



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA01/2021/0822/F**

Date of Application: **17th June 2021**

Site of Proposed
Development:

Lands at Curran Strand, Portrush

Description of Proposal:

An Application under Section 54 of The Planning Act (Northern Ireland) 2011 to vary Condition Nos 9 (relating to monitoring requirements of rock revetment) and No. 12 (relating to monitoring requirement of beach profile along Curran Strand) of Planning Permission LA01/2017/0539/F

Applicant: Royal Portrush Golf Club
Address: Dunluce Road
Portrush
BT56 8JQ

Agent: Clyde Shanks Ltd
Address: 2nd Floor
7 Exchange Place
Belfast
BT1 2NA

LA01/2017/0539/F
Drawing Ref: 01A, 02A, 04B, 05B, 07, 10
Documents Ref: Environmental Statement Chapter 7 DOC 10

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before 12th May 2026.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The haulage routes for the proposed development shall be as noted in Chapter 7 (Transportation) of the Environmental Statement Doc. 10 bearing the date stamp 7th February 2019.





Reason: In the interests of road safety and the convenience of road users.

3. No development shall commence until, the applicant/agent in association with DfI Roads Coleraine Maintenance Section carry out a condition survey of Whiterocks Road (U3576) and at the applicant's expense carry out and provide to Roads Service a DVD detailing the condition of the existing public road.

Reason: In the interests of road safety and the convenience of road users.

4. No development shall commence until an Article 11 application for Whiterocks Road (U3576) and any associated traffic management proposals are submitted to and agreed in writing by DfI Roads.

Reason: In the interests of road safety and the convenience of road users

5. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

6. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities - Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

7. No site works of any nature or development, hereby approved, shall commence until a planning application has been submitted to and approved by Council, for the proposed construction compound located outside the red line of this site.

Reason: Due to the location within an area of archaeological interest.

8. No site works of any nature or development, hereby approved, shall be commenced until an updated Construction Environmental Management Plan





detailing the proposed dates of construction has been submitted and approved in writing by the Council.

Reason: To protect the environment, public access and amenity.

9. The rock revetment, hereby approved as shown on drawing Nos. 04B and 05B date stamp received 7th February 2019, shall be monitored on a bi-annual basis and within two weeks of a storm event. This information will be reported and submitted to the Council on an annual basis for a duration of five years after installation.

Reason: To monitor and identify any requirements for repairs and adjustments to the revetment that may require planning permission.

10. The sand trapping fence, as shown on Drawing No 04B, date stamped received 7th February 2019, shall be installed within one month of the completion of the rock revetment.

Reason: To reduce coastal erosion within the site.

11. The sand trap fencing, as shown on Drawing No 04B, date stamped received 7th February 2019, shall be maintained permanently. The condition of the fence shall be monitored on a monthly basis and after storm events and replaced should its condition deteriorate or it is swept away during any storm event.

Reason: To prevent sand erosion.

12. Monitoring is to be carried out to identify changes in the beach profile along the Curran Strand as identified in Drawing No. 10 date stamped 10th May 2021. Monitoring will be carried out on a bi-annual basis for 5 years after installation. During the five-year period post installation additional monitoring will take place in the aftermath of an extreme storm event and a post storm survey will be carried out. At the end of the five year period after installation there will be a formal review and thereafter monitoring requirements will cease. A monitoring report shall be submitted annually to the Causeway Coast and Glens Borough Council.

Monitoring using a combination of UAV and GPS topographical information, should identify

- Changes in the landward position of the beach;
- Changes in the position of the Mean High Water Mark;
- Changes in the volume of sand stored within the beach;
- Topographic changes in the beach profile;
- Changes in beach width; and
- Overall beach change for the entire monitored section.

Reason: Monitoring will identify how this area of coastline is changing, assess





the effectiveness of the proposed works, assess any impacts from the works and inform future management options.

13. The sand dunes and board walk construction access shall be restored, as currently existing, within one month of the completion of the revetment construction works.

Reason: To protect the environment and ensure public access.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at:
<http://epicpublic.planningni.gov.uk/publicaccess/>.
6. The closure or restriction of public access to the beach and associated infrastructure for any prolonged period requires co-ordination, communication and management with Council's Coast _ Countryside Team.
7. For guidance on the preparation of the Written Scheme and Programme of Archaeological Work, which should be submitted for approval at least 4 weeks before work is due to begin, contact:
Historic Environment Division - Historic Monuments
Causeway Exchange
1-7 Bedford Street
Belfast,
BT2 7EG
Tel: 02890 823100
Quote reference: SM11/1 ANT002:012 and LA01/2017/0539/F

Application for the excavation licence, required under the Historic Monuments





**Causeway
Coast & Glens
Borough Council**

and Archaeological Objects (NI) Order 1995, should be submitted at least 4 weeks before work is due to begin, by a qualified archaeologist responsible for the project, to:

Historic Environment Division - Historic Monuments Unit
Causeway Exchange
1-7 Bedford Street
Belfast,
BT2 7EG

8. The applicant is advised that under Article 11 of the Roads Order (Northern Ireland) Order 1993, DfI Roads is empowered to take measures to recover any reasonably incurred expenses in consequence of any damage caused to the public road as a result of extraordinary traffic generated by the proposed development.
9. The applicant should be made aware that all construction or deposition works below the Mean High Water Spring Tide (MHWST) mark are subject to licensing under the Marine and Coastal Access Act 2009. If any elements of the construction in this proposal cross the intertidal area below the MHWST mark, contact must be made with the Marine Licensing Team, DAERA Marine and Fisheries Division, 1st Floor, Klondyke Building, Gasworks Business Park, Cromac Avenue, Belfast BT7 2JA, Tel: 028 90569247 to apply for a Marine Construction Licence.

