

Aidan McKendry
22 Carclinty Road
Cullybackey
Ballymena
Co. Antrim
BT42 1PH

[REDACTED]

20th October 2023

Causeway Coast & Glens Borough Council
Local Planning Office
County Hall
Castlerock Road
Coleraine
BT51 3HS

Your Ref: LA01/2021/1530/F

Dear Committee Members

I would like to include a few points that will hopefully result in a positive outcome for my client regarding the proposal.

The planning report refers to the application reference LA01/2019/0614/F that was previously approved and states that this not similar to our proposal. My client feels that this is not accurate and sets a precedent for our proposal. This was for two pods outside development limits and not farm diversification. It states that it was approved due to integration and that our proposal does not integrate. Again, this is inaccurate as paragraph 2.1 of the planners report clearly states that “the majority of the boundaries of the site consist of mature hedging. The western roadside frontage is also supplemented by a line of trees which sit to the rear of the boundary treatment”.

Surely this mature vegetation and treeline will afford an excellent degree of integration. The client has also offered to supplement and augment the vegetation should the committee feel this necessary. Also, the planner refers to the hut being prominent, however a point that was failed to be mentioned was that the ground levels of the proposal are lower than that of the Finvoy Road which will result in the hut be settled down into the field and surrounding vegetation.

In particular Planning Approval LA01/2019/0614/F is almost identical to my client’s application. This approval, like ours, has been considered under Strategic Planning Policy Statement, PPS 3: Movement & Parking, PPS 16: Tourism and PPS 21: Sustainable Development in the Countryside.

DFI Roads have asked for additional information regarding visibility splays and surface water drainage. My client is happy he can meet this request and satisfy the provisions of this policy. The planners report refers to road safety concerns, however it is worth noting that the proposal is accessed off the Old Finvoy Road which is a minor road with a traffic speed of approx. 30mph. When visibility splays are completed then road safety concerns will be fully addressed.

My client's site is located on the Finvoy Road, Ballymoney which is served by a footpath which leads to Ballymoney town and therefore walking, cycling and people with impaired mobility will have a well-supported movement pattern. The proposal is for a shepherd's hut style glamping pod and is rural and traditional in its design and modest in terms of scale and size. Given the scale and size of the pod, along with the existing mature boundary vegetation, the proposal will not have an adverse impact on the existing character of the area or have an adverse impact on the amenities of the existing dwelling or neighbouring properties. All existing vegetation will be retained and augmented by additional planting of native species. The proposal will not have any negative effects on the natural or built heritage. The provision of the proposal for overnight tourist accommodation has the potential to also yield economic benefits for the local area and further contribute to improving the tourist network within Causeway Coast & Glens Council Area.

My client's proposal complies with the provisions of CTY1 and also CTY13 and as stated above will integrate well into the countryside with no adverse effects on the surrounding properties and will provide high quality tourist accommodation and in a central location to local tourism attractions such as The Dark Hedges, Giants Causeway, White Park Bay, Bushmills Distillery, Joey Dunlop Memorial Garden and Agivey River fishing. All these can be accessed from Ballymoney train/bus station which is a short distance away from the proposal and easily accessible by the footpath on the Finvoy Road.

I trust this additional information will assist in your assessment.

Yours faithfully

Aidan McKendry