

**DEPARTMENT OF THE ENVIRONMENT**

**PLANNING (NI) ORDER 1991**

**Applications for Planning Permission presented at the Coleraine Council Meeting**

**Date of Council Meeting 09-Feb-10**

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**Item Number 1**

**Application Ref** C/2005/0237/F

**DOE Opinion** **Approval**

**Applicant** Diamond & Hughes C/o  
Diamond and Hughes, 77  
Main Street, Maghera

**Location** Lands 80m west of Ballycastle Road Roundabout,  
Coleraine

**Proposal** Proposed housing development consisting of  
10 semi detached , 2 detached and 11  
terraced dwellings.

**Refusal info**

**Agent Name**

**Agent Addresss Details** 77 Main Street Maghera

**Representation** Objection Letters: **0** Support letters: **0** Objection Petitions: **0** Support Petitions: **0**

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**Item Number**      **2**

**Application Ref**      C/2007/0303/F

**DOE Opinion**      **Approval**

**Applicant**      Mr S Friel C/o GM Design  
Associates, 22 Lodge Road,  
Coleraine, BT52 1NB

**Location**      5-11 Union Street, Coleraine.

**Proposal**      Erection of 18 no. apartments with basement  
car parking and associated landscaping (design  
amendment to planning approval ref:  
C/2004/1004/F).

**Refusal info**

**Agent Name**      Derek                      Logue

**Agent Addresss Details**      22 Lodge Road                      Coleraine

**Representation**      Objection Letters:    **1**    Support letters:    **0**    Objection Petitions:    **0**    Support Petitions:    **0**

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**Item Number**      **3**

**Application Ref**      C/2009/0092/F

**DOE Opinion**      **Approval**

**Applicant**      Larkhill Neighbourhood  
Centre 171-173 Coleraine  
Road, Larkhill, Portstewart,  
BT55 5HU

**Location**      Unit 2 171 - 173 Coleraine Road Portstewart

**Proposal**      Change of Use from vacant retail unit to Hot  
Food Takeaway (Retrospective)

**Refusal info**

**Agent Name**

**Agent Addresss Details**      13a The Diamond                      Portstewart

**Representation**      Objection Letters:    **17**    Support letters:    **0**    Objection Petitions:    **0**    Support Petitions:    **0**



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<b>Item Number</b>	<b>5</b>
<b>Application Ref</b>	C/2009/0421/F
<b>DOE Opinion</b>	<b>Refusal</b>
<b>Applicant</b>	Mr & Mrs D Mccarter Knock-na-roe, 2 Ballynorthland Demesne, Dungannon, BT71 6BT
<b>Location</b>	6 Old Coach Road, Portstewart
<b>Proposal</b>	Replacement of existing semi-detached dwelling and detached garage/outbuildings with new semi-detached dwelling
<b>Refusal info</b>	<p>The proposal is contrary to Policy QD1 of Planning Policy Statement 7 (Quality Residential Environments), the Department's Design Guide (Creating Places), Planning Control Principle 1 of Planning Policy Statement 12 (Housing in Settlements) and Development Control Advice Note 8 (Housing in Existing Urban Areas) in that the development as proposed fails to provide a quality residential environment and will result in unacceptable town cramming.</p> <p>The proposal is contrary to Policies SP18/DES2 of the Department's Planning Strategy for Rural Northern Ireland in that the development would, if permitted, be detrimental to the character of the surrounding area by reason of its scale, design and relationship to adjoining buildings which are out of character of the area.</p>
<b>Agent Name</b>	
<b>Agent Addresss Details</b>	44 Circular Road                      Dungannon                      County Tyrone
<b>Representation</b>	Objection Letters:    0    Support letters:    0    Objection Petitions:    0    Support Petitions:    0

