

SITE VISIT REPORT: Monday 25th November 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)

LA01/2023/0459/F 140m NW of 19 Magheramore Road Garvagh

App Type: Full

Proposal: Proposed Production/Storage Building and New Access

Present: Ald Hunter, Coyle, Councillors, McGurk

Officials: E Hudson

Comments: The site was viewed from the access point onto the Magheramore Road and from the front of the applicants dwelling at No. 19 Magheramore Road. The Official pointed out the site and the views from the road. Members were advised the proposal fails to meet the policy requirements under the lead policy for this type of development – PPS 4 Economic Development in the Countryside. The principle of development was unacceptable as it did not meet any of the exceptions to development in the countryside as outlined under PED 2 of PPS 4. The official advised that the refusal was based on the principle of development and that the proposal would satisfactorily integrate into the surrounding landscape.

The official advised that the agent had presented a case under PED 3 of PPS 4 (Expansion of an established economic development use in the countryside) claiming that the business is established at the applicants dwelling at no. 19. The applicant is a building contractor and the proposed building is for storage associated with this business. Officials pointed out that there is no planning permission for industrial use within the site of no. 19 nor has a CLUD been submitted, as such it isn't considered to meet PED 3. Officials also pointed out that the application site is displaced from no. 19. Members asked how long the buildings within the curtilage of no. 19 had been on site. The official advised they would clarify this at the Planning Committee. Member asked if there was a sequential assessment for this type of development. The official referred to Policy PED 6 (Small Rural Projects) of PPS 4 which had also been assessed in

the processing of the application. The official advised the proposal did not meet this policy as the site was not associated with the settlement advising the site was approx. 2 miles from Garvagh. Members queried how far the site was from Glenullin as they believed it to be closer to this settlement. The official advised they would check this for the Planning Committee. The official went onto advise that PED 6 also required that storage uses would only be acceptable were they were ancillary to a proposal for industrial use.

E Hudson

25.11.24