

SITE VISIT REPORT: MONDAY 23rd August 2021

Committee Members: *Alderman Baird (Chair), Boyle, Duddy, Finlay, S McKillop and McKeown; Councillors Anderson, Dallat O'Driscoll, Hunter, McGurk, MA McKillop, McLaughlin, McMullan, P McShane (Vice Chair), Nicholl and Scott*

10.30 AM

LA01/2020/0347/O – 40m West of 1 Lisheegan Lane, Bendooragh Road, Ballymoney

App Type: **Outline Application**

Proposal: **Proposed Residential Dwelling House and Garage**

Present: Ald Duddy, McKeown, Boyle, Baird. Councillors Hunter, Margaret Anne McKillop, McShane. Officials S Mathers and E Hudson

Comments:

Viewed site from Lisheegan Lane at proposed access point to the site. Officials outlined the description of the proposed application and the planning context of which it had been assessed against in PPS21 namely CTY2a and CTY 8. Officials firstly went through the criteria outlined in Policy CTY 2A. Officials advised that the site would meet the 1st, 4th and 6th criteria but failed to meet the 2nd, 3rd and 5th criteria and the policy advises that it must meet all 6 criteria in order to be a suitable form of development. Officials explained that the issue was that the cluster was not considered to be a visual entity in the local landscape due to the loose form of development and intervening vegetation and the road layout. Also it was not associated with a focal point such as a social/community building/facility and it was not located at a crossroads. Officials highlighted that the existing meat factory located in the vicinity of the site would not be considered a social/community building for the purposes of the policy. Also that the proposal would visually intrude into the open countryside. Officials then discussed the principles of Policy CTY 8 explaining that the site had 2 frontages – along Bendooragh Road and Lisheegan Lane. The location map was presented to demonstrate this. It was advised that along Lisheegan Lane the site is not considered to be a small gap within a continuous

built up frontage and from along Bendooragh Road the frontage is split by the intervening road junction with Lisheegan lane therefore creating 2 frontages and the site is not located within a small gap along either frontage. Officials referred to a PAC decision, referred to the Committee report, which reflected this view. It was also considered that the gap was too large to accommodate a maximum of 2 dwellings when the considering the average plot sizes along Bendooragh Road. A member asked if there had been any previous development on the site and it was confirmed there wasn't. Officials advised that as the site contained extensive vegetation and a number of semi mature trees the site may have biodiversity and habitat potential. A biodiversity checklist would be necessary to consider if additional surveys would be required. As this was not submitted with the application it is unknown whether the proposal would have an adverse impact on natural heritage and as such has been refused under Policy NH 5 of PPS 2.

Emma Hudson 23.08.2021