The applicant should be aware that it is an offence under the Marine and Coastal Access Act 2009 to carry out a licensable marine activity except in accordance with a marine licence granted by the DAERA Marine and Fisheries Division. Conviction of such an offence may incur a fine of up to £50,000 and/or two years imprisonment.

Dated: 10th August 2022

Authorised Officer

A handwritten signature in black ink, appearing to read 'J. Hendry', written over a horizontal line.



Form P19

EXPLANATORY NOTES TO ACCOMPANY APPROVALS

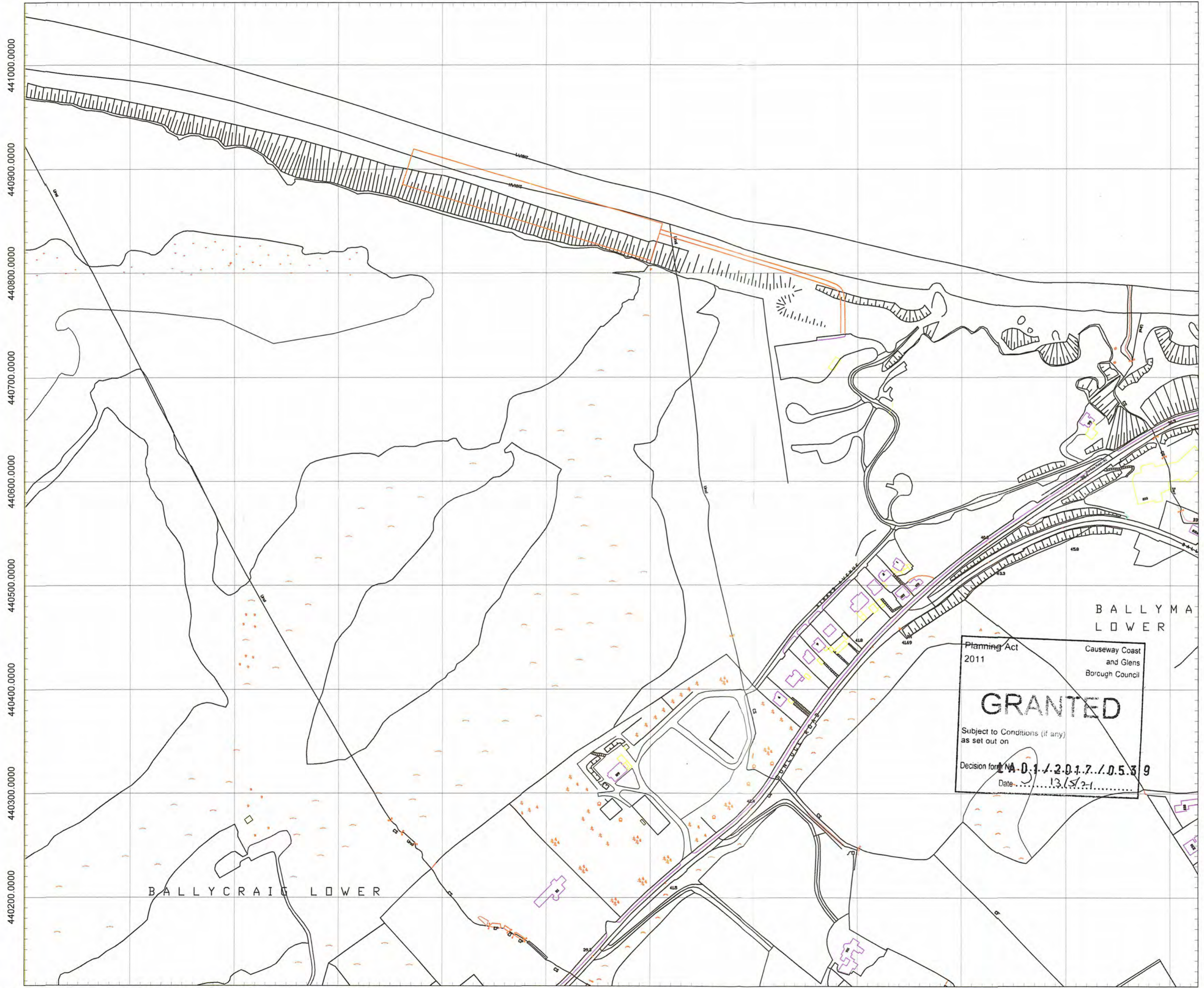
Type of Approval	See Notes
(a) Planning Permission or Approval of Reserved Matters	1, 2, 3 & 4
(b) Consent to Display Advertisements	1, 2, 4 & 5
(c) Listed Building Consent	1, 2, 4 & 6

Notes

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Council or Department for Infrastructure (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website (www.pacni.gov.uk) or by contacting the Commission directly at the aforementioned address.
2. You should check whether further approval is required under other legislation, such as the Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water, etc to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to the approval plans or comply with conditions attached to this permission is a contravention of the Planning Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in enforcement action.
5. If you intend to display an advertisement on land which is not in your possession you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained Listed Building Consent to demolish a building you must not do so before the Department for Communities Historic Environment Division has:
 - (i) Been given reasonable access to the building for one month following the granting of consent; or
 - (ii) Stated that it has completed its record of the building; or
 - (iii) Stated that it does not wish to record it.

