

**SITE VISIT REPORT: Monday 21<sup>st</sup> October 2024**

*Committee Members: Alderman, Boyle, Callan, Coyle, Hunter (Chair), Scott, Stewart, S McKillop and; Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan, Nicholl, Peacock, Storey and Watton(Vice Chair)*

**LA01/2022/1203/F Adjacent to 46 Drumsurn Court, Drumsurn, Limavady**

**App Type: Full**

**Proposal: Change of House type to Sites 10-12 to provide 1No. Detached & 2No. Semi-Detached 2 Storey Dwellings with Garages as Improvement to Layout Previously Approved under B/2008/0188/RM and All Associated Works. (Amended Plans received)**

**Road.**

**Present: Ald Hunter, Coyle, Councillors, Archibald, Watton**

**Officials: J Lundy M McErlain**

**Comments:** The site was viewed from the access point from within Drumsurn Court. The Official pointed out the site within the larger field and clarified the position of the settlement development limit, clarifying that the application site and field were located outside the settlement limit and within the rural area. Members were advised the proposal fails to meet the policy requirements under CTY1 for dwelling in the countryside and that the applicant was relying on the previous planning history of the site as a fall-back position.

Members were shown the approved site layout of the previous planning application and advised that at the time of its approval the lands were located within the settlement limit of the then extant Area Plan. Members were advised that under the Northern Area Plan the settlement limit was reduced to the potential overprovision of housing.

Cllr Watton queried the setting of the lands outside the settlement limit given the previous planning history on the site. The Official clarified that the settlement development limit adopted under the Northern Area Plan was subject to Independent Examination by the Planning Appeals Commission.

Members were shown the area of land at the site entrance which was stoned and raised to form part of the access road to the application site and were advised of the legislative requirements for commencement of development which requires works of construction in the course of the erection of a building and that the access works did not meet the definition of commencement of development. The Official also clarified that building control have no records for the site in question.

Members queried if there was sewage infrastructure within the site. The Official clarified the presence of a sewer within the field and clarified that it served the existing Drumsurn Court development and identified the position of the sewer on the previously approved site layout plan and on the ground.

Members queried if adjacent agricultural lands to the North-West of the application site were within the settlement limit. The Official clarified that these were within the settlement limit.

The site visit was concluded.

Martin McErlain

22.10.24