

**DEPARTMENT OF THE ENVIRONMENT**

**PLANNING (NI) ORDER 1991**

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

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

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**Item Number 1**

**Application Ref** C/2008/0217/RM

**DOE Opinion** Approval

**Applicant** Kennedy Investments Ltd  
C/o Moore Design, 63 New  
Row, Coleraine, BT52 1EJ

**Location** Nos 61 and 63 Portstewart Road, Coleraine.

**Proposal** Proposed redevelopment of site to 30 no.  
two and a half storey apartments and  
roadway for private streets determination.

**Refusal info**

**Agents Name:** Moore Design

**Agent Addresss Details** Market Court 63 New Row Coleraine

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

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**Item Number**      **2**

**Application Ref**    C/2008/0605/F

**DOE Opinion**        **Refusal**

**Applicant**            Roadside Gargaes Ltd 9  
Somerset Road, Coleraine,  
BT51 3LL

**Location**            Roadside Garages Ltd at 9 Somerset Road,  
Coleraine

**Proposal**            New 3 storey commercial unit to provide  
additional floor space for existing  
business operations to incorporate  
showroom, management, administration  
and training suites, 2No. bulky durable  
retail and showroom spaces, motor  
finance operations including re-location of  
existing 67.91sq m of office space and  
associated car parking and outdoor car  
display.

**Refusal info**        **The proposal is contrary to Policy IBD 2 of Draft Planning Policy Statement 4,  
Industry, Business and Distribution and Policy IC16 of the Department's  
Planning Strategy for Rural Northern Ireland in that the site lies outside the  
established town centre and would, if permitted, detract from its vitality and  
viability.**

**The proposed development would, if permitted, prejudice the safety and  
convenience of road users as it has not been demonstrated that satisfactory  
access and parking arrangements can be provided.**

**Agents Name:**                      Alan Thompson Partnership Ltd

**Agent Address Details**      34a Kingsgate                      Coleraine  
Street

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



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**Item Number**      **5**

**Application Ref**    C/2009/0512/F

**DOE Opinion**        **Approval**

**Applicant**            Dr. D Beverland C/o GM  
Design Associates Ltd,  
22 - 24 Lodge Road,  
Coleraine, BT52 1NB

**Location**             Rear of West Block, Rockcastle, Berne Road,  
Portstewart

**Proposal**             Erection of wetroom and store

**Refusal info**

**Agents Name:**                      G.M Design Associates

**Agent Addresss Details**    22-24 Lodge                      Coleraine  
Road

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

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**Item Number**      **6**

**Application Ref**    C/2009/0543/F

**DOE Opinion**        **Refusal**

**Applicant**            Mr G Neely C/o  
Montgomery Irwin  
Architects, 7 - 9 Stone  
Row, Coleraine, BT52 1DE

**Location**             Lands to the rear of 181A Gateside Road,  
Coleraine

**Proposal**             Farm diversification project to include  
vehicle storage, servicing to include the  
maintenance and repair of farm  
machinery and equipment and general  
purpose storage facilities

**Refusal info**            **The proposed development would, if permitted, prejudice the safety and  
convenience of road users since it would not be possible within the  
application site to provide adequate sight lines where the proposed access  
joins Gateside Road.**

**Agents Name:**                      Montgomery Irwin Architects

**Agent Addresss Details**    7 - 9 Stone Row                      Coleraine

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

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**Item Number 7****Application Ref** C/2009/0694/F**DOE Opinion** Approval**Applicant** Mr N Hanna C/o Ward  
Design, The Gravel, 10  
Main Street,  
Castledawson, BT45 8AB**Location** 212 Loughan Road Coleraine**Proposal** Replacement dwelling and garage**Refusal info****Agents Name:** Ward Design**Agent Addresss Details** The Gravel 10 Main Street Castledawson**Representation** Objection Letters 0 Objection Petitions 0  
Support letters: 0 Support Petitions 0

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**Item Number 8****Application Ref** C/2009/0713/F**DOE Opinion** Approval**Applicant** Mr B Mc Iivar 14  
Gortnamoyagh Road,  
Garvagh, Coleraine, BT51  
5HA**Location** Lands adjacent to 14 Gortnamoyagh Road,  
Garvagh**Proposal** Proposed new dwelling & garage on a  
farm to supersede previously approved  
outline planning permission  
(C/2009/0107/O)**Refusal info****Agents Name:** Vision Design**Agent Addresss Details** 31 Rainey Street Magherafelt**Representation** Objection Letters 0 Objection Petitions 0  
Support letters: 0 Support Petitions 0

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**Item Number**      **9**

**Application Ref**    C/2009/0752/F

**DOE Opinion**        **Approval**

**Applicant**            Kennedy Investments Ltd  
C/o Moore Design, Market  
Court, 63 New Row,  
Coleraine, BT52 1EJ

**Location**            Junction of Piggery Lane and Portstewart Road,  
Coleraine. (Adjacent to and including part of  
site formerly no. 61 Portstewart Road)