The Department for Communities Historic Environment Division can be contacted at HEDPlanning.General@doeni.gov.uk or Tel: (028) 9082 3177 or (028) 9082 3126.

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18017/2017/0539

Site border

Planning Office RECEIVED
 30 MAY 2017

File No.....
 Causeway Coast and Glens Borough Council

client: Royal Portrush GC	project: Royal Portrush GC - Coastal protection	drawing title: Location of proposed construction access & shipping route along the clubhouse	drawn by: MR checked by: SY date: 10.03.2017 scale: 2500 @ A2
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revision details:

Drawing Number **01A**

OSNI maps - 00610NE & 00806SE
 provided by:
www.nidirect.gov.uk/campaigns/ordnance-survey-of-northern-ireland
 Site working area: 0.0948ha

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 It is the contractor's responsibility to ascertain the location of all services prior to the commencement of work. Setting out shall be the responsibility of the contractor, any discrepancies shall be reported and clarified at the earliest opportunity.



31 Ives Estate
 Ballygally
 West Yorkshire
 BD16 1AU

tel: 01274 580131
 fax: 01274 551891
 email: cad@strigroup.com
 web: strigroup.com



Causeway Coast and Glens Borough Council
 Planning Act 2011
GRANTED
 Subject to Conditions as set out on
 Decision Form No. **LA01/2017/0539**
 Date13/5/17.....

LA01/2017/0539

Application site within red line boundary
 Haulage route & access to site
 Location of material storage & contractor compound
 Planning Office RECEIVED
 30 MAY 2017
 File No.
 Causeway Coast and Glens Borough Council

drawing details

client: Royal Portrush GC	project: Royal Portrush GC - Coastal protection	drawing title: Royal Portrush GC - Location of proposed construction access & haulage route drawing no. 1705001 002	drawn by: AK checked by: SV date: 10.03.2017 scale: 2500 @ A2
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revision history

revision:	details:	DR	CH	AP	date:
	02A				

drawing status

notes

OSNI maps - DOB10NE & DOB06SE provided by: www.niaract.gov.uk/campaigns/ordnance-survey-of-northern-ireland Site working area: 0.9948ha

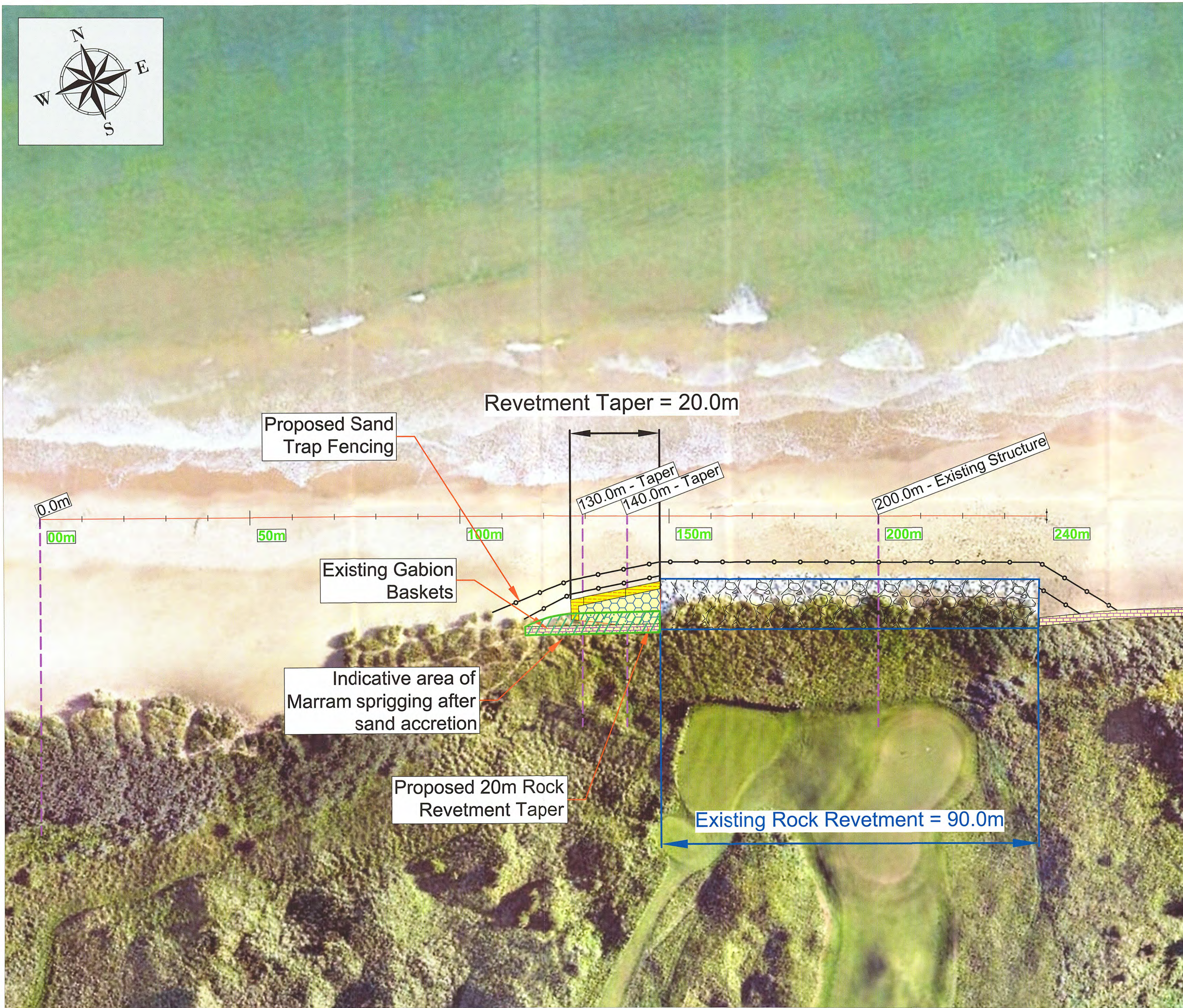
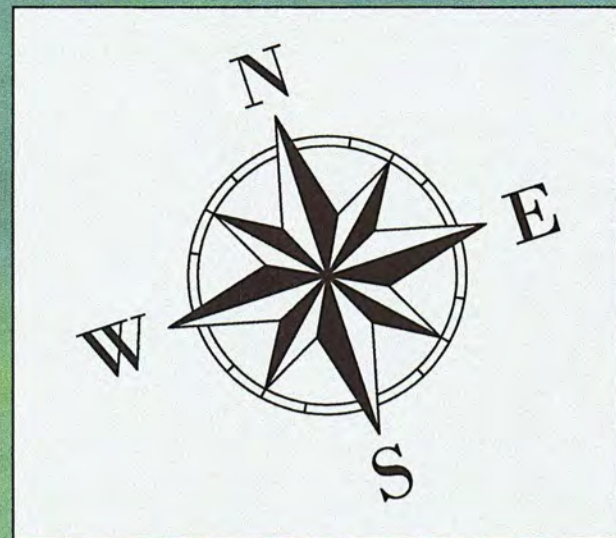
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STRI

