

Planning Response from Bell Architects
LA01/2019/0208/F

20th February 2021

1 STATED REFUSAL REASONS

1. The proposal is contrary to 6.73 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that **there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.**

2. The proposal is contrary to 6.73 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY12 of Planning Policy Statement 21, Sustainable Development in that **it has not been demonstrated that the proposal is necessary for the efficient use of the agricultural holding; is appropriate in terms of rural character; and that there are exceptional circumstances to site away from existing farm buildings.**

3. The proposal is contrary to Paragraph 6.77 of the Strategic Planning Policy for Northern Ireland (SPPS) and Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the buildings would, if permitted, **not respect the traditional pattern of settlement exhibited in the area and would therefore result in a detrimental change to the rural character of the countryside.**

2 JUSTIFICATION AND RESPONSES

2.1 It is because of Mr Joe Bradley and his family, that we have these amazing and ancient agricultural and industrial memories from the past, vital relics that are incredibly important for us all to remember and learn from. Our society may have progressed and moved on, but there is much to learn as schoolchildren from these objects, and there is much fondness and recognition from the older generations. The family have always facilitated access to these machines, either in small groups, or individual visits, and have regularly shown them locally and nationally. (Letter from Shanes Castle attached).

2.1.1 **Refusal Reason 01** suggests that the shed should be built in a **settlement** for the personal storage of [REDACTED] agricultural and industrial historical machinery. It would be a travesty, and a significant risk to these machines if they were to be anywhere but near the family home and the core of the farm. The machines in themselves weigh 12-20 tonnes each and would not be safe or secure anywhere else. It is **crucial** to be sited in this location. The Health and Safety measures to care for,

maintain, and move for show are massive in impact, and the location of these safely within the home farm is vital.

The photographs later illustrate the scale of preparation necessary, on flat ground for transportation of one of the [REDACTED]. This is not an easy process, it requires skill, care and attention, and is best done by the family themselves.

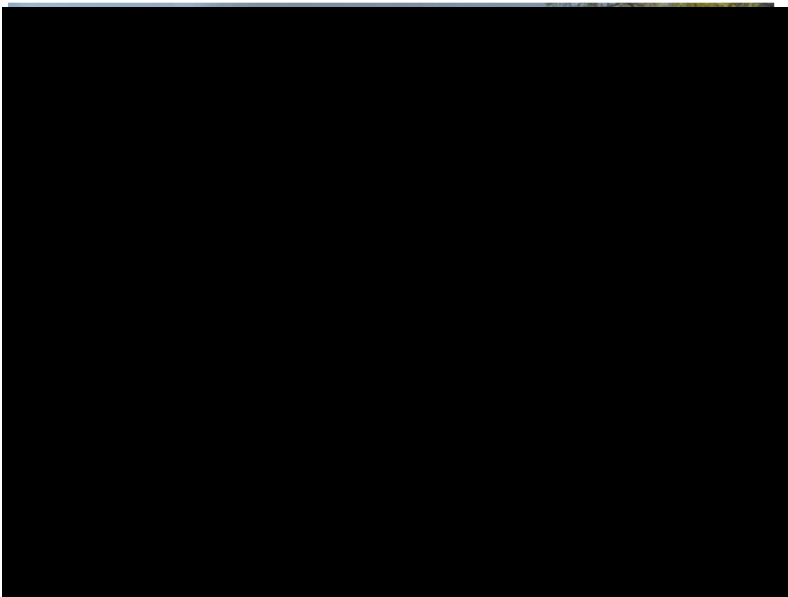
2.1.2 **Refusal Reason 02** does not acknowledge the importance of this shed to preserve and protect the machines, it does not acknowledge that all of the fields immediately around the existing farm yard are heavily used and valuable for farming yet not ideal for safe access for heavy vehicles as the land and yards are sloping. The shed was built on low-lying and flat scrub ground, out of sight, and adjacent to peat lands which have been committed to being repaired where degraded.

