

Title of Report:	Planning Committee Report – LA01/2022/1152/O
Committee Report Submitted To:	Planning Committee
Date of Meeting:	24th January 2024
For Decision or For Information	For Decision – Referral Item – Cllr. McShane
To be discussed In Committee YES/NO	No

Linkage to Council Strategy (2021-25)	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Development Management and Enforcement Manager

Budgetary Considerations	
Cost of Proposal	
Included in Current Year Estimates	N/A
Capital/Revenue	
Code	
Staffing Costs	

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

No: LA01/2022/1152/O

Ward: The Glens

App Type: Outline

Address: 70M south west of 16 Clady Road, Cushendun

Proposal: Proposed site for dwelling & garage within an existing cluster compliant under CTY2A of PPS21

Con Area: N/A **Valid Date:** 31.10.2022

Listed Building Grade: N/A

Agent: W M McNeill, 30 Knowehead Road, Broughshane, Ballymena
BT43 7LF

Applicant: Pearse Black / Shannon Magee, 19 Clady Road, Cushendun

Objections: 0 **Petitions of Objection:** 0

Support: 3 **Petitions of Support:** 0

Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningsystemni.gov.uk>

EXECUTIVE SUMMARY

- Outline planning permission is sought for a dwelling and garage under CTY2a of PPS21 (Cluster)
- The site is not located within any settlement development limit as defined in the Northern Area Plan 2016 and lies within the Antrim Coast and Glens AONB.
- There is a relevant planning history on this site including a planning appeal that was dismissed which considered many of the matters associated with this application.
- The principle of development is considered unacceptable under Policy CTY2a as the development is not associated with a focal point or located at a cross roads, the land is not rounding off or consolidating any existing development, is visually intruding into the countryside, and does not have a suitable degree of enclosure or bound on two sides.
- The principle of development is considered unacceptable under Policy CTY 6 Personal and Domestic Circumstances which was also considered in a planning appeal.
- It is considered that that a dwelling would not visually integrate into the surrounding landscape, and would be a prominent feature in the landscape contrary to Policy CTY13.
- The proposal is contrary to CTY 14 as the proposal would result in a suburban style build-up of development when viewed with existing buildings and does not respect the traditional pattern of settlement exhibited in the area.
- DFI Roads, NI Water and NIEA (Water Management Unit), Environmental Health, Historic Environment Division were

consulted on the application and raise no objections to the proposal.

- There have been 3 letters of support.
- The application is recommended for Refusal.
- Reasons for referral by elected member are attached as an annex to this report.

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for recommendation set out in Section 9 and the policies and guidance in sections 7 and 8 and resolves to **REFUSE** planning permission for the reasons set out in section 10.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application is located approximately 70 metres south-west of 16 Clady Road, Cushendun. The application site is a rectangular shaped plot located to the rear of an existing dwelling.
- 2.2 The site currently comprises agricultural land with access achieved via the existing concrete driveway which serves No. 16 Clady Road. The site is bounded to the northern, eastern and southern boundaries by a post and wire fence. Hedging and a stone embankment is also present to the north with mature trees delineating the southern boundary. The western boundary is undefined as this is where the site meets the remainder of a larger agricultural field.
- 2.3 The application site is located outside of any settlement development limits as identified in the Northern Area Plan (2016) and within the Antrim Coast and Glens Area of Outstanding Natural Beauty.

3 RELEVANT HISTORY

LA01/2019/1077/O - 70M SW of No. 16 Clady Road, Cushendun- Proposed new 1 ½ story dwelling and garage on the farm- Permission Refused and subject to Appeal Ref: 2020/A0096 - Appeal Dismissed

4 THE APPLICATION

- 4.1 Outline planning permission is sought for a site for dwelling and garage within an existing cluster compliant under CTY2A of PPS21.

Habitat Regulation Assessment

- 4.2 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the conservation (Natural habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: 6 properties were neighbour notified.

3 letters of support have been received and are summarised below:

- Mr Cochrane from the Ulster Farmers Union submitted a letter of support dated 28th June 2022. Mr Cochrane emphasised the need to maintain young people within the local community directly and indirectly with agriculture and allied services. Mr Cochrane adds that the work Mr Black undertakes is in keeping with local government objectives to tackle rural poverty and social isolation.
- Cllr C McShane submitted a letter of support dated 27th June 2022. Cllr McShane advised that the sustainability of the rural community in the Glens is now at crisis point and that it is crucial to remove barriers to ensure rural communities are sustained and thrive. Further to this, Cllr McShane added that Mr Black and Ms Magee contribute significantly to the rural community and could not do so if they resided elsewhere.
- Cllr Storey submitted a letter of support on the 27th June 2022. Cllr Storey stated that the maintenance of vibrant rural communities is essential and that this necessitates the need to maintain young people within the rural community. Cllr Storey added that Mr Black and Ms Magee provide caring support to vulnerable people and that rural isolation can be a significant burden upon rural dwellers.

5.2 Internal

Environmental Health: No objection

NI Water: No objection

DFI Roads: No objection

NIEA Water Management Unit: No objection

Historic Environment Division: No objection

6 MATERIAL CONSIDERATIONS

- 6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The development plan is the Northern Area Plan 2016 (NAP)
- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as both a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The application has been assessed against the following planning policy and guidance:

- Regional Development Strategy 2035.
- Northern Area Plan 2016.
- Strategic Planning Policy Statement
- PPS2: Natural Heritage
- PPS 3: Access, Movement and Parking.
- PPS 21: Sustainable Development in the Countryside.

Supplementary Planning Guidance

- Building on Tradition: A sustainable Design guide for Northern Ireland.

