential impacts from the landfill in the context of WM 5. Any potential air nuisances are reduced taking account of the prevailing wind.
- 8.13 The landfill is situated at a higher level than the proposal and the distance from it. Although any traffic using the access to the landfill is in proximity to the caravans, an earth bund acting as an acoustic barrier will screen and mitigate against any potential nuisance.
- 8.14 Therefore, in considering the current nature of the landfill, the local topography, and the advice from both Environmental Health and NIEA, this proposal is unlikely to restrict any activities within the landfill site, or result in any unacceptable adverse impacts as set out in WM5. This proposal accords with this policy, and is considered to be acceptable within the vicinity of the existing landfill site.

PPS 16 - Tourism

- 8.15 This proposal is for a new tourist amenity in the countryside. As such PPS 16 is the main policy consideration for the proposed use.

- 8.16 Annex 1 of PPS 16 defines a holiday park as a caravan site licensed under the Caravans Act (NI)1963, which in addition to static caravans may also contain holiday chalets or cabins, pitches for touring caravans, motor homes and tenting. Therefore this proposal would be considered as a Holiday Park as defined in PPS 16. The relevant policy within PPS 16 is TSM 6 – “New and extended holiday parks in the countryside”. There is general criteria set out in Policy TSM 7 which must also be considered. Policy TSM 6 states that planning permission will be granted for a new holiday park or an extension to an existing facility where it is demonstrated that the proposal will create a high quality and sustainable form of tourism development.
- 8.17 The location, siting, size, design, layout and landscaping of the holiday park proposal must be based on an overall design concept that respects the surrounding landscape, rural character and site context. This proposal is within an existing industrial site which will be replaced with a high quality landscaped environment of a proposed caravan park. The surrounding landscape, rural character and site context have been respected.
- 8.18 Proposals for holiday park development must be accompanied by a layout and landscaping plan which has been provided in this case. This proposal is consistent with the policy criteria as stated in PPS16 TSM 6 and 7 and Appendix 4. Firstly, given the natural screenings and scale of the site it has the capacity to absorb the holiday park development, without adverse impact on visual amenity and rural character. The combination of the existing natural vegetation and further landscaping proposed will provide effective screening for the development and limits any visual impact, or impact upon the rural character.
- 8.19 Approximately 30% of this site will be for open space in accordance with TSM 6. This figure includes the landscaped buffer/bund and without this included in the open space calculation the proposal still delivers some 20% which is over

the normal requirement of 15%. Therefore, there is appropriate land within the development for communal open space, designed as an integral part of the development. This includes a defined open space play area and a landscaped walk with viewing platform.

- 8.20 The layout of caravan pitches is informal and characterised by discrete groupings or clusters of units separated through the use of appropriate soft landscaping. The design is of a high standard, appropriate to the setting of the development, with appropriately designed ancillary buildings. The design of other elements including roads, paths, car parking areas, walls and fences, is sympathetic to the site and the locality.
- 8.21 Sewerage services are detailed within the proposal and this has been cleared by NI Water.

Traffic/road issues

- 8.22 Through the Transport Assessment and during the processing of the application, a number of mitigating measures were introduced by the applicant which included passing bays and corner /junction/access improvements. These amendments to the application were advertised and neighbours/interested parties notified. This resulted in further objections being received with further concerns on access issues and land ownership of the laybys.
- 8.23 In relation to the access issues, Transport NI has been consulted a number of times regarding the content of objection letters. Transport NI is satisfied that the increased use of Ballymacrea Road can be safely accommodated with the mitigating measures proposed by the applicant (passing bays, corner /junction/access improvements) safely accommodating the additional traffic generated by this proposal, having regard to the size and type of vehicles currently using the road, and the HGVs that could use the road should the use as block yard start up. Planning would have little power in restricting the types and

frequency of vehicles should such a use be implemented again on this site.

- 8.24 On balance, determining weight is not given to concerns relating to access and road safety issues. This is supported by Transport NI who raises no objection to the proposal.

Other Issues

- 8.25 Objectors have raised concern in regard to amenity. Given the separation distance and the existing and further dense planting on the perimeter of the site, this mitigating effect would result in limited impact on amenity. No general concerns have been raised in consultation with Environmental Health on the matter.
- 8.26 The Coleraine Borough Council Tourism strategy is not a statutory document, therefore minimal material weight can be attached to its contents in terms of planning permission.
- 8.27 On the issue regarding land ownership, it is important to state that the planning authority has no jurisdiction in land ownership disputes as this is a matter for the courts, and sits outside the remit of planning. Nevertheless, the planning authority does have a duty to ensure the correct certificate is signed on the P1 form as part of the application, and to ensure that no party is prejudiced. As this matter was challenged the planning authority has investigated this issue. In this regard, the planning authority informed the agent/applicant of a land ownership challenge. It was stated by the applicant's agent that all the land is within the applicant's ownership and the proposed road widening works are contained within the public roadway and verge. The relevant process of serving notice on Transport NI who are in control of this land has been carried out, and the appropriate certificates have been signed. The planning authority is satisfied that no prejudice has been caused to interested parties involved. An informative will be added to any decision advising that the permission does not confer title and it is the responsibility of the developer to ensure

they control all the lands necessary to carry out the proposed development.