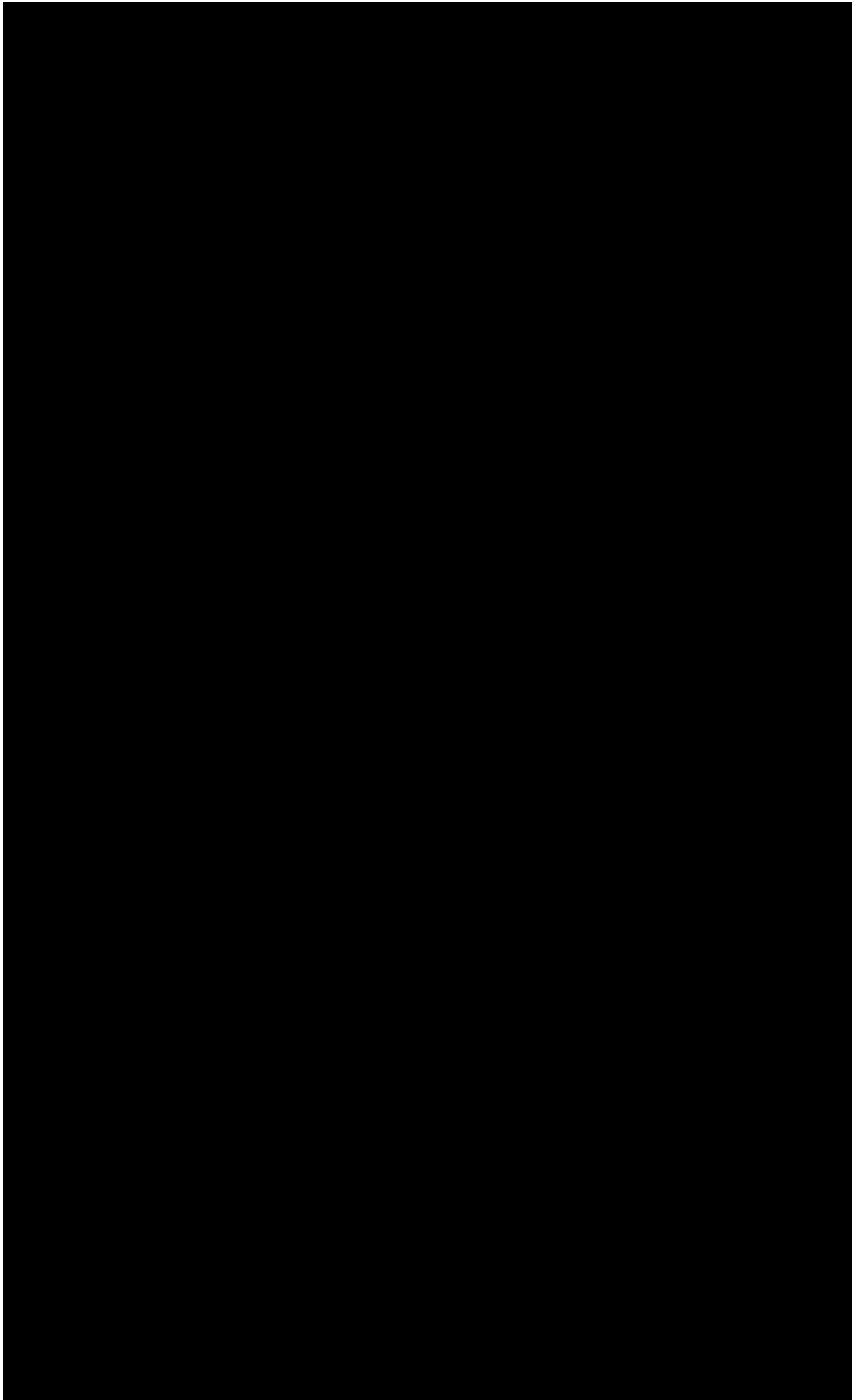
Whilst the building is slightly set apart from the other structures, it is not remote, and is on the low-lying flat ground that makes is easier and safer for loading.

