

DEPARTMENT OF THE ENVIRONMENT

PLANNING (NI) ORDER 1991

Applications for Planning Permission presented to Coleraine Council

Date of Council Meeting 13-Jan-09



	Applicant Address	Application Ref	DOE Opinion	Location	Proposal
1	Dempseys Of Portstewart 36 The Promenade, Portstewart, BT557AE	C/2007/0185/F	Approval	36-38 The Promenade, Portstewart	Demolition of existing buildings and construction of 3 No. retail units, 1 No. office and 5 No. apartments together with associated car parking and amenity areas.
2	Killowen Properties Ltd C/o Studiorogers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2007/0618/F	Approval	8,10,12,14,16,18,20,22,24,26 & 28 Sunset Park Portstewart	Proposed residential development comprising 10 replacement apartments & 8 townhouses with associated car parking and communal private & public open space
3	Mr & Mrs Collins C/o McGarry-Moon Architects, 9 Fallahogey Road, Kilrea, BT51 5ST	C/2007/1050/F	Approval	Site between 96 & 98 Drumcroone Road Blackhill Coleraine	New dwelling house and integral garage in place of application C/2005/0111/O
4	Mr K Mc Clung C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN	C/2007/1174/F	Approval	17 Victoria Street, Portrush.	Demolition of existing dwelling and construction of 6 No. apartments with associated car parking and bin storage area.

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5	Mr S Hynds 25 Magherbouy Road, Portrush	C/2007/1213/F	Refusal	25 Magherbouy Road, Portrush.	2 no stables, hay store and associated fencing
	<p>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 of 2.4 x 90metres where the proposed access joins Magerabout Road.□</p> <p>The proposed development would, if permitted, prejudice the safety and convenience of road users since provision can not be made clear of the highway for parking, turning, loading and unloading of vehicles which would be attracted to the site.</p>				
6	Mr D O' Kane 129 Craigmores Road, Ringsend, Coleraine, BT51 4HS	C/2008/0110/RM	Approval	150m South East of 11 Cam Road, Macosquin, Coleraine	Erection of dwelling
7	Mr P Donnelly C/o Diamond Architecture, 77 Main Street, Maghera, BT46 5AB	C/2008/0149/RM	Approval	Lands at the rear of 43 Bridge Street, Kilrea	Proposed storey and a half dwelling
8	Island Property Developments Ltd C/o R.Robinson & Sons Ltd, Albany Villas, 59 High Street, Ballymoney, BT53 6BG	C/2008/0161/F	Approval	1 Heathmount, Portstewart	Demolish existing dwelling and provide 6 apartments within 1 x 2.5 storey building with lift access for disabled persons.
9	Mr M O' Kane 129 Craigmores Road, Ringsend, Coleraine, BT51 4HS	C/2008/0195/RM	Approval	120m north of 111 Craigmores Road, Ringsend, Coleraine.	Dwelling.

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10	Miss J.G. Higgins 33 Ballylame Road, Garvagh, BT51 5PH	C/2008/0200/RM	Approval	250m north west of 33 Ballylame Road, Garvagh.	Dwelling and garage.
11	Mr V Fergus 2 Bannvale, Ballycairn, Coleraine, BT51 3JD	C/2008/0249/F	Refusal	65 Portrush Road, Coleraine.	Demolish existing dwelling & erect 4 No. new semi-detached townhouses (2 & 1/2 storey) with access between Nos. 73 & 75.
	<p>The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.□</p> <p>The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.□</p>				
12	Mr S Sweeney C/o Studiorodgers, The Egg Store, 1 Mountsandel Road, Coleraine, BT52 1JB	C/2008/0310/F	Refusal	9 & 16 Forest Park, Mountsandel, Coleraine.	Residential development of 4 No. semi-detached and 1 No. detached dwellings with associated car parking and amenity space.
	<p>The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.</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> <p>The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.</p>				

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13	Custom Built Homes 48 Drumbane Road, Swatragh, BT46 5NR	C/2008/0342/F	Approval	Adjacent to 55 Letterloan Road, Macosquin.	Proposed change of house type on previously approved housing development (adjacent to 55 Letterloan Road, Macosquin)
14	Mr D Howard C/o MI Architects, 7-9 New Row, Coleraine, BT52 1EP	C/2008/0349/F	Approval	106-108 Crocknamack Road Portrush.	Demolition of existing pair of semi-detached dwellings and erection of 4 terraced dwellings.
15	Nihe C/O Agent	C/2008/0429/O	Approval	Land adjacent 16 Mullaghcall Road, Portstewart	Site for single dwelling (bungalow) for special needs.
16	Mr Hutchinson C/O Agent, MI Architects	C/2008/0439/F	Refusal	8 & 10 Castle Walk, Castlerock.	Housing development comprising of 16 residential units.