- 8.28 As the proposal complies with PPS 16, satisfactorily integrates into the countryside, and does not affect the rural character, it does not conflict with PPS 21.

9 CONCLUSION

- 9.1 The proposed development is considered acceptable in this location having regard to the Area Plans and other material considerations. The proposal has been considered against the policy tests set out in PPS 4, PPS 11, and PPS 16 and is considered to meet these. It is therefore considered an exception within PPS 21. The proposal complies with planning policy and is acceptable in terms of its layout and appearance. In accordance with para 52 and para 59 of PPS 1, no significant harm would be caused to neighbouring amenity and there would be no demonstrable harm. Approval is recommended.

10 CONDITIONS

10.1 Regulatory Conditions:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. No development shall commence until the planning authority has received in writing an update of the risk assessment as presented in the Mason Evans partnership Ltd (ME) "Land Quality Risk Assessment at Craighulliar Road, Portrush", dated May 2013. This should include but not be limited to the following information;

- a. The details of the decommissioning of the historic above ground fuel storage tank and infrastructure and the surrounding soil and groundwater quality data, as per Pollution Prevention Guidance 2 (PPG2).
- b. The asbestos laboratory screening results.
- c. An updated ground gas risk assessment informed with site ground gas data which adheres to current guidance (British Standard 8485 and CIRIA C665) and is informed by the details of the proposed foundation solution(s).
- d. A risk assessment in accordance with the guidance on Model Procedures for the Management of Land Contamination (CLR11) to identify all unacceptable risks to health and the water environment and provide remedial criteria to be met through the remedial strategy.

Reason: Protection of health and environmental receptors to ensure the site is suitable for use.

3. The development hereby permitted shall not commence until a detailed remediation strategy is presented which address all unacceptable risks to human health and environmental receptors identified from Condition 2. This strategy must be submitted in writing and agreed with the planning authority and should identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the land area to be remediated/ remediation design measures/timetable of works/monitoring programmes).

Reason: Protection of human health and environmental receptors to ensure the site is suitable for use.

4. The development hereby permitted shall not be occupied until the remediation measures as agreed in the remediation strategy has been implemented and carried out in accordance with its terms. Prior to the commencement of the

remediation work the planning authority must be given two weeks written notification, to enable NIEA to visit the site during the works on-site.

Reason: Protection of health and environmental receptors to ensure the site is suitable for use.

5. If during the development works, new contamination or risk is encountered which has not previously been identified, works should cease and the planning authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of health and environmental receptors to ensure the site is suitable for use.

6. After completing all remediation works under Conditions 3 and 5 and prior to the occupation of the development, a verification report needs to be submitted in writing and agreed with the planning authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all risks and achieving the remedial objectives.

Reason: Protection of health and environmental receptors to ensure the site is suitable for use.

7. The vehicular access, including visibility splays, any forward sight distance and road realignment shall be provided in accordance with Drawing No 05B bearing the date stamp 21st May 2014, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide

a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

8. The access gradient to the development hereby permitted shall not exceed 4% (1 in 25) over the first 10.0 metres outside the road boundary.

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

9. No other development hereby permitted shall become operational until the existing access indicated on Drawing No 05B bearing the date stamp 21st May 2014, has been permanently closed and the verge properly reinstated to satisfaction of the planning authority.

Reason: In order to minimize the number of access points on to the public road in the interests of road safety and the convenience of road users.

10. Gates or security barriers at the access shall be located at a distance from the edge of the public road that will allow the largest expected vehicle to stop clear of the public road when the gates or barriers are closed.

Reason: To ensure waiting vehicles do not encroach onto the carriageway.

11. The swale trench works and the connection to an approved sewer system as set out the Flood Risk Assessment 5th July 2013, shall be completed and agreed with the planning authority prior to the use of the facility becoming operational.

Reason: To ensure the development does not result in indirectly increasing the risk of flooding elsewhere.

The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

12. No other development hereby permitted shall become operational until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing Numbers 05B, bearing the date stamp 21st May 2014. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

13. No other development hereby permitted shall become operational until the road works indicated on Drawing No's 7,8,9 and10 bearing the date stamp 21st May 2014, have been fully completed in accordance with the approved plans.

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the site are carried out at the appropriate time.