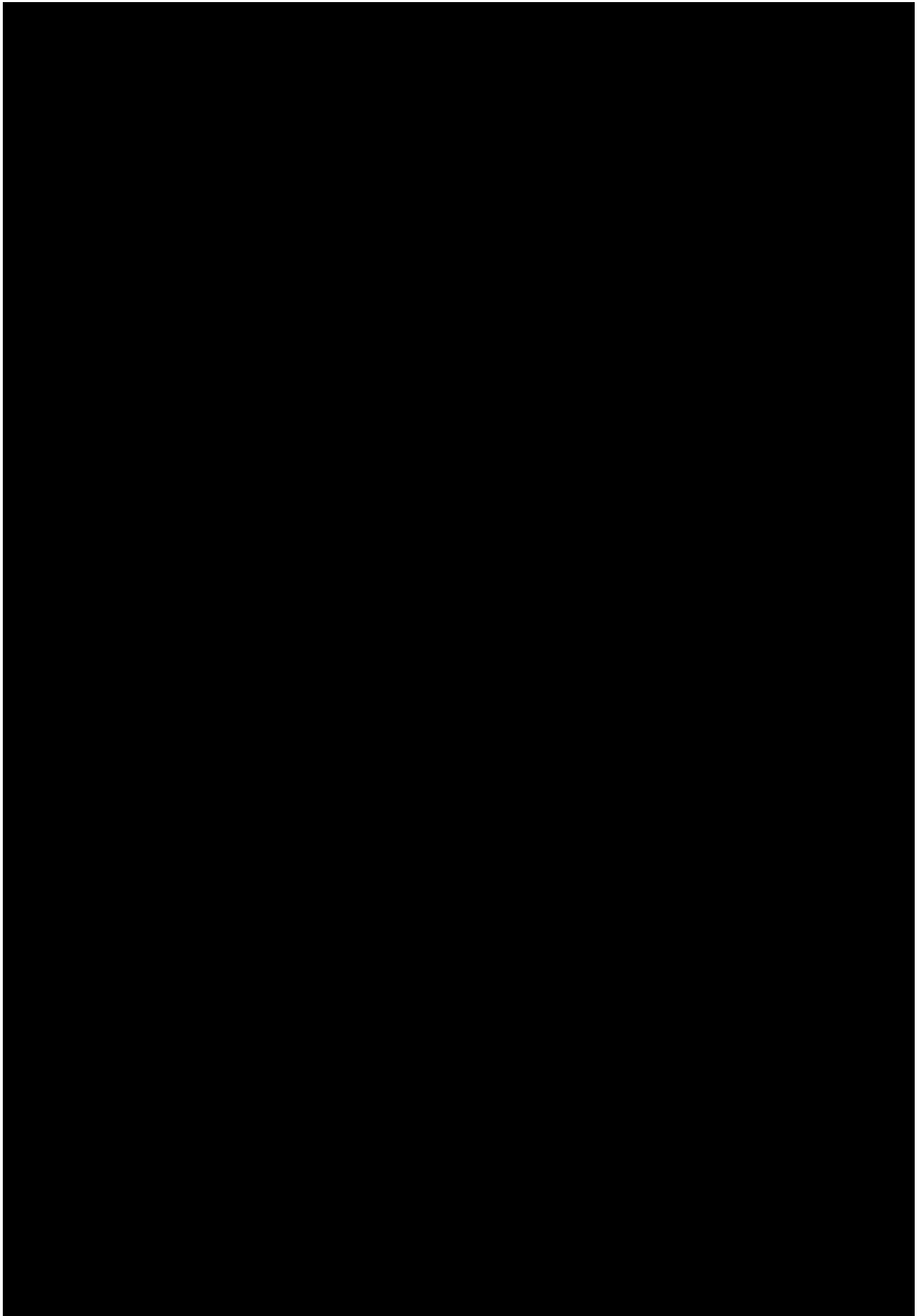
2.1.3 **Refusal Reason 03** fails to acknowledge that the shed is invisible from the public road, hidden in scrub lands on the edge of the farm. No precedent is set, and the location is many times less intrusive than it would have been, if built in and around the farm buildings. The shed itself is on scrub lands, and the gravel yard has pushed out towards the peat as set out later.

2.2 The Bradley Family quarry and the Bradley name is synonymous with Kilrea and the surrounding area, and it is a fundamental that the collection remains close to and within those townlands. These machines are indeed [REDACTED], however there is currently no prospect of a [REDACTED] as far as we are aware.

2.3 Photographs of Machinery







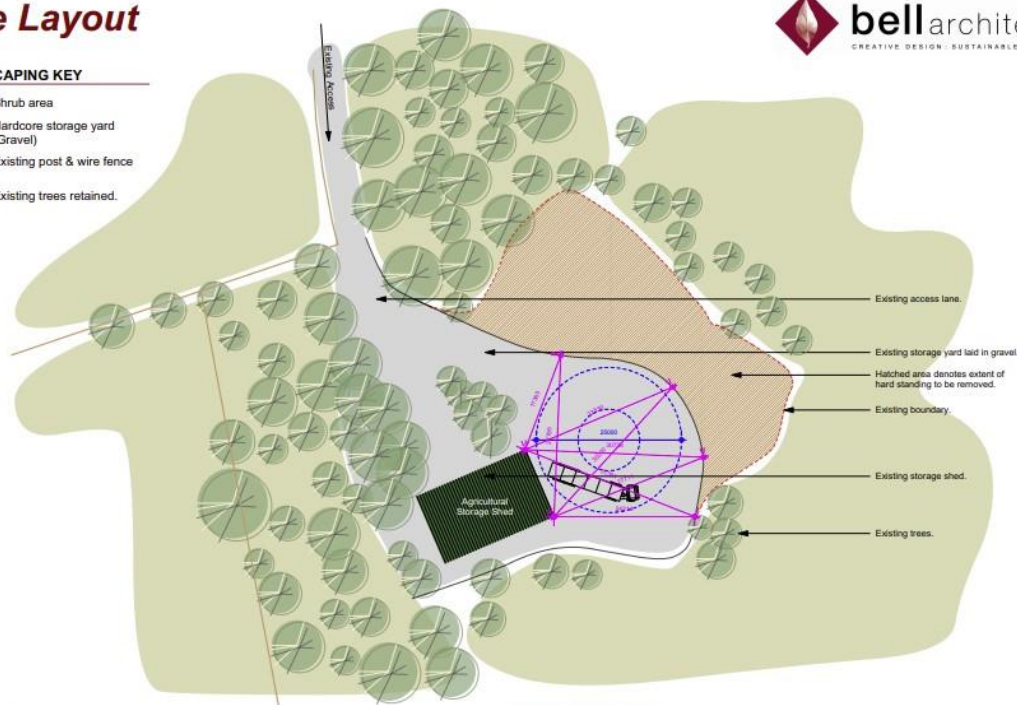
3 Restoration of adjacent peat lands and tree planting.