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<b>Item Number</b>	<b>6</b>
<b>Application Ref</b>	C/2009/0526/F
<b>DOE Opinion</b>	<b>Approval</b>
<b>Applicant</b>	W & P King 66 Ringrash Road, Macosquin
<b>Location</b>	Adjacent to 68 Ringrash Road Macosquin
<b>Proposal</b>	Change of use from store to craft/conference room with entrance porch/disabled WC & store extension to side
<b>Refusal info</b>	
<b>Agent Name</b>	Robinson
<b>Agent Addresss Details</b>	1 Beckett Park                      Ballymoney
<b>Representation</b>	Objection Letters:    0    Support letters:    0    Objection Petitions:    0    Support Petitions:    0

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**Item Number**      **7**

**Application Ref**      C/2009/0574/F

**DOE Opinion**        **Approval**

**Applicant**            Mr B Mullan The Elms, 1  
Atlantic Road, Coleraine,  
BT52 2PX

**Location**             70m South West of 26 Kiltinny Road, Coleraine

**Proposal**             Proposed conversion, restoration, extension  
and change of use of existing outbuilding to  
single storey dwelling

**Refusal info**

**Agent Name**

**Agent Addresss Details**      33 King Street                              Magherafelt

**Representation**      Objection Letters:    **0**    Support letters:    **0**    Objection Petitions:    **0**    Support Petitions:    **0**

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**Item Number**      **8**

**Application Ref**      C/2009/0582/A

**DOE Opinion**        **Refusal**

**Applicant**            Mr S Sweeney C/o  
Studiorogers, The Egg Store,  
1 Mountsandel Road,  
Coleraine, BT52 1JB

**Location**             38a Bayhead Road Portballintrae

**Proposal**             Temporary signage/hoarding

**Refusal info**            **The proposal is contrary to Policy AD1 of PPS17 in that the development  
would, if permitted, harm the visual amenity of the area by reason of its  
excessive size.**

**Agent Name**

**Agent Addresss Details**      The Egg Store                              1 Mountsandel Road                      Coleraine

**Representation**      Objection Letters:    **0**    Support letters:    **0**    Objection Petitions:    **0**    Support Petitions:    **0**

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**Item Number**      **9**

**Application Ref**      C/2009/0583/F

**DOE Opinion**        **Refusal**

**Applicant**            Mr S Mc Kinley 87 Dunluce  
Road, Bushmills, BT57 8UY

**Location**             Adjacent to 87 Dunluce Road Bushmills

**Proposal**             Proposed extension to existing car parking  
facilities and alteration of existing access

**Refusal info**         **The applicant has failed to provide sufficient information in order for the  
Department to make a determination**

**Agent Name**

**Agent Addresss Details**

**Representation**      Objection Letters:    **0**    Support letters:    **0**    Objection Petitions: **0**    Support Petitions: **0**

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**Item Number**      **10**

**Application Ref**      C/2009/0599/O

**DOE Opinion**        **Approval**

**Applicant**            Mr D Boylan 28 Gracefield,  
Gracehill, Ballymena, BT42  
2RP

**Location**             Adjacent to 19 Carhill Road, Garvagh

**Proposal**             Site for farm dwelling and garage.

**Refusal info**

**Agent Name**

**Agent Addresss Details**    31 Rainey Street                      Magherafelt

**Representation**      Objection Letters:    **1**    Support letters:    **0**    Objection Petitions: **0**    Support Petitions: **0**



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**Item Number**      **13**

**Application Ref**      C/2009/0619/F

**DOE Opinion**        **Approval**

**Applicant**            Colum Mc Auley Builders Ltd  
21 Newline Road, Limavady,  
BT49 9NF

**Location**            Lands off Swilly Road Portstewart

**Proposal**            Alteration to site layout approved under  
C/2006/0159/F to upgrade private road 6 to  
an adoptable standard including larger turning  
area, minor amendments to road geometry  
and site frontage only.

