

Addendum

LA01/2020/0687/F

1.0 Update

- 1.1 Additional information was received from the agent 18th November 2021, which sought to address the concerns of the Planning Department regarding the verification of the use of the lands at Dunlade Rd, by the applicant as part of their agricultural holding.
- 1.2 The submission comprises a letter from Mr John O'Connor, which states that the applicant farms and rents field 2 at Dunlade Road as part of their unit holding and has done so continuously since 2013 until present.
- 1.3 As outlined at Paragraph 8.11 of the Planning Committee Report, DAERA have clarified that the applicant has only claimed subsidy payment on field 2 at Dunlade Rd since 2020, despite being eligible to claim subside payments since 2017. However, the recently received letter from the landowner (Mr O'Connor) has provided further clarification on the matter and Officials are content that field 2 at Dunlade Rd has been continuously farmed by the applicant since 2013 and therefore field 2 forms the applicant's active and established holding.
- 1.4 However, the establishment of a holding at the lands at Dunlade Road do not permit, under planning policy, the siting of the shed at the application site, as it has not formed part of the holding for a minimum of six years as clarified within Planning Appeals 2017/A0010 and 2018/A0164. It therefore remains that the proposal is contrary to Policy CTY12 in that the shed is not located on an active and established holding.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance

with Paragraph 1.1 of the Planning Committee report. Given the clarification provided above refusal reason 2 in Section 10 is amended to state;

“The proposal is contrary to The Strategic Planning Policy Statement for Northern Ireland (SPPS), Paragraph 6.73, and Planning Policy Statement 21, Policy CTY 12 in that it has not been demonstrated that: the proposed building is located on the active and established agricultural holding; the shed is necessary for the efficient use of the agricultural holding and; the development visually integrates into the local landscape.”

Reasons for refusal 1 and 3 remain unchanged.