

SITE VISIT REPORT: MONDAY 20th February 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

10.30 am

LA01/2022/0323/O– Lands North of 99 Carnbore Road, Liscolman, Ballymoney

App Type: Outline Application
Proposal: Dwelling and Garage

Present: Ald Baird, Cllrs Storey and Margaret-Anne McKillop
Official S O'Neill

Apologies: Councillor Hunter

Comments:

S.O'Neill explained where the existing farm buildings are in relation to the site and showed the members the plans and provided an approximate location of the access and siting of the proposed dwelling. It was advised that a Noise Impact Assessment had been submitted to demonstrate that the site could not be sited close to the existing farm buildings. The official stated that there are concerns with integration given the roadside nature of the site with minimal boundary treatments. It was advised that a section of the roadside hedge would have to be removed and this would open up the site further. The Members asked where the critical views were from and were advised that the critical views are travelling in both directions along Carnbore Road. The official stated that a site at the principle farm buildings at 116 Carnbore Road would integrate into the landscape more effectively. The official advised that access to this site had been given and stated that this site could be viewed.

At the farm buildings at 116 Carnbore Road the official showed the Members the alternate site which was located at a flatter section of land beyond the steeper section of the field and alongside existing agricultural buildings on the site. It was advised that although the site would be located close to the farm buildings that a site could be provided 75 metres away from the site which is the usual distance recommended from Environmental Health to prevent amenity issues. It was advised that the visual impact of a dwelling would be

more acceptable at this site given it is not located on a roadside site, is set back from the main road and would visually link with existing buildings on the farm. The Members queried whether DFI Roads would have any concern with the proposal. The official advised that as this was not the site proposed under the application and therefore a consultation was not sent to DFI Roads regarding this matter. The alternate site was also viewed from the access of the farm lane. The official advised where the alternative site was and stated that a new access could be provided off the existing laneway which would follow the existing boundaries of the field which will allow it to effectively integrate. The Members queried whether they owned all the land needed to provide a new access. The official showed the Members the farm maps provided with the application and advised of the lands located within the farm business.

S O'Neill 20.02.2023