**Proposal**            Proposed section of roadway /  
hammerhead for private streets  
determination associated with planning  
application C/2008/0217/RM

**Refusal info**

**Agents Name:**            Moore Design

**Agent Addresss Details**    Market Court            63 New Row            Coleraine

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

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**Item Number**      **10**

**Application Ref**    C/2009/0775/F

**DOE Opinion**        **Refusal**

**Applicant**            Glenmark Developments  
Ltd 16 Tamhlaghtduff  
Road, Bellaghy, BT45 8JQ

**Location**             3 Causeway Street, Portrush

**Proposal**             Change of use from existing retail unit to  
cafe/hot food take away bar at ground  
floor level

**Refusal info**         **The proposal is contrary to Planning Policy Statement 1: General Principles  
and Development Control Advice Note 4, in that the development would, if  
permitted, harm the living conditions of the neighbouring residents by reason  
of noise, odour and general disturbance.**

**The proposal is contrary to Peninsula Plan RC3 and Draft Northern Area Plan  
Policy PH02 as the Department is satisfied there is an adequate provision of  
hot food Take-Aways on the Peninsula and there will be a presumption against  
the development of additional Hot Food Take-Aways.**

**Agents Name:**                    Vision Design

**Agent Addresss Details**    31 Rainey Street      Magherafelt

**Representation**      Objection Letters    **8**            Objection Petitions    **0**  
Support letters:      **0**            Support Petitions      **0**

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**Item Number 11****Application Ref** C/2009/0778/F**DOE Opinion** Approval**Applicant** N M Developments C/o  
Kevin Cartin Architect Ltd,  
Unit 5, Belmont Office  
Park, 232 - 240 Belmont  
Road, Belfast, BT4 2AW**Location** Adjacent to Strand View Cottages, Castlerock.  
Approx. 40m south west of No. 1 Strand View  
Cottages.**Proposal** Retrospective change of house type to  
site 12 of extant approval ref:  
C/2007/0900/F.**Refusal info****Agents Name:** Kevin Cartin Architect**Agent Addresss Details** Unit 5 Belmont Office Park 232 - 240 Belmont Road Belfast**Representation** Objection Letters **1** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**

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**Item Number 12****Application Ref** C/2009/0781/F**DOE Opinion** Refusal**Applicant** Mr B Diamond 111 Grove  
Road, Swatragh**Location** 111 Grove Road, Swatragh**Proposal** Proposed re-design of housing  
development to supersede approval  
C/2006/0999/F (house type 10  
redesigned from detached dwelling to  
semi-detached dwelling)**Refusal info** **The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, in that the development as proposed fails to provide a quality residential environment.****Agents Name:** D M Kearney Design**Agent Addresss Details** 2A Coleraine Road Maghera**Representation** Objection Letters **0** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**



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**Item Number**      **14**

**Application Ref**    C/2009/0795/O

**DOE Opinion**        **Refusal**

**Applicant**            Mrs M Brownlow 1A  
Mussenden Gardens,  
Articlave, Coleraine, BT51  
4UZ

**Location**             Between - 83/85 Carthall Road, Coleraine

**Proposal**             Two storey replacement dwelling to  
replace No. 83 Carthall Road onto site  
between No. 83 & 85 Carthall Road as  
indicated

**Refusal info**         **The proposal is contrary to Policies CTY1 and CTY3 of Draft Planning Policy Statement 21, Sustainable Development in the Countryside as the dwelling which it is proposed to replace is an important element in the landscape of traditional vernacular style and is capable of being made structurally sound and improved and the proposed replacement dwelling is not sited within the established curtilage of the existing dwelling and it has not been demonstrated that the alternative position would result in clear landscape, heritage, access or amenity benefits.**