The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.

The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.

The proposed development is unacceptable in that it has not been demonstrated that satisfactory access arrangements can be provided.

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17	Cf Homes Ltd C/o MI Architects, 7-9 Stone Row, Coleraine, BT52 1EP	C/2008/0454/F	Refusal	50-66 Causeway Street and adjoining Hamilton Place Lane, Portrush.	Development comprising 31 No. apartments and 2 No. townhouses.
	<p>The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advice Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.</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> <p>The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.</p> <p>The proposed development is unacceptable in that it has not been demonstrated that satisfactory parking and access arrangements can be provided.</p>				
18	Mr P Mc Mullan 9 Blackrock Road, Portrush	C/2008/0456/F	Approval	Lands at No.9 Black Rock Road, Portrush.	Demolition of existing dwelling and garage and erection of 3No. dwellings comprising 1No. detached and 2No. semi-detached.
19	Mr V Mc Ateer 43 Drumsaragh Road, Kilrea, Coleraine, BT51 5XN	C/2008/0535/RM	Approval	Approx. 320m S.W of No. 8 Gortnacrane Road, Kilrea	Proposed dwelling
20	K Thompson C/o 20/20 Chartered Architects Ltd, 9A Linenhall Street, Ballymoney, BT53 6DP	C/2008/0561/F	Approval	8 Causeway View, Portballintrae	Proposed internal alterations and rear extension

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21	Orianna Developments Ltd 4 Ramore Avenue, Portrush, BT56 8BB	C/2008/0562/F	Approval	13 Main Street, Portrush.	Demolition of existing building, retaining front facade and construction of 1 No. retail unit, 5 No. apartments and associated amenity areas.
22	Miss H Doherty 41 Belvedere Park, Castlerock, BT51 4XW	C/2008/0568/F	Approval	41 Belvedere Park, Castlerock	1½ storey rear extension to dwelling to provide 2 no. bedrooms, dressing area and summer living room.
23	Halliday Developments Ltd 206 Straid Road, Bushmills, BT57 8XJ	C/2008/0578/O	Refusal	4, 6 and 8 Glenshesk Gardens, Coleraine	Proposed 4 no. dwellings
	<p>The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment. □</p> <p>The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.</p>				
24	A Williamson 71 Creenagh Road, Loughgall, BT11 8PY	C/2008/0590/F	Refusal	91 & 93 Strand Road, Portstewart	Two pairs of 2.5 storey semi-detached dwellings, access from Strand Road
	<p>The proposal is contrary to Policy QD1 of Planning Policy Statement 7, Quality Residential Environments, the Department's Design Guide "Creating Places" and Development Control Advise Note 8 Housing in Existing Urban Areas in that the development as proposed fails to provide a quality residential environment.</p> <p>The proposed development is contrary to Policy PCP1 of Planning Policy Statement 12 (Housing in Settlements) as the scheme fails to take account of local character, environmental quality and amenity, as the form, scale and mass of the proposed development does not respect that of adjacent housing, and will result in unacceptable town cramming.</p> <p>The proposed development is unacceptable in that it has not been demonstrated that satisfactory access/parking arrangements can be provided. □ □</p>				

