

Planning Committee Report LA01/2017/0867/F – Dunluce Avenue, Portrush	20th December 2017
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing our Environment and Assets
Outcome	Pro-active decision making which protects the natural features, characteristics and integrity of the Borough
Lead Officer	Principal Planning Officer
Cost: (If applicable)	N/a

**Dunluce Avenue
Portrush**

LA01/2017/0867/F

20th December 2017

<u>No:</u>	LA01/2017/0626/F	<u>Ward:</u> PORTRUSH and DUNLUCE
<u>App Type:</u>	Full Planning	
<u>Address:</u>	Dunluce Avenue, Portrush	
<u>Proposal:</u>	Demolition of existing vacant and derelict amenity block and construction of new build amenity block on same site (including 'Changing Places' Accessible Facility) and both hard and soft landscaping to set new building into its context.	
<u>Con Area:</u>	No	<u>Valid Date:</u> 29.06.2017
<u>Listed Building Grade:</u>	N/A	
<u>Agent:</u>	Whittaker and Watt Architects Ltd 379 Antrim Road, Newtownabbey, BT36 5EB	
<u>Applicant:</u>	Causeway Coast and Glens Borough Council Cloonavin 66 Portstewart Road Coleraine BT52 1EY	
<u>Objections:</u> 0	<u>Petitions of Objection:</u>	0
<u>Support:</u> 0	<u>Petitions of Support:</u>	0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

1.0 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 condition set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site comprises the existing amenity block and associated land at Dunluce Avenue, Portrush. The boundaries of the site are not formally defined and the red line of the site extends onto the car park to the west.

2.2 The area is predominantly commercial in use as an entrance point to Portrush town centre, there are two large car parks to either side of the building while the Dunluce Centre is located on the lands to the south. To the north there are other commercial buildings including the telephone exchange and Royal British Legion.

3.0 RELEVANT HISTORY

3.1 There is no relevant planning history.

4.0 THE APPLICATION

4.1 Planning permission is sought for the demolition of the existing vacant and derelict amenity block and construction of new build amenity block on same site (including 'Changing Places' Accessible Facility) and both hard and soft landscaping to set new building into its context.

4.2 This new building is single storey with a gull wing roof design. The finishes consists of grey brick walls, a timber effect cladding and aluminium doors.

5.0 PUBLICITY & CONSULTATIONS

5.1 No objections have been received.

Internal

Environmental Health Department – No Objection

Department for Communities - HED – No Objection

6.0 MATERIAL CONSIDERATIONS

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local 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:

- Northern Area Plan 2016 (NAP)
- 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.

7.0 RELEVANT POLICIES & GUIDANCE

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 16: Tourism

Planning Strategy for Rural Northern Ireland

8.0 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact on the Local Landscape Policy Area and the impact on visual amenity of the proposed works.

Planning Policy

- 8.2 The site is located within the settlement limit for Portrush. The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy document specified above.

Northern Area Plan 2016

- 8.3 The site falls within the Metropole Local Landscape Policy Area (PHL03). The designation seeks to retain the open aspect of the area.

Tourism

- 8.4 Policy TSM1 of PPS16 supports the provision of appropriate tourist amenities within settlements. The proposed works are in keeping with the spirit of the policy and will enhance the tourist experience for visitors. The proposed works make a positive contribution to the character and environmental quality of the urban area and enhance amenity value by providing suitable facilities.

Metropole Local Landscape Policy Area

- 8.5 The designation features of the LLPA describe the open aspect of the area and the coastal landscaping. The proposed works do not impact on the designation features.
- 8.6 The existing amenity block is to be replaced with a smaller block with enhanced hard landscaping. The proposal will not detract from the characteristics of the LLPA.

Impact on Visual Amenity

- 8.7 Policy DES2 requires development proposals in towns and villages to make a positive contribution to townscape and be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials.
- 8.8 The proposed building is smaller and more compact than the building to be replaced. The design is modern in appearance and incorporates good quality materials which will be robust to the exposed nature of the site and the coastal setting. The site is reasonably isolated and there is little to reference within the neighbouring built form.
- 8.9 The building is reasonable attractive, is clearly legible and makes a positive contribution to the environmental quality of the area.

9.0 CONCLUSION

- 9.1 This proposal is to provide a replacement amenity block and hard and soft landscaping.
- 9.2 The proposal is in accordance with the policies outlined in section 7, in that the development makes a positive contribution

to the environmental quality of the area and enhances how the public use and enjoy the area. The proposal is considered acceptable having regard to the Area Plan and other material considerations. Approval is recommended.

10.0 CONDITIONS

10.1 Regulatory Conditions:

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.

Informatives

10.2 Asbestos

There is potential that Asbestos containing materials may be present in or on the current buildings. The applicant is advised to have an asbestos survey carried out prior to any works by a suitably competent person/s. Any identified Asbestos containing material must be removed and disposed of in full compliance with all health and safety and waste management legislative requirements.

Demolition/Construction Noise Impact

BS 5228: 2009 in relation to construction activities states,

“Noise and vibration can be the cause of serious disturbance and inconvenience to anyone exposed to it and in certain circumstances noise and vibration can be a hazard to health.”

