

SITE VISIT REPORT: MONDAY 25th September 2023

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

10:30am

LA01/2022/0635/F – Lands to the east of 1-6 Mayo Drive and bounded by Ramoan Road, Ballycastle.

App Type: Full Application
Proposal: Erection of 7no Total Social Dwellings. Mix of 6no, 3 person 2 bed houses and 1no 3 person bungalow. Along with associated open amenity spaces and parking

Present: Ald Coyle, Stewart, Councillors Hunter, Storey and Watton. Officials S Mathers and E Hudson

Apologies: Alderman Boyle.

Comments:

Visit commenced at Mayo Drive. Officials commenced the meeting and outlined the extend of the site area. Showed members the submitted layout drawing. Advised that the application was for 7 social housing units and identified the mix of housing and where this was located on the site. Advised the site was zoned for housing in the NAP and one of the KSR was that there would be 7 social housing units on site. As such, the site was in accordance with the development plan. Officials pointed out that the main access was taken from Mayo Drive and the bungalow had their own access off MaCauley Park. The areas of parking and adequate areas of private amenity space were pointed out. Approval is recommended and the application is an objection item with 169 letters of objection. Issues raised include overshadowing/overlooking; noise; flooding; loss of trees; traffic and parking.

Officials and members moved to view the site from MaCauley Park. Officials highlighted the pair of semi detached dwellings opposite the row of single storey dwellings. Outlined that the separation distance was adequate and in terms of character there were a mix of high density single and 2 storey dwellings in the vicinity. Officials advised the area of space to the south of the site was being retained as open space and is zoned as such in the NAP. Officials advised a number of trees required to be removed as part of the development but that supplementary planting was proposed. Officials advised that the site was zoned for social housing through the public enquiry into the

NAP. At that time there was a shortfall of social housing provision which could be met through land owned by the NIHE.

E Hudson