**Refusal info**

**Agent Name**

**Agent Addresss Details**      6a New Row                              Coleraine

**Representation**      Objection Letters:    **0**      Support letters:    **0**      Objection Petitions:    **0**      Support Petitions:    **0**

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**Item Number**      **14**

**Application Ref**      C/2009/0622/F

**DOE Opinion**        **Approval**

**Applicant**            Mr & Mrs Hutchinson C/o  
Space [ ] Architects, 13a The  
Diamond, Portstewart, BT55  
7EA

**Location**            Site adjacent to 20 Ballynacally Road Blackhill  
Coleraine

**Proposal**            New dwelling to supersede previous approval  
under outline C/2005/0562/O

**Refusal info**

**Agent Name**

**Agent Addresss Details**      13a The Diamond                              Portstewart

**Representation**      Objection Letters:    **0**      Support letters:    **0**      Objection Petitions:    **0**      Support Petitions:    **0**

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<b>Item Number</b>	<b>15</b>
<b>Application Ref</b>	C/2009/0683/F
<b>DOE Opinion</b>	<b>Refusal</b>
<b>Applicant</b>	Mr & Mrs Farley 2 Swilly Park, Portstewart, BT55 7FL
<b>Location</b>	340m South of 15 Lisnamuck Road, Aghadowey, Coleraine
<b>Proposal</b>	Amendments to design of approved dwelling.
<b>Refusal info</b>	The proposal is contrary to Policy BH11 of the Department's Planning Policy Statement 6: Planning, Archaeology and the Built Heritage in that the development would, if permitted, adversely affect the setting of a Meath Park, listed under Article 42 of the Planning (NI) Order 1991 by reason of its design which is out of keeping with the listed building in terms of scale and height.□□
<b>Agent Name</b>	
<b>Agent Addresss Details</b>	31A Greenhill Road                      Blackhill                      Coleraine
<b>Representation</b>	Objection Letters:    0    Support letters:    0    Objection Petitions:    0    Support Petitions:    0

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<b>Item Number</b>	<b>16</b>
<b>Application Ref</b>	C/2009/0685/O
<b>DOE Opinion</b>	<b>Refusal</b>
<b>Applicant</b>	Mcdonald 17 Lissadell Avenue, Portstewart
<b>Location</b>	17 Lissadell Avenue, Portstewart
<b>Proposal</b>	Demolition of existing dwelling and erection of 3 townhouses and associated parking.
<b>Refusal info</b>	QD1 - PPS7, Quality Residential Environments - APPS7
<b>Agent Name</b>	Ivan                      McDonald
<b>Agent Addresss Details</b>	17 Lissadell Avenue                      Portstewart
<b>Representation</b>	Objection Letters:    0    Support letters:    0    Objection Petitions:    0    Support Petitions:    0

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<b>Item Number</b>	<b>17</b>
<b>Application Ref</b>	C/2009/0688/F
<b>DOE Opinion</b>	<b>Approval</b>
<b>Applicant</b>	Mrs M Mc Laughlin C/o Pragma Planning, 2 Cromac Place, Belfast, BT7 2JB
<b>Location</b>	27 Seafield Park Portstewart
<b>Proposal</b>	Demolition of existing dwelling and replacement with 1 dwelling associated car parking and landscaping works to provide private amenity space and integrated layout and design
<b>Refusal info</b>	
<b>Agent Name</b>	
<b>Agent Addresss Details</b>	2 Cromac Place                      Gasworks                      Belfast
<b>Representation</b>	Objection Letters: <b>8</b> Support letters: <b>0</b> Objection Petitions: <b>0</b> Support Petitions: <b>0</b>

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<b>Item Number</b>	<b>18</b>
<b>Application Ref</b>	C/2009/0700/F
<b>DOE Opinion</b>	<b>Refusal</b>
<b>Applicant</b>	Mr W Bradley C/o Market Studio, 14 Market Road, Ballymena, BT43 6EL
<b>Location</b>	550m West of 120 Edenbane Road Kilrea
<b>Proposal</b>	New access position to dwelling previously approved under C/2007/1094/RM
<b>Refusal info</b>	<b>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that: the proposal would lead to the loss of roadside trees and vegetation and therefore the site would not integrate into this area of the countryside.□</b>  <b>The proposal is contrary to Policy CTY14 of, Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that: the impact of the proposed access works would damage rural character.</b>
<b>Agent Name</b>	
<b>Agent Addresss Details</b>	14 Market Road                      Ballymena
<b>Representation</b>	Objection Letters: <b>0</b> Support letters: <b>0</b> Objection Petitions: <b>0</b> Support Petitions: <b>0</b>