ANNEX

Date Valid	22nd March 2013
Date First Advertised	13th April 2013
Date Last Advertised	5th July 2014

Details of Neighbour Notification (all addresses)

The Owner/Occupier,
1 Skerryview Craigahulliar Craigahullier
Ashley Moore
10 Ballymacrea Road Ballywillin Portrush
S Crawford
10 Skerryview Craigahulliar Craigahullier
Christine Alexander - calexander531@btinternet.com
108, Dunluce Road, Portrush, BT56 8NS
The Owner/Occupier,
11 Skerryview Craigahulliar Craigahullier
D Henderson
110a Dunluce Road, Portrush, Co. Antrim, BT56 8NB
Stephen and Mary Hastings
112 Dunluce Road Ballykeel Bushmills
The Owner/Occupier,
12 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
13 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
14 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
15 Skerryview Craigahulliar Craigahullier
Elizabeth O'Halloran
155 Whitepark Road Lemnagh More Ballycastle
R de Zeeuw
16 Ballymacrea Road Cloughorr Portrush
The Owner/Occupier,
16 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
17 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
18 Skerryview Craigahulliar Craigahullier
John G McLean
2 Malone Grange Malone Upper Belfast

The Owner/Occupier,
2 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
3 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
32 Ballymacrea Road Cloughorr Portrush
The Owner/Occupier,
33 Ballymacrea Road Craigahulliar Portrush
The Owner/Occupier,
34 Ballymacrea Road, Ballycraig Lower, Portrush, Antrim, BT56 8NS,
G Smyth
34 Corbally Road Knockertotan Portrush
The Owner/Occupier,
39 Ballymacrea Road, Ballycraig Upper, Portrush, Antrim, BT56 8NS,
The Owner/Occupier,
39 Craigahulliar Road Corbally Portrush
The Owner/Occupier,
4 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
40 Craigahulliar Road Craigahulliar Portrush
The Owner/Occupier,
41 Ballymacrea Road, Ballycraig Upper, Portrush, Antrim, BT56 8NS,
John and Eva McLaughlin
43 Ballymacrea Road Ballycraig Upper Portrush
John and Moyra McElderry
46 Ballymacrea Road Ballycraig Lower Portrush
The Owner/Occupier,
46 Craigahulliar Road Craigahulliar Portrush
The Owner/Occupier,
48 Craigahulliar Road Craigahulliar Portrush
F, M and J Boreland
5 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
50 Craigahulliar Road Craigahulliar Portrush
Terry and Jean Boyd
51 Ballymacrea Road Ballycraig Upper Portrush
Judith Riddell
52 Ballymacrea Road Ballykeel Portrush
The Owner/Occupier,
52 Craigahulliar Road Craigahulliar Portrush
Judith Riddell
52, Ballymacrea Road, Portrush, Antrim, Northern Ireland, BT56 8NS
Silvano Morelli
57 Ballymacrea Road Ballykeel Portrush

The Owner/Occupier,
59 Ballymacrea Road,Ballykeel,Portrush,Antrim,BT56 8NS,
The Owner/Occupier,
59D Ballymacrea Road,Ballykeel,Portrush,Antrim,BT56 8NS,
The Owner/Occupier,
59E Ballymacrea Road,Ballykeel,Portrush,Antrim,BT56 8NS,
The Owner/Occupier,
59G Ballymacrea Road,Ballykeel,Portrush,Antrim,BT56 8NS,
The Owner/Occupier,
6 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
61 Ballymacrea Road,Ballymacrea Upper,Portrush,Antrim,BT56 8NS,
The Owner/Occupier,
65 Ballymacrea Road,Ballymacrea Upper,Portrush,Antrim,,
The Owner/Occupier,
66 Ballymacrea Road,Ballycraig Upper,Portrush,Antrim,BT56 8NS,
The Owner/Occupier,
67 Ballymacrea Road,Ballymacrea Upper,Portrush,Antrim,BT56 8NS,
The Owner/Occupier,
69 Ballymacrea Road,Ballymacrea Upper,Portrush,Antrim,BT56 8NS,
Samuel Bradley
7 Skerryview Craigahulliar Craigahullier
The Owner/Occupier,
71 Ballymacrea Road,Ballymacrea Upper,Portrush,Antrim,BT56 8NS,
The Owner/Occupier,
73 Ballymacrea Road,Ballycraig Upper,Portrush,Antrim,BT56 8NS,
E A Taggart - bobbyann@live.co.uk
8, Skerryview, Portrush, Craigahullier, Antrim, Northern Ireland, BT56 8NJ
The Owner/Occupier,
9 Skerryview Craigahulliar Craigahullier
Brian Patterson
9A Skerryview Craigahulliar Portrush
The Owner/Occupier,
C W Dickson - chriswdickson@btinternet.com
Forelands House,Givons Grove,Leatherhead,Surrey,KT22 8LY
David Weir
davidweir1873@btinternet.com
Finley Boreland
finleyboreland44@hotmail.co.uk
J Alcorn
jmacklealcorn@btinternet.com
John McLean
johngibsonmclean@hotmail.co.uk
Mary Hastings

mary_hastings@btinternet.com
Michael McCartney
mdmccartney@btinternet.com
Nigel Henry
paddyhenry@gmail.com
William Taggart – No address supplied

Date of Last Neighbour Notification	16 th April 2015
--	-----------------------------

Date of EIA Determination	9th April 2013
----------------------------------	----------------

ES Requested	No
---------------------	----