St Ives Estate
Bingway
West Yorkshire
BD18 1AU

tel: 01274 565131
fax: 01274 561891
email: cod@strigroup.com
web: strigroup.com

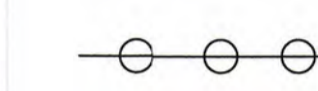


NOTES

1. Verifying Dimensions.
The contractor shall verify dimensions against such other drawings or site conditions as pertain to this part of the work.
2. Existing Services.
Any information concerning the location of existing services indicated on this drawing is intended for general guidance only. It shall be the responsibility of the contractor to determine and verify the exact horizontal and vertical alignment of all cables, pipes, etc. (both underground and overhead) before work commences.
3. Issue of Drawings.
Hard copies, dwf and pdf will form a controlled issue of the drawing. All other formats (dwg, dxf etc.) are deemed to be an uncontrolled issue and any work carried out based on these files is at the recipient's own risk. RPS will not accept any responsibility for any errors arising from the use of these files, either by human error by the recipient, listing of un-dimensioned measurements, compatibility issues with the recipient's software, and any errors arising when these files are used to aid the recipient's drawing production, or setting out.

GRANTED
 Subject to Conditions (if any) as set out on
 Planning Application No. LA01/2017/0539
 Date 13/5/2019

Proposed



Sand trap fencing



Toe of 20m Rock Revetment Taper

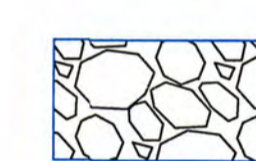


20m Rock Revetment Taper

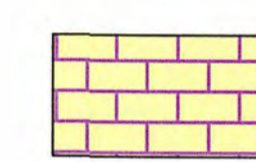


Indicative area of Marram Sprigging after sand accretion

Existing



Rock revetment



Buried gabion baskets

Drawing Number **04B**
 LA01/2017/0539

rev	amendments	drawn	date

RPS Elmwood House T +44 (0) 28 90 667914
 74 Boucher Road F +44 (0) 28 90 668286
 Belfast W www.rpsgroup.com/ireland
 BT12 6RZ E ireland@rpsgroup.com

Client
Royal Portrush Golf Club
 Planning Office RECEIVED
 07 FEB 2019
 File No. Causeway Coast and Glens Borough Council

Project
RPGC Coastal Erosion and Mitigation Measures Study

Title
20m Rock Revetment Taper Plan View

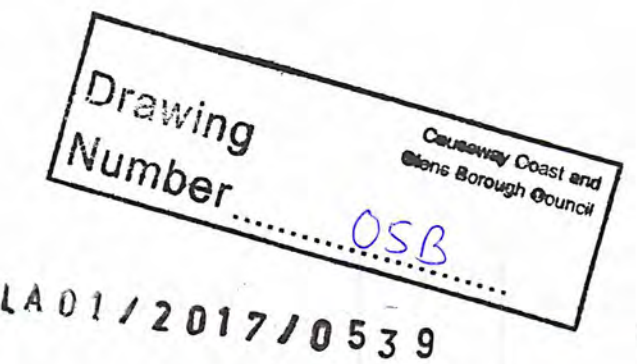
Drawing Status	Sheet Size	Drawing Scale
Final	A3	1:500 @ A1

