

SITE VISIT REPORT: MONDAY 24th October 2022

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

10.30am

LA01/2022/0061/O – Lands located immediately North of 41B Tirkeeran Road, Garvagh

App Type: Outline Application

Proposal: Proposed replacement dwelling

Present: Alderman Baird, Councillors Dallot and McGurk, Official S.O'Neill

Apologies: Ald Boyle and Cllr Hunter

Comments:

The site was viewed from the laneway used to access the site. The Official commenced by explaining the policy context and showing the Members the site layout plan. The Official explained that the proposal had met 4 of the 6 criteria of Policy CTY 2A. The Official explained that the site did not provide a suitable degree of enclosure and was not bounded on two sides with other development in the cluster. The Official also stated that development of the site cannot be absorbed into the existing cluster through rounding off and consolidation and would visually intrude into the countryside as it was considered to be more separate from the cluster. Identified that there was a laneway and band of trees located between the site and a dwelling located opposite the site at 41C Tirkeeragh Road and that appeal decisions had discounted buildings on the other side of a road as bounding a site. Identified that the dwelling at 41C had been approved at appeal where the PAC felt the site that the site was bounded on two sides with polytunnels which were viewed to be associated with a business. The Official also explained that the boundary coverage would be limited within the winter months as leaves would fall off the trees. A Committee Member queried whether there would be public views of the site. The Official explained that there are no public views from the road and views would be from the laneway.

S.O'Neill 24/10/2022