3.1 The family acknowledges that this issue has arisen as a result of proceeding with the erection of this shed, and with some minor effect on the peat lands adjacent.

3.2 This has been corrected with the submission of this retrospective planning application, and works have been committed and are underway to remove any threat to the peat, with the support of NIEA/ DAERA and signed off within the recent consultation response dated 21.12.2020.

Site Layout

- LANDSCAPING KEY**
-  Shrub area
 -  Hardcore storage yard (Gravel)
 -  Existing post & wire fence
 -  Existing trees retained.



Site Layout
Scale 1:500

Existing Agricultural
Storage Shed
05a M19 Bradley Drumsaragh

for Mr & Mrs Bradley
at 81 Drumsaragh Road,
Kilrea.



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(cont)

- 3.3 Photo 1 below illustrates the yard prior to works, with the gravel area and material storage.



- 3.4 Photo 2 below shows how this space is now being reduced and re-organised, and is a current photograph – same viewpoint.



- 3.5 Over the last few years, the Bradley family have embarked on a significant tree planting exercise on the farm, with the Woodland Trust. To date around 1700 trees have been planted which illustrate an ongoing care for landscape, environment, flora and fauna.
- 3.6 Photograph below illustrates the farm grouping, with the new shed invisible and way below to the rear. Also showing the sloping access down into the farm – a winter view with no leaf cover.



4 Letter from Shanes Castle

SHANES CASTLE [REDACTED] GROUP

Ian Duff

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Walter A. McNeill

[REDACTED]

[REDACTED]

Matthew Hull

[REDACTED]

[REDACTED]

TO WHOM IT MAY CONCERN

Joe Bradley and Family of Kilrea have been a major part of our Shanes Castle May Day [REDACTED] Rally for many years.

Over the years their collection of [REDACTED] has grown to be one of the best working displays at our annual event.

They put on a wonderful display of how roads were made many years^{ago} which involves their [REDACTED] a [REDACTED] [REDACTED] digging out, laying, rolling and finishing of the roads.

Our [REDACTED] event would suffer a major loss if the Bradley Family were unable to put on their great working display which is enjoyed by the many thousands of [REDACTED] Enthusiasts and the general public who attend our Annual [REDACTED] [REDACTED] Rally.

Signed

[REDACTED]