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**Item Number**      **19**

**Application Ref**    C/2009/0702/F

**DOE Opinion**        **Approval**

**Applicant**            Mrs E Goudie 4 Millar Terrace,  
Glasgow, G73 1BD

**Location**             80m South of 96 Drumsaragh Road Kilrea

**Proposal**             Dwelling and garage

**Refusal info**

**Agent Name**

**Agent Addresss Details**    12 Drumrammer                      Ahoghill  
Road

**Representation**    Objection Letters:   **0**    Support letters:   **0**    Objection Petitions:   **0**    Support Petitions:   **0**

<b>Item Number</b>	<b>20</b>
<b>Application Ref</b>	C/2009/0727/O
<b>DOE Opinion</b>	<b>Refusal</b>
<b>Applicant</b>	Mr & Mrs A Mc Collum Ballycairn Farms Limited, 204 Ballycairn Road, Coleraine, BT51 3NJ
<b>Location</b>	60m North East of 204 Ballycairn Road, Coleraine
<b>Proposal</b>	New dwelling on a farm
<b>Refusal info</b>	<p>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building is a prominent feature in the landscape and the proposed site lacks long established natural boundaries/is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and therefore would not integrate into this area of the countryside.</p> <p>The proposal is contrary to Policy CTY14 of, Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that building would, if permitted, be unduly prominent in the landscape.</p> <p>The proposal is contrary to Policy BH1 of PPS6 and the Historic Monuments and Archaeological Objects (NI) Order 1995.</p>
<b>Agent Name</b>	Trevor Fleming
<b>Agent Addresss Details</b>	14 Market Road Ballymena
<b>Representation</b>	Objection Letters: 0 Support letters: 0 Objection Petitions: 0 Support Petitions: 0



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<b>Item Number</b>	<b>23</b>
<b>Application Ref</b>	C/2009/0736/F
<b>DOE Opinion</b>	<b>Refusal</b>
<b>Applicant</b>	Mr & Mrs S Wilson 5 Millford Avenue, Portstewart
<b>Location</b>	5 Millford Avenue, Portstewart
<b>Proposal</b>	Proposed extension to dwelling (raising roof of dwelling from single to two storey)
<b>Refusal info</b>	<b>The proposed scale massing and height of the proposed extension is contrary to Policy EXT1 of Addendum to PPS7.</b>
<b>Agent Name</b>	
<b>Agent Addresss Details</b>	95 Ivymead Londonderry
<b>Representation</b>	Objection Letters: <b>1</b> Support letters: <b>0</b> Objection Petitions: <b>0</b> Support Petitions: <b>0</b>

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<b>Item Number</b>	<b>24</b>
<b>Application Ref</b>	C/2009/0743/O
<b>DOE Opinion</b>	<b>Refusal</b>
<b>Applicant</b>	Mr P Cunning 54 Burrenmore Road, Castlerock, BT51 4SG
<b>Location</b>	Site 220m South West of 54 Burrenmore Road, Castlerock
<b>Proposal</b>	Proposed site for dwelling and garage
<b>Refusal info</b>	<p><b>The proposal is contrary to Policy CTY1 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.</b></p> <p><b>The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries, is unable to provide a suitable degree of enclosure and therefore would not integrate into this area of the countryside.</b></p> <p><b>The proposal is contrary to Policy CTY14 of, Draft Planning Policy Statement 21, Sustainable Development in the Countryside in that the (building) would, if permitted, be unduly prominent in the landscape and would therefore result in a detrimental change to the rural character of the countryside.</b></p>
<b>Agent Name</b>	
<b>Agent Addresss Details</b>	75 New Row Coleraine
<b>Representation</b>	Objection Letters: <b>0</b> Support letters: <b>0</b> Objection Petitions: <b>0</b> Support Petitions: <b>0</b>



