

Addendum

LA01/2016/1514/F

Update

A Briefing Note, Viewpoints document, Landscape and Visual Impact Assessment Technical Report, amended Landscaping Plan and additional letters of support was submitted on 14th December 2018.

The Briefing note states that the facilities included in the development attract a range of customers within the vicinity of the area and beyond and the Planning Authority accepts this. A number of letters of support from local businesses and visitors to the fun farm has been provided. It is stated within these letters that the farm offers educational benefits for both children and adults.

Within the Briefing Note it is argued that the proposed development is now acceptable in landscape terms given the proposed use of hedgerow planting and the use of grasscrete. It is also stated that Park Hood concluded that the proposed landscape works will ensure there is a slight improvement in visual quality.

Having regard to Policy COU 4 it was stated that policy makers can't foresee and provide for every possible development within this designated area. It was argued that the intent of this policy was to safeguard the landscape setting of the Giant's Causeway and Causeway Coast World Heritage Site. It was stated that this development achieves this. In the briefing note it was stated that within Policy COU 4 buildings can be extended by up to 20%. It was argued that no extensions to buildings are proposed, only a small area of screened grasscrete which is only 6% of the area of the existing farm complex. This is considered a misapplication of the policy.

As part of the submission a comprehensive visual landscape assessment was submitted and this is now subject to consultation with DAERA Protected Landscapes team. This landscape visual assessment argues that the proposed development will have visual containment with

the effects of the development on the landscape being slight or negligible.

Consideration

Having regard to the information provided there is still concern in regard to the impact of the proposed car park on the rural character of the site. Although the proposed grasscrete will reduce the visual impact of the site when no cars are parked concern must be raised in regard to the impact of parked cars on the site. It is considered that the proposed development does not meet the exceptions to development as set out in Policy COU 4 of The Northern Area Plan. A further consideration of the Landscape Visual Assessment will be completed when DAERA Protected Landscapes team returns its consultation.

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.