**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 and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape.**

**Agents Name:**                    Norman Rowe

**Agent Addresss Details**    66 Burnside Road    Portstewart

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

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**Item Number**      **15**

**Application Ref**    C/2009/0800/O

**DOE Opinion**        **Approval**

**Applicant**            Mr S Glenn 1 Greenaway  
Drive, Coleraine, BT52 2AQ

**Location**             Site adj. 37 Altikeeragh Road, Castlerock

**Proposal**             Proposed site for dwelling and garage

**Refusal info**

**Agents Name:**                      RD Architectural Design Services

**Agent Addresss Details**    75 New Row                      Coleraine

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

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**Item Number**      **16**

**Application Ref**    C/2009/0811/F

**DOE Opinion**        **Approval**

**Applicant**            Mr S Mc Neill C/o Rhonda  
Fry, 8 Whitesides Road,  
Randalstown, BT41 3EX

**Location**             84 Union Street, Coleraine.

**Proposal**             Conversion of existing dwelling to 3 no.  
apartments.

**Refusal info**

**Agents Name:**                      Rhonda Fry

**Agent Addresss Details**    8 Whitesides                      Randalstown  
Road

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

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**Item Number 17****Application Ref** C/2009/0812/O**DOE Opinion** **Approval****Applicant** Mr D Mc Iivar C/o GM  
Design Associates, 22  
Lodge Road, Coleraine,  
BT52 1NB**Location** Former AOH hall, approx. 165m east of 29  
Tamneyrankin Road, Swatragh.**Proposal** Replacement of redundant hall with single  
storey dwelling.**Refusal info****Agents Name:** GM Design Associates Ltd**Agent Addresss Details** 22 Lodge Road Coleraine**Representation** Objection Letters **0** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**

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**Item Number 18****Application Ref** C/2009/0815/F**DOE Opinion** **Approval****Applicant** Mr & Mrs D Flynn C/o  
Warwick Stewart  
Architects, 892 Antrim  
Road, Templepatrick,  
BT39 0AH**Location** 54 Benbane Park, Portballintrae**Proposal** Detached garage with 1st floor playroom**Refusal info****Agents Name:** Warwick Stewart Architects**Agent Addresss Details** 892 Antrim Road Templepatrick Co. Antrim**Representation** Objection Letters **2** Objection Petitions **0**  
Support letters: **0** Support Petitions **0**

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**Item Number**      **19**

**Application Ref**    C/2009/0820/F

**DOE Opinion**        **Approval**

**Applicant**            Movie House Cinemas Ltd  
100 - 150 York Street,  
Belfast, BT15 1WA

**Location**             Jet Centre Complex, Movie House Cinemas Ltd,  
Riverside Regional Centre, Castleroe. Road,  
Coleraine

**Proposal**              Additional 2 No. cinema screens with new  
build 'link' corridor and mini golf course.

**Refusal info**

**Agents Name:**                      Hall Black Douglas Architects

**Agent Addresss Details**    152 Alberbridge      Belfast  
Road

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

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**Item Number**      **20**

**Application Ref**    C/2009/0822/F

**DOE Opinion**        **Approval**

**Applicant**            Kelvin Properties Ltd C/o  
TSA Planning, 18 Clarence  
Chambers, Donegall  
Square East, Belfast, BT1  
5HE

**Location**             Unit 12 Riverside Regional Centre, Coleraine

**Proposal**              Installation of mezzanine floor to retail  
unit 12

**Refusal info**

**Agents Name:**                      TSA Planning

**Agent Addresss Details**    18 Clarence              Donegall Square      Belfast  
Chambers                      East

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

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<b>Item Number</b>	<b>21</b>		
<b>Application Ref</b>	C/2009/0823/F		
<b>DOE Opinion</b>	<b>Approval</b>		
<b>Applicant</b>	Kelvin Properties Ltd C/o TSA Planning, 18 Clarence Chambers, Donegall Square East, Belfast, BT1 5HE		
<b>Location</b>	Adjacent to Laser Electrics Unit, Riverside Regional Centre, Coleraine		
<b>Proposal</b>	Re-clad existing retail unit and development of 2 cafe/sandwich bar/restaurant units and associated site works		
<b>Refusal info</b>			
<b>Agents Name:</b>	TSA Planning		
<b>Agent Addresss Details</b>	18 Clarence Chambers	Donegall Square East	Belfast
<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>22</b>		
<b>Application Ref</b>	C/2010/0030/F		
<b>DOE Opinion</b>	<b>Approval</b>		
<b>Applicant</b>	Mr & Mrs G Cooke C/o Moore Design, 63 New Row, Coleraine, BT52 1EJ		
<b>Location</b>	Adjacent to No. 38 Lisachrin Road, Garvagh		
<b>Proposal</b>	Proposed boundary adjustments and resiting of dwelling and garage adj. to No. 38 Lisachrin Road, Garvagh. (to supersede Planning Approval C/2007/1096/F)		
<b>Refusal info</b>			
<b>Agents Name:</b>	Moore Design		
<b>Agent Addresss Details</b>	Market Court	63 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**      **23**

**Application Ref**    C/2010/0032/F

**DOE Opinion**        **Approval**

**Applicant**            North Eastern Education  
Library Board County Hall,  
182 Galgorm Road,  
Ballymena, BT42 1HN

**Location**             Coleraine College, Carthall Road, Coleraine

**Proposal**             Erection of fencing & gates at various  
locations within the existing school site.  
Provision of additional car parking spaces  
(7no.) at front of school and replacement  
of curtain walking system to link corridor  
adjacent main entrance doors to school.

**Refusal info**

**Agents Name:**                      W&M Given Architects

**Agent Addresss Details**    Beresford House      2 Beresford Road      Colraine

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