Therefore, Causeway Coast & Glens Borough Council’s Environmental Health Department would request that the following informative be attached to any Planning Permission granted:

“Noise from construction activities should –

- (a) not exceed 75 dB $L_{Aeq, 1hr}$ between 07.00 hours and 19.00 hours on Monday to Fridays, or 75 dB $L_{Aeq, 1hr}$ between*

08.00 hours and 13.00 on Saturdays, when measured at any point 1 metre from any façade of any residential accommodation, and

(b) not exceed 65 dB $L_{Aeq, 1hr}$ between 19.00 hours and 22.00 hours on Monday to Fridays, or 13.00 hours to 22.00 hours on Saturdays when measured at any point 1 metre from any façade of any residential accommodation, and

(c) not be audible between 22.00 hours and 07.00 hours on Monday to Fridays, before 08.00 hours or after 22:00 hours on Saturdays, or at any time on Sundays, at the boundary of any residential accommodation. (As a guide the total level (ambient plus construction) shall not exceed the pre-construction ambient level by more than 1 dB(A). This will not allow substantial noise producing construction activities but other “quiet” activities may be possible). Routine construction and demolition work which is likely to produce noise sufficient to cause annoyance will not normally be permitted between 22.00 hours and 07.00 hours.”

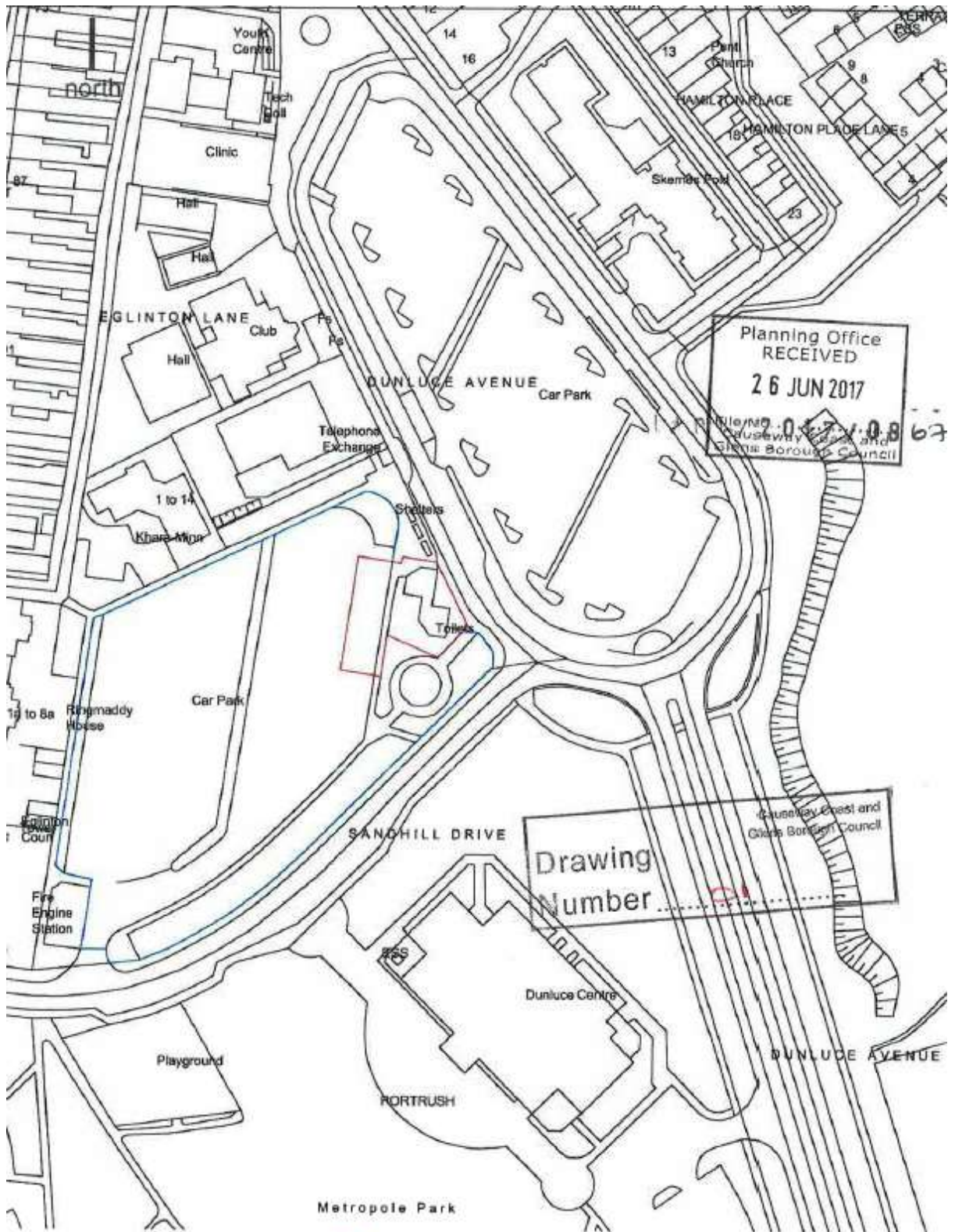
Noise from Plant & Equipment

The applicant shall ensure that all plant and equipment used in connection with the proposal are so situated, operated and maintained as to prevent the transmission of noise and odour to surrounding sensitive receptors.

Dust

Suitable and sufficient dust mitigation measures shall be employed during site preparation and construction phases in order to obviate adverse impacts to nearby sensitive receptors.

- 10.3 If during the course of developing the site the developer uncovers a pipe not previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Waterline on 03458 770002.



whittakerandwatt
 architects

179 Antrim Road - Newtownabbey - BT36 5EB
 02890 841029 F. 02890 843365 www.wwarch.co.uk

project	Design + Construction	dwg name	Location Plan dwg no.
	New-Build Amenity Block	scale	1:1250
	Dunluce Avenue	dwno	16.04.17
	Portrush	drawn	oc
client	Causeway Coast + Glens	checked	kw

17.99.01