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**Item Number**      **27**

**Application Ref**    C/2009/0755/F

**DOE Opinion**      **Refusal**

**Applicant**            Mr R Alaviveh 14 Portstewart  
Road, Coleraine, BT52 1RH

**Location**             14 Portstewart Road, Coleraine

**Proposal**             Retrospective planning for change of use of  
building from carpet sales to garage for  
maintenance of cars/vehicles

**Refusal info**         **The proposal is contrary to paragraph 29 of Planning Policy Statement 4 and  
Policy IBD 1 of Draft Planning Policy Statement4, Industry, Business and  
Distribution in that the proposed use is considered inappropriate to the  
surrounding area.**

**Agent Name**            Norman                    Rowe

**Agent Addresss Details**    66 Burnside Road                    Portstewart

**Representation**    Objection Letters:    **2**    Support letters:    **0**    Objection Petitions: **0**    Support Petitions: **0**

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**Item Number**      **28**

**Application Ref**    C/2009/0762/F

**DOE Opinion**      **Approval**

**Applicant**            Dairy Produce Packers C/o  
GM Design Associates, 22  
Lodge Road, Coleraine, BT52  
1NB

**Location**             Dairy Produce Packers, Millburn Road, Coleraine

**Proposal**             Installation of two butter oil storage tanks and  
construction of bund.

**Refusal info**

**Agent Name**

**Agent Addresss Details**    22 Lodge Road                    Coleraine

**Representation**    Objection Letters:    **0**    Support letters:    **0**    Objection Petitions: **0**    Support Petitions: **0**





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<b>Item Number</b>	<b>32</b>
<b>Application Ref</b>	C/2009/0776/F
<b>DOE Opinion</b>	<b>Refusal</b>
<b>Applicant</b>	Mr E Irwin C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN
<b>Location</b>	Site adjacent to 57 Newmills Road, Coleraine
<b>Proposal</b>	Erection of dwelling & garage on a farm
<b>Refusal info</b>	<b>The proposal is contrary to Policies CTY1, CTY10 and CTY13 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside and does not merit being an exceptional case in that it has not been demonstrated that the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.</b>
<b>Agent Name</b>	
<b>Agent Addresss Details</b>	65 - 67 Main Street                      Ballymoney
<b>Representation</b>	Objection Letters: <b>0</b> Support letters: <b>0</b> Objection Petitions: <b>0</b> Support Petitions: <b>0</b>

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<b>Item Number</b>	<b>33</b>
<b>Application Ref</b>	C/2009/0785/F
<b>DOE Opinion</b>	<b>Approval</b>
<b>Applicant</b>	Coleraine Borough Council Cloonavin, 66 Portstewart Road, Coleraine, BT52 1EY
<b>Location</b>	Market Yard, Lime Market Street, Coleraine
<b>Proposal</b>	Proposed development Coleraine Museum and Library at Market Yard
<b>Refusal info</b>	
<b>Agent Name</b>	
<b>Agent Addresss Details</b>	20A Camden Row                      Dublin
<b>Representation</b>	Objection Letters: <b>0</b> Support letters: <b>0</b> Objection Petitions: <b>0</b> Support Petitions: <b>0</b>

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**Item Number**      **34**

**Application Ref**    C/2009/0789/F

**DOE Opinion**        **Approval**

**Applicant**            Mr B Ghaie 10 Lower Captain  
Street, Coleraine

**Location**             10 Lower Captain Street, Coleraine

**Proposal**             Proposed wall mounted solar panels

**Refusal info**

**Agent Name**

**Agent Addresss Details**    36B The Promenade                  Portstewart

**Representation**    Objection Letters:   **0**    Support letters:   **0**    Objection Petitions:   **0**    Support Petitions:   **0**

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**Item Number**      **35**

**Application Ref**    C/2009/0791/LB

**DOE Opinion**        **Consent**

**Applicant**            Coleraine Borough Council 66  
Portstewart Road, Coleraine,  
BT52 1EY

**Location**             Market Yard, Lime Market Street/New Market Street,  
Coleraine

**Proposal**             Conservation, extension, alteration and  
dismantling/reinstatement of buildings on  
and/or surrounding Market Yard