Drawing Number	Rev
IBE /0947	Rev03

Project Leader	Drawn By	Date	Initial Review
AKB	KC	09/01/2019	AKB

NOTES

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rev	amendments	drawn	date

RPS
 Elmwood House T +44 (0) 28 90 667914
 74 Boucher Road F +44 (0) 28 90 668286
 Belfast W www.rpsgroup.com/ireland
 BT12 6RZ E ireland@rpsgroup.com

Client
Royal Portrush Golf Club

Project
RPGC Coastal Erosion and Mitigation Measures Study

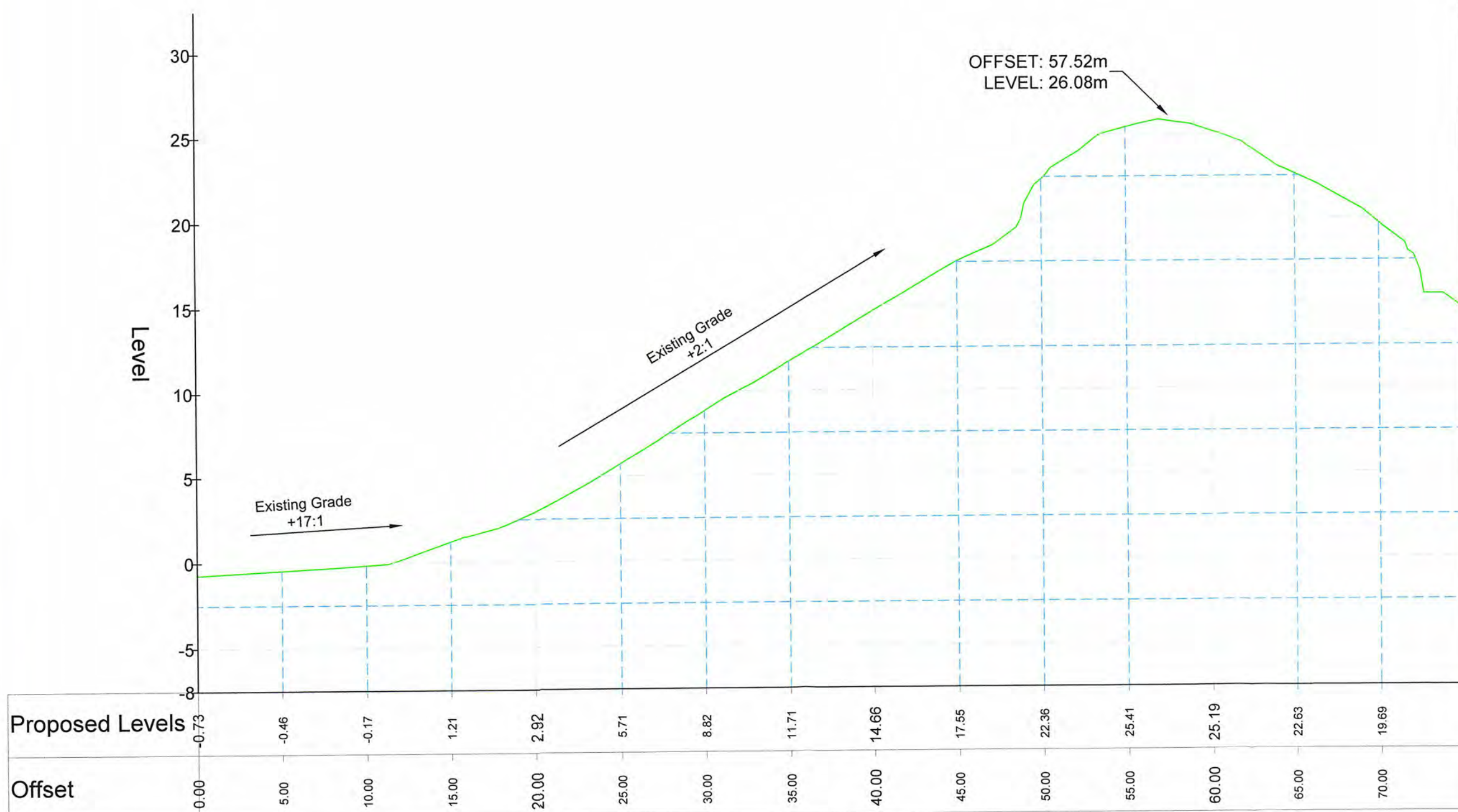
Title
20m Rock Revetment Taper Typical Cross-Sections

Planning Office RECEIVED
 07 FEB 2019
 File No. CAUSEWAY COAST AND GLENS BOROUGH COUNCIL