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25	Mr & Mrs J Tannahill 96 Killeague Road, Macosquin, BT51 4NN	C/2008/0600/O	Approval	Proposed site - 20m North 96 Killeague Road, Macosquin	Proposed - 1 no. retirement bungalow
26	Mr W Harpur 7 Ballymagarry Road, Portrush, BT56 8NQ	C/2008/0614/O	Approval	50 Leeke Road Portrush	Application for replacement dwelling located 30m North East from existing dwelling, existing farm shed to be relocated on site of existing dwelling
27	Mr R Smith C/o Mr S W Atkinson, 18 Milltown Road, Ballymoney, BT53 6LF	C/2008/0647/F	Approval	49 Ballymacrea Road, Portrush	Proposed restoration of existing vacant vernacular dwelling and reinstatement of residential use.
28	Mr & Mrs S Mullan C/o MKA Planning Ltd, 15 Harpers Quay, Spencer Road, Londonderry, BT47 6AE	C/2008/0648/F	Refusal	Lands west of No. 64 Edenbane Road, Garvagh	Proposed change of house type to two-storey dwelling and garage to supersede approval granted under C/2006/1131/RM
	The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, in that the proposed scale massing and design of the building is inappropriate for the site and its locality. □				
29	Mr & Mrs D Curry C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney, BT53 6AN	C/2008/0658/RM	Approval	320m North East of 40 Ballyversal Road, Coleraine	New dwelling with integrated garage to comply with conditions set out in Planning Appeal approval Ref: 2004/A641

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30	Mr W Mc Cay C/o GM Design Associates Ltd, 22 Lodge Road, Coleriane, BT52 1NB	C/2008/0691/F	Approval	No. 1 Strandmore, Portrush	Demolition of existing detached dwelling and construction of new detached dwelling
31	Mr P Kealey 46 Ringsend Road, Glenkeen, Limavady, BT49 0QS	C/2008/0693/RM	Approval	70m south of 73 Moneydig Road, Garvagh	Proposed two storey dwelling with detached double garage with roofspace accommodation (C/2005/0598/O)
32	N M Developments Ltd C/o Kevin Cartin Architect, Unit 5 Belmont Office Park, 232 - 240 Belmont Road, Belfast, BT4 2AW	C/2008/0709/A	Approval	9 / 11 The Diamond Portstewart	Shop signs
33	Mr F Mc Nicholl C/o T J Mc Dowell, 25A Dowgry Road, Clough, Ballymena, BT44 9SB	C/2008/0712/RM	Approval	300m N.E. of 19 Glen Road Garvagh	Proposed dwelling
34	Coleraine Borough Council Cloonavin, 66 Portstewart Road, Coleraine, BT52 1EY	C/2008/0719/F	Approval	Kilrea Bowling Green Craiglea Gardens Kilrea	Proposed floodlighting to existing bowling green
35	C.P. Logue 27 Ferndale Park, Portstewart	C/2008/0723/F	Approval	27 Ferndale Park, Portstewart	Proposed single storey extension to rear of existing dwelling

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36	A Platt 19 Knocklynn Grove, Coleraine	C/2008/0726/F	Approval	19 Knocklynn Grove Coleraine	Single storey rear extension and roof space conversion to dwelling
37	Mrs P Clyde C/o 2020 Chartered Architects Ltd, 9a Linenhall Street, Ballymena, BT53 6DP	C/2008/0733/F	Approval	Site opposite 109 Ardreagh Road, Segorry, Coleraine (Seg B Site)	Proposed 2 storey dwelling and detached garage for residential purposes
38	Mrs P Clyde C/o 2020 Chartered Architects Ltd, 9a Linenhall Street, Ballymoney, BT53 6DP	C/2008/0734/F	Approval	Site opposite 109 Ardreagh Road, Segorry, Coleraine (Seg A Site)	Proposed 2 storey dwelling and detached garage for residential purposes
39	Vodafone U K Ltd C/o Mono Consultants Limited, 2-4 Wellington Street, Belfast, BT1 6HT	C/2008/0739/F	Approval	Grass verge on Kyles Brae outside wall of St Johns Church approximately 3m North West of back corner of parking bay Coleraine	Telecommunication development consisting of the installation of 1 10m high streetworks pole, 3 tri-sector shrouded antenna (1.4m high) 1 0.3 diameter dish, 1 3107 equipment cabinet and 1 lucy electrical pillar
40	T & C Kilmartin 21A Glen Road, Glenullan, Garvagh, BT51 5BI	C/2008/0741/F	Approval	90m West of 14 Temple Road Garvagh	Proposed change of house type from single storey dwelling and detached garage to one and a half storey dwelling with front, side and rear projections, integrated domestic double garage and all associated site works
41	Mr K Saetzler C/o Montgomery Irwin Architects, 7 - 9 Stone Row, Coleraine, BT52 1EP	C/2008/0790/F	Approval	28 Magheramenagh Gardens, Portrush	Single storey rear extension