**Refusal info**

**Agent Name**

**Agent Addresss Details**    Century Buildings                  31 North John                  Liverpool  
Street

**Representation**    Objection Letters:   **0**    Support letters:   **0**    Objection Petitions:   **0**    Support Petitions:   **0**

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**Item Number**      **36**

**Application Ref**    C/2009/0793/F

**DOE Opinion**        **Approval**

**Applicant**            Orianna Developments Ltd  
C/o The Harbour Studio, 36b  
The Promenade, Portstewart,  
BT55 7AE

**Location**            No's 31, 33, 35 & 37 Main Street, Portrush and No's  
1, 3, 5 & 7 Atlantic Avenue, Portrush

**Proposal**            Minor amendments to previously approved  
scheme to sub divide retail units to provide 2  
No. additional retail units and associated  
elevational alterations

**Refusal info**

**Agent Name**

**Agent Addresss Details**    36B The Promenade                      Portstewart

**Representation**    Objection Letters:    **0**    Support letters:    **0**    Objection Petitions:    **0**    Support Petitions:    **0**

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**Item Number**      **37**

**Application Ref**    C/2009/0804/O

**DOE Opinion**        **Approval**

**Applicant**            Mr H Gilmore C/o MKA  
Planning Ltd, 15 Harpers  
Quay, Spencer Road, Derry,  
BT47 6AE

**Location**            Lands at No.62 Killyvally Road, Garvagh (Upper  
Ballyagan)

**Proposal**            Proposed replacement of existing dwelling.

**Refusal info**

**Agent Name**

**Agent Addresss Details**    15 Harpers Quay                      Spencer Road                      Londonderry

**Representation**    Objection Letters:    **0**    Support letters:    **0**    Objection Petitions:    **0**    Support Petitions:    **0**

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**Item Number**      **38**

**Application Ref**    C/2009/0805/F

**DOE Opinion**        **Approval**

**Applicant**            Mr & Mrs W Kirk 80 Newmills  
Road, Coleraine, BT52 2JD

**Location**             Site 250m East of 80 Newmills Road, Coleraine

**Proposal**             Proposed replacement dwelling to supercede  
dwelling approved under planning application  
C/2006/0800/F and C/2009/0344/O.

**Refusal info**

**Agent Name**            Jeff                                  Wilson

**Agent Addresss Details**    1 Sedgemoor Close                  Coleraine

**Representation**    Objection Letters:    **0**    Support letters:    **0**    Objection Petitions:    **0**    Support Petitions:    **0**

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**Item Number**      **39**

**Application Ref**    C/2009/0817/O

**DOE Opinion**        **Refusal**

**Applicant**            Mr J Gaston C/o 2020  
Chartered Architects Ltd, 9a  
Linenhall Street, Ballymoney,  
BT53 6DP

**Location**             250m west of Aghadowey Presbyterian, Ardreagh  
Road, Agahdowey

**Proposal**             Proposed agricultural farm building for  
agricultural purposes

**Refusal info**         **The proposal is contrary to Policy CTY12 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside in that it has not been demonstrated that the proposal is necessary for the efficient use of the agricultural holding.**

**The proposal is contrary to Policy FLD1 of Planning Policy Statement 15: Planning & Flood Risk, in that the development would, if permitted, be at risk of flooding and would be likely to increase the risk of flooding elsewhere.**

**The proposal is contrary to Policy CTY13 of Draft Planning Policy Statement 21: Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries / is unable to provide a suitable degree of enclosure for the building to integrate into the landscape and and therefore would not integrate into this area of the countryside.**

**The proposed development would, if permitted, prejudice the safety and convenience of road users since adequate forward sight distance of 120 metres is not available on the Ardreagh Road at the proposed access.**

**Agent Name**

**Agent Addresss Details**    9A Linenhall Street                      Ballymoney

**Representation**    Objection Letters:    **0**    Support letters:    **0**    Objection Petitions:    **0**    Support Petitions:    **0**