

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2022/1118/F
Name	Johann Muldoon
Contact Details	Tel: 028 8674 8367 Email: office@manorarchitects.com
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).

1 & 2: The proposal should not be automatically dismissed as contrary to SPPS Paragraph 6.73 and Policy CTY 1. The planning history, including the 2011 approval [C/2010/0083/O]., sets a precedent for residential use in this rural area, suggesting the principle has already been established. Additionally, there are no substantial policy changes that would necessitate relocation to a settlement.

3: While CTY 8 and CTY 14 address rural character and ribbon development, the proposed design integrates well with the existing landscape. The site's layout and careful siting prevent suburban-style buildup, with no significant adverse impact on rural character.

4: The claim regarding enclosure and reliance on landscaping for integration under CTY 13 overlooks that the design has been considered acceptable by planning officers, ensuring it fits into the existing environment without excessive dependency on new landscaping.

5: The allegation of urban sprawl under CTY 15 misinterprets the nature of the development. This proposal does not encroach upon or blur the settlement limit but adheres to the established rural context of the area.

6: Regarding CTY 1 and CTY 2A, the proposal does not rely on an artificial cluster. It aligns with historical approval and adheres to the broader planning framework that has previously deemed development in this location suitable.