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42	Mr & Mrs A Quigg 24 Agivey Road, Kilrea, BT51 5UT	C/2008/0793/RM	Approval	Lands 60m SW of 28 Agivey Road Kilrea Claragh Road	Proposed two storey dwelling and detached garage (Amendment to address)
43	D Little 61 Hopefield Avenue, Portrush	C/2008/0794/F	Approval	61 Hopefield Avenue Portrush Co Antrim	Re-roofing and extension to existing attic rooms, single storey kitchen extension, new single garage and home office
44	A Buckley C/o Space [] Architects, 13a The Diamond, Portstewart, BT55 7EA	C/2008/0803/F	Approval	59 Prospect Road Portstewart	Internal alterations and amendments to roof
45	Mr H Gilmore 11 Greenhill Road, Aghadowey, BT51 4EU	C/2008/0807/RM	Approval	Beside 72 Gorrán Road Garvagh	New dwelling and garage
46	B & U Goode C/o Montgomery Irwin Architects, 7 - 9 Stone Row, Coleraine, BT52 1DE	C/2008/0810/LB	Approval	18 Lodge Road Coleraine	Change of use from Class B1 Office to Dental Surgery and extension to building
47	B & U Goode C/o Montgomery Irwin Architects, 7 - 9 Stone Row, Coleraine, BT52 1DE	C/2008/0812/F	Approval	18 Lodge Road Coleraine	Change of use from Class B1 Office to Dental Surgery and extension to building

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48	Mr T Gunning C/o Vision Design, 31 Rainey Street, Magherafelt	C/2008/0814/F	Approval	Land adjacent to 103A Grove Road Swatragh	Proposed new dwelling
49	Shellfield Builders C/o Moore Design, Market Court, 63 New Row, Coleraine, BT52 1EJ	C/2008/0826/F	Approval	Dwelling adjacent to Orange Hall, No. 1 Castle Walk, Castlerock	Proposed rear sun room
50	Shellfield Builders C/o Moore Design, Market Court, 63 New Row, Coleraine, BT52 1EJ	C/2008/0827/F	Approval	Dwelling adjacent to No 43a Sea Road, Castlerock	Proposed rear sun room
51	Mr & Mrs Caulderwood 19 Formoyle Road, Mascoquin	C/2008/0828/F	Approval	19 Formoyle Road, Mascoquin	Proposed single storey side extension to dwelling to provide family room/bedroom/games room & store
52	Mr & Mrs P Eastwood 105 Strand Road, Coleraine, BT51 3AF	C/2008/0830/F	Approval	105 Strand Road Coleraine	Two storey and single storey extension to dwelling and construction of detached garage
53	Mr & Mrs Mc Fadden 132 Causeway Street, Portrush, Co. Antrim, BT56 8JE	C/2008/0834/F	Approval	132 Causeway Street Portrush	Single storey rear extension & replacement garage with study space above

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54	Mr J Carmichael 26 Newbridge Drive, Coleraine, BT52 1PL	C/2008/0835/F	Approval	26 Newbridge Drive, Coleraine	Roofspace conversion
55	Mr & Mrs W Mc Gilligan C/o Dalzell & Campbell, 1a Pates Lane, Coleraine, BT51 3DE	C/2008/0837/RM	Approval	Site adjacent to 100 Mullaghinch Road Caheny Coleraine	Proposed new dwelling with detached garage
56	Mr & Mrs Armour 66 Sea Road, Castlerock, BT51 4TW	C/2008/0838/F	Approval	66 Sea Road Castlerock	Proposed attic conversion
57	Mr & Mrs I Cameron C/o Bell Architects Ltd, 65 - 67 Main Street, Ballymoney	C/2008/0841/F	Approval	94 Dunboe Road Coleraine	Erection of two storey replacement dwelling replaced off site 40m south west of existing location
58	Coleraine Christian Centre C/o Mr Tim Bishopp, 18 Stone Row, Coleraine	C/2008/0843/F	Approval	18 Stone Row Coleraine	Change of use from shop to community church.
59	Mr & Mrs Mccahon 1 Dundoe Gardens, Articlave, Coleraine	C/2008/0852/F	Approval	1 Dunboe Gardens, Articlave, Coleraine	Proposed single storey side extension to provide sunroom