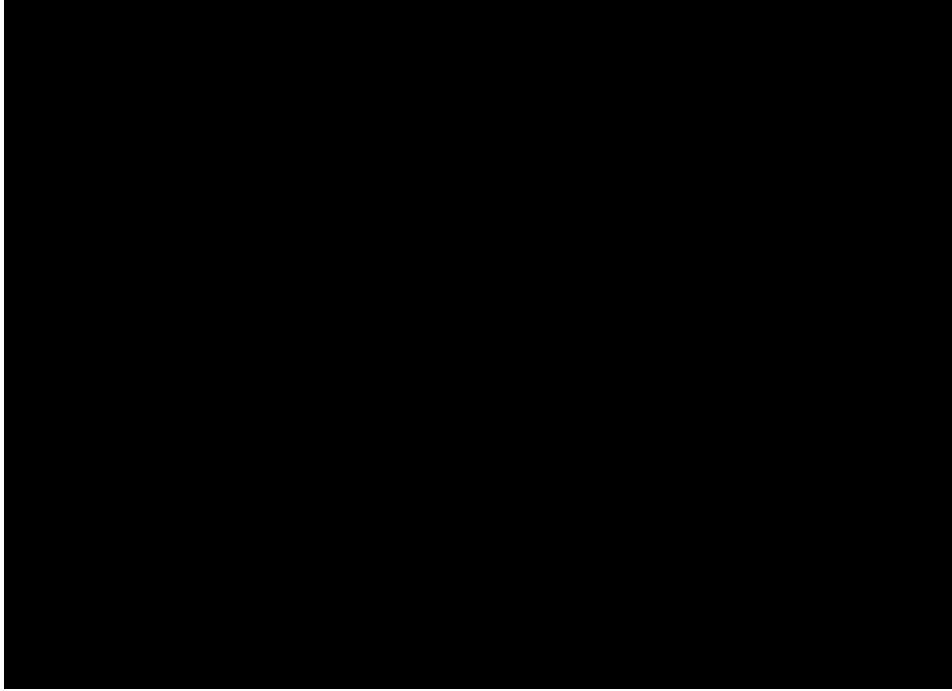
Walter A. McNeill, Director

Date 17 FEB. 2021

5 Safe arrangements and loading

5.1 As stated earlier, the machines present a significant challenge in movement and organisation, and we illustrate this with photographs to clarify the scale and complexity of the process.

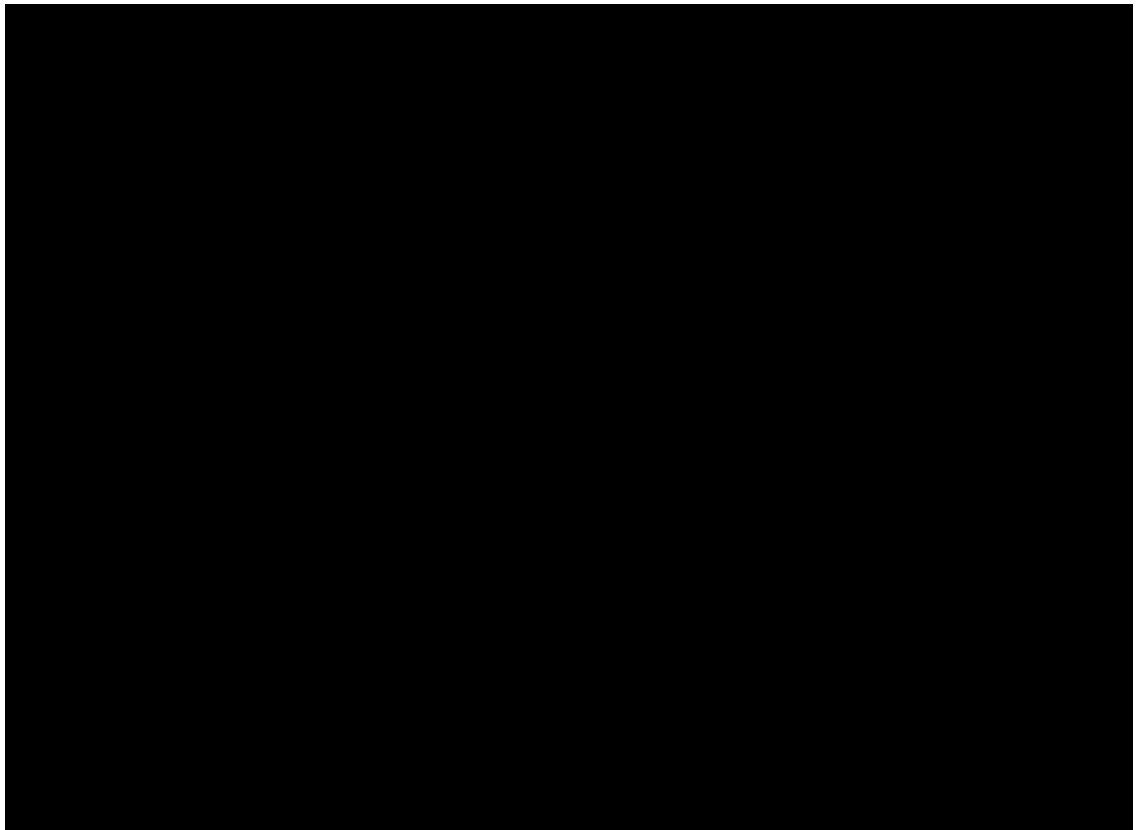
5.2 Loading one of the [REDACTED], with the tractor reversing the [REDACTED] onto the low-loader.



5.3 Another view illustrating the overall length of the machines lined up safely on flat ground, showing the significant physical extent.



- 5.4 A final view of the [REDACTED] mounted on the low-loader and ready for transportation.



- 5.5 A photograph from the many shows at Shanes Castle.