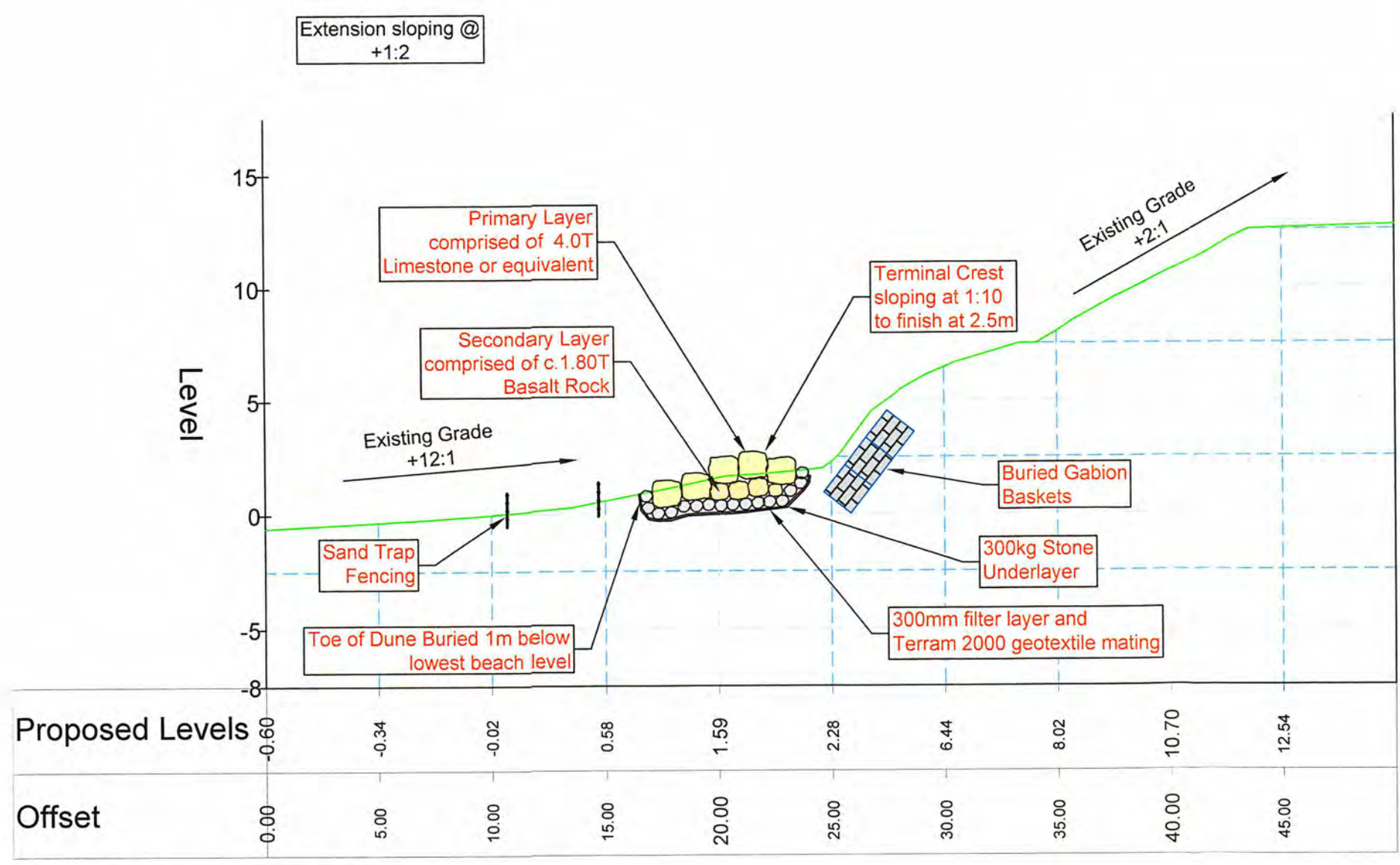
Drawing Status	Sheet Size	Drawing Scale
Final	A3	1:250 @ A1

Drawing Number **IBE /0947** Rev **Rev03**

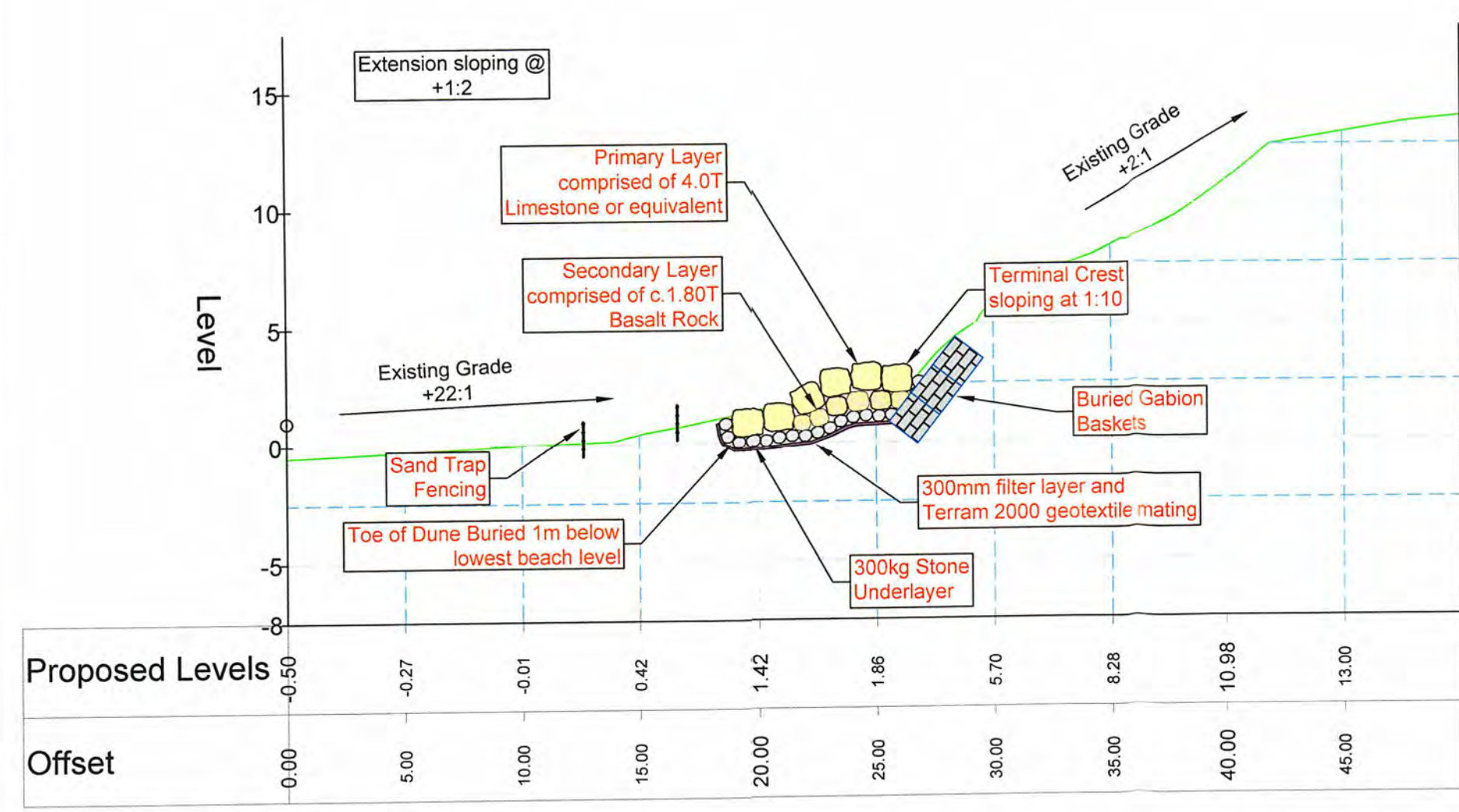
Project Leader	Drawn By	Date	Initial Review
AKB	KC	09/01/2019	AKB