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60	Mr Clements 2 Ballaghmore Park, Portballintrae, BT57 8YU	C/2008/0855/F	Refusal	2 Ballaghmore Park, Portballintrae	Ground floor extension to include kitchen living bedroom dining & first floor bedrooms and en-suites
	<p>The proposal is contrary to Addendum PPS 7 in that the extension would, if permitted, adversely affect the amenities of neighbours by reason of its overdevelopment, its impact on the character and appearance of the surrounding area by not being subordinate and the overlooking of neighbouring private amenity space.</p>				
61	Mr Moore 18 Ballyagan Road, Garvagh, BT51 5JE	C/2008/0856/RM	Approval	240m North of 28 Ballyagan Road, Garvagh	Single Storey Dwelling
62	Royal Portrush Golf Club 8 Charolotte Street, Ballymoney	C/2008/0860/F	Approval	Royal Portrush Golf Club, Dunluce Road, Portrush	Replacement of existing water storage tank to new above ground water storage tank and associated pumphouse
63	N M Developments C/O Agent	C/2008/0864/LB	Approval	9 - 11 The Diamond, Portstewart	Erection of shop sign
64	Mr & Mrs Traylor 24 Willow Drive, Coleraine	C/2008/0866/F	Approval	24 Willow Drive, Coleraine	Extension to rear & side of property forming new link to new double bedroom and en - suite shower wc & whb
65	Mr L Mckinley 46 Knockancor Drive, Portstewart	C/2008/0870/RM	Approval	34 Curragh Road, Bushmills	Proposed replacement two storey dwelling with detached garage

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66	Mr P McNicholl C/O G.M. Design	C/2008/0872/RM	Approval	200m South of 131 Craigmore Road, Ringsend, Coleraine	Erection of one and a half storey dwelling
67	North Eastern & Library Board County Hall, 182 Galgorm Road, Ballymena, BT42 1HN	C/2008/0874/F	Approval	The Irish Society's Primary School, 3 Rugby Avenue, Coleraine	Provision of new 2400mm high security fencing to driveway at North Eastern side of main school
68	Branter 43 Woodford Park, Coleraine, BT51 3LJ	C/2008/0875/F	Approval	43 Woodford Park, Coleraine	Extension to rear of dwelling to accommodate living/dining room and utility
69	Mr Allen 59 Portrush Road, Coleraine, BT52 1RB	C/2008/0876/F	Approval	59 Portrush Road, Coleraine	To gain access for vehicular use
70	Mr & Mrs Cook 46 Kenvara Park, Coleraine, BT52 1RT	C/2008/0880/F	Approval	46 Kenvara Park, Coleraine	New Porch
71	Mr & Mrs Jackson C/O Agent	C/2008/0884/F	Approval	9 Burnside Road, Portstewart	Refurbishment of existing dwelling including new roof structure.

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72	Causeway Coast Independent Hostel 4 Victoria Terrace, Portstewart	C/2008/0885/F	Approval	4 Victoria Terrace, Portstewart	Rear extension to owners accomodation
73	Ms Be & I Woodend 189 Mussenden Road, Articlave, BT51 4TY	C/2008/0890/F	Approval	189 Mussenden Road, Articlave, Coleraine	Rear Extension
74	Northern Ireland Housing Executive North East Design Services, Twickenham House, Mount Street, Ballymena, BT43 6BP	C/2008/0893/F	Approval	68 Dunderg Road Macosquin Coleraine	Provision of G/F rear and side extension to accommodate new kitchen to rear and new bedroom and shower room to side of dwelling. M.E.I works to be carried out to the existing dwelling
75	Mr Mc Laughlin 15 Greenmount Crescent, Coleraine, Co. Londonderry, BT51 3QD	C/2008/0894/F	Approval	No. 15 Greenmount Crescent Coleraine	Proposed Rear Extension
76	Mr Mc Laughlin 24 Fortsandel Avenue, Coleraine, Co. Londonderry, BT52 1TL	C/2008/0895/F	Approval	No. 24 Fortsandel Avenue, Coleraine	Proposed rear extension to dwelling
77	Roadside 9 Somerset Road, Coleraine	C/2008/0902/A	Approval	Roadside 9 Somerset Road Coleraine	3x Griffin logos and vauxhall letters. 2x sets dearer name letters. 1x totem sign. 1x "welcome" sign.