

Addendum

LA01/2017/1208/O

Update

Additional information was received from the agent.

This information refers to the refusal due to the access arrangements and includes 5 photographs indicating the current access provision onto the dual carriageway serving Nos 275, 277 and 279 Frosses Road.

Mr McClean also refers to application G/2013/0447/O, granted outline planning permission for a replacement dwelling within Mid and East Antrim Council area. The agent stated that the dwelling to be replaced had not been occupied for over 15 years.

This application was approved within access onto the Frosses Road dual carriageway.

Consideration

The example referenced was previously raised at an office meeting which took place on 3rd July 2018. Consultation with DFI Roads confirmed that in this instance refusal had been recommended by Roads to the DOE Planning Office, Ballymena, 9th January 2014, due to traffic safety concerns. However, as it was deemed to be a genuine replacement opportunity outline permission was granted on 11th August 2014.

The current application does not relate to a replacement dwelling but rather an application for a new dwelling and garage on a farm with proposed access onto a high standard dual carriageway.

Policy AMP3 of PPS3 controls the level of use of existing accesses onto protected Routes such as Dual Carriageways by granting permission for the intensification of a use or access only in exceptional circumstances or where the proposal is of regional significance.

Recommendation

That the Committee note the contents of this Addendum and agree with the recommendation to refuse, as set out in paragraph 9.1 of the Planning Committee Report.