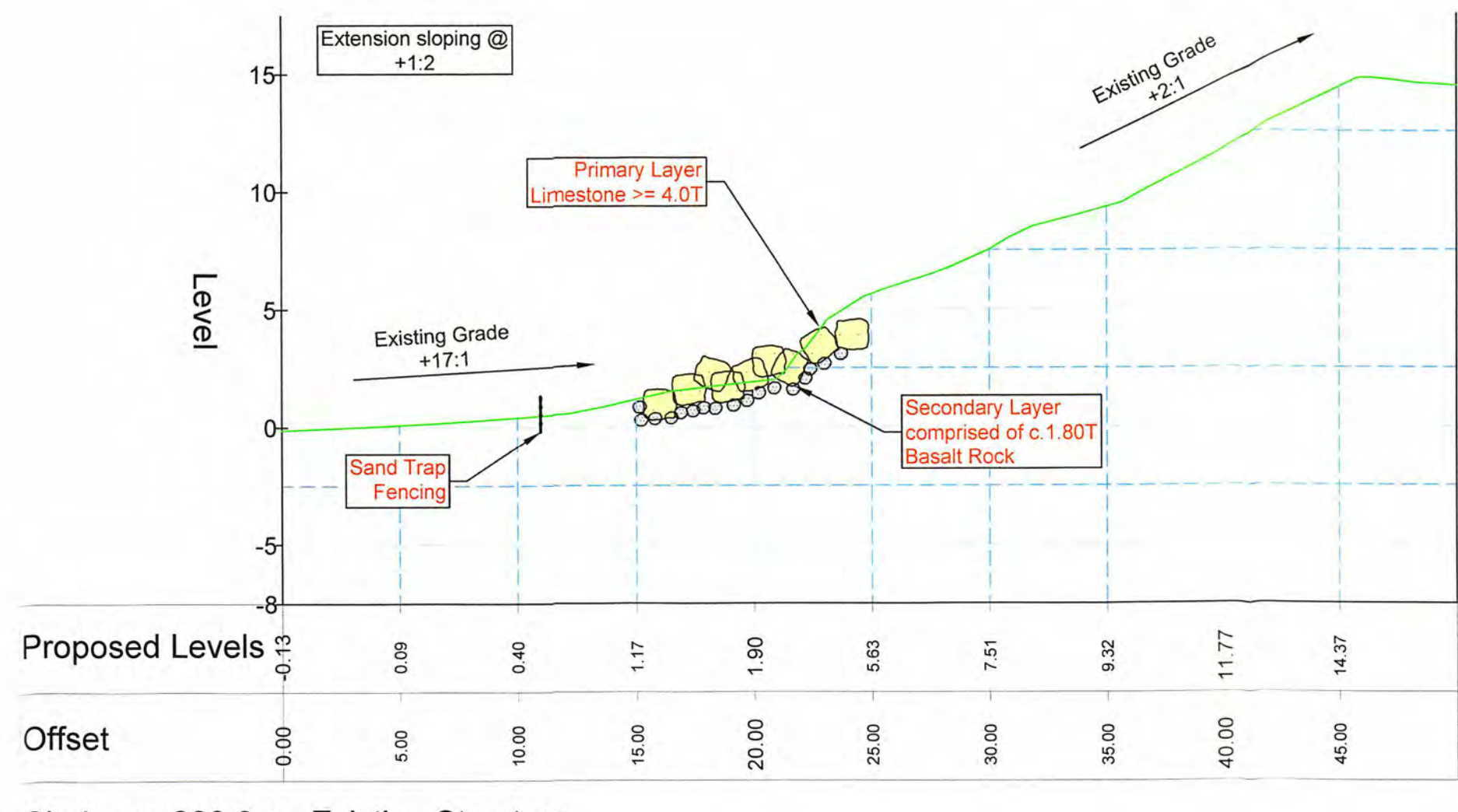
Chainage 0.0m



Chainage 130.0m - Taper



Chainage 140.0m - Taper



Chainage 200.0m - Existing Structure

3 rows of wires at 2mm Ø
4 strands per row

100-150mm spacing

50mmØ chestnut stakes

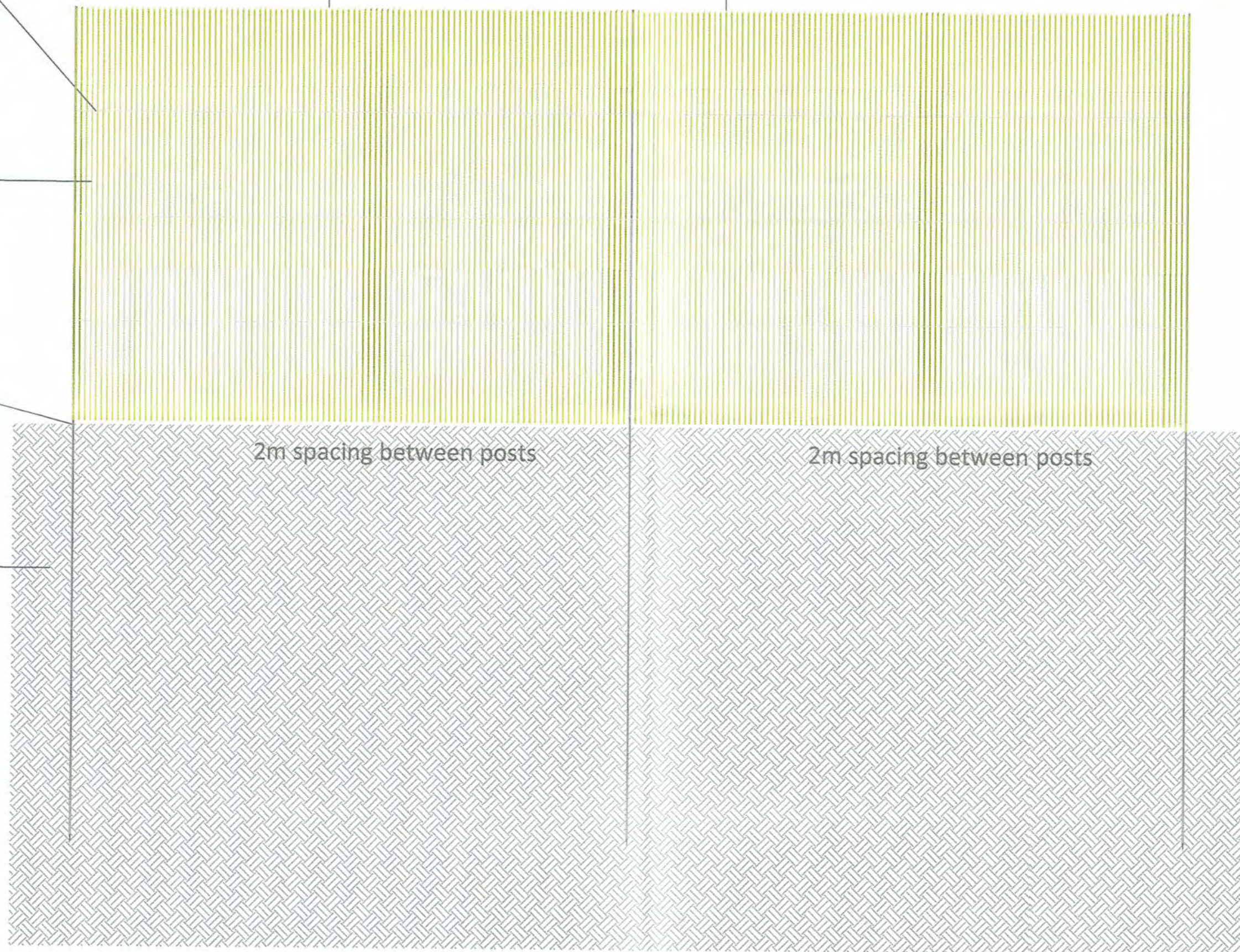
1.5m height above the ground

Fence Posts 3m height
75mmØ

2m spacing between posts

2m spacing between posts

1.5m height under the ground



Area Planning Office
RECEIVED
21 APR 2017
LAD File No. 2.01.7.1.0539
Coleraine 4

Causeway Coast and
Glens District Council
Drawing
Number.....27

Causeway Coast
and Glens
Borough Council
Planning Act
2011
GRANTED
Subject to Conditions
as set out on
Decision form No. LA 01/2017/0539
Date 13/3/17

Legend

drawing details

client: Royal Portrush GC	project: Royal Portrush GC	drawing title: Chestnut Paving Detail	drawn by: Patched SV
		drawn no: EC10008 D04	date: 18/03/2017
			address: drawing at 17

revision history

revision	description	DR	CH	AP	date
A					00-00-00

drawing status

notes

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STRI

St. Ives Estate Bingley West Yorkshire BD16 1AU	tel: 01274 565131 fax: 01274 591691 email: cust@stri.co.uk web: stri.co.uk
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