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the planning history, clustering, personal and domestic circumstances, integration, character of the area and AONB, road and traffic matters, and; other issues.

Planning Policy

8.2 The principle of development must be considered having regard to the SPPS and PPS policy documents.

8.3 Taking account of the transitional arrangements of the SPPS, the retained PPS 21 provides the relevant policy context for the proposal. Supplementary guidance on PPS 21 is contained in document 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside' which seeks to promote quality and sustainable building design in Northern Ireland's countryside.

8.4 Policy CTY1 of PPS21 sets out a range of types of development which in principle are considered to be acceptable in the countryside and that will contribute to the aims of sustainable development.

Planning History

- 8.5 Planning application LA01/2019/1077/O included this application site as a proposed new dwelling on a farm and was refused planning permission on 2nd October 2020. This refusal was then appealed to the Planning Appeals Commission (PAC) and subsequently dismissed on 8th December 2021.
- 8.6 The appeal considered whether the proposal is acceptable, in principle, in the countryside, and the effect of the proposal on visual amenity in the rural area and the Antrim Coast and Glens Area of Outstanding Natural Beauty (AONB).
- 8.7 Although the appeal considered the proposal was unacceptable, in principle, as a farm dwelling, it also considered other issues which are relevant to the assessment and consideration of this proposal.
- 8.8 The site has now been submitted as a potential site within a cluster (CTY2a) and this assessment is set out within the Report under "Clustering". However, the appeal also considered Personal and Domestic circumstances (CTY 6). In dismissing the appeal, the Commissioner concluded that there is no evidence to indicate that the present arrangements to assist the Appellant cannot continue unless the proposed dwelling is provided. It was not demonstrated that a new dwelling on the appeal site is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused.
- 8.9 The Commissioner went on to state that despite dismissing the potential of extending the dwelling at either No.32 or No.16 Clady Road (as possible ways to address accommodation for those assisting), the Commissioner was not convinced that there were no alternative solutions to meet the particular circumstances of the case.
- 8.10 The Commissioner also considered the effect of the proposal on visual amenity in the rural area and the Antrim Coast and Glens Area of Outstanding Natural Beauty (AONB) against Policies CTY 13 & CTY14. These policies are also considered within this Report. The issues around visual amenity and rural character remain.

- 8.11 The Commissioner concluded that the position of the proposal on generally rising land, encroaching upon the hillside, would render it prominent in the landscape when seen from closer viewpoints on Knocknacarry Road, on the approaches to the Clady Road junction and was therefore contrary to criterion (a) of policy PPS21 policy CTY13.
- 8.12 The Commissioner also concluded that the proposed dwelling would be inappropriate in terms of the rural development pattern and would also read with the conspicuous ribbon of development running along Clady Road and would unacceptably exacerbate the build-up of development in the area, which is contrary to CTY 14 (b) and (c).
- 8.13 The Commissioner also considered the impact on the AONB – Policy NH6 of PPS 2. The Commissioner stated in Para 23 of the decision that as the proposal fails in respect of PPS21 policies CTY13 and CTY14, the siting of the dwelling would clearly have an unacceptable impact on the environmental quality of the area, and thus also of the AONB, subsequently offending PPS2 policy NH6.
- 8.14 As this is a recent appeal decision related to this site, this appeal decision should be given considerable weight in the context of assessing this application in regard to the specific issues of integration, rural character and personal & domestic circumstances.

Clustering

- 8.15 This part of Clady Road is predominately roadside buildings and dwellings that front onto Clady Road. Almost all of this development is on the eastern side of the road. There is a dwelling at the T Junction with Knocknacarry Road, with a second dwelling located a further field away from the junction and these are the only two dwellings on the western side of Clady Road. The development pattern and character is linear development along the road, and is mostly contained to the west of the Road.
- 8.16 Having regard to Policy CTY 2a, it states that planning permission will be granted for a dwelling at an existing cluster of development provided all the following criteria are met. Each criterion is assessed below:

- *the cluster of development lies outside of a farm and consists of four or more buildings (excluding ancillary buildings such as garages, outbuildings and open sided structures) of which at least three are dwellings;*

This area of development lies outside the of a farm and consists of four or more buildings (excluding ancillary buildings such as garages, outbuildings and open sided structures) of which at least three are dwellings.

- *the cluster appears as a visual entity in the local landscape;*

This is a linear form of development along Clady Road. As all the dwellings and buildings are roadside, they visual read together and may be accepted as an entity.

- *the cluster is associated with a focal point such as a social / community building/facility, or is located at a cross-roads,*

There is no focal point/community building or facility or other entity that is associated with and serves as a hub or gathering point for the community.

- *the identified site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster;*

The site fails to provide a suitable degree of enclosure and is not bounded on at least two sides with other development.

- *development of the site can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character, or visually intrude into the open countryside;*

A dwelling on this site cannot be absorbed into the existing cluster through rounding off and consolidation, will visually intrude into the open countryside.

- *development would not adversely impact on residential amenity*

It is likely that a dwelling could be sited and designed as to not adversely impact on residential amenity.

- 8.17 As the proposed site fails to meet all the criteria of Policy CTY2a, the proposal does not comply with the policy and cannot be considered as a proposal within a cluster of development as set out in this policy.

Personal and Domestic Circumstances

- 8.18 The Applicant's agent submitted a case for Personal and Domestic circumstances, and the application requires consideration and assessment under CTY 6.

- 8.19 Policy CTY 6 states that planning permission will be granted for a dwelling in the countryside for the long term needs of the applicant, where there are compelling, and site specific reasons for this related to the applicant's personal or domestic circumstances and provided the following criteria are met:

(a) the applicant can provide satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused; and

(b) there are no alternative solutions to meet the particular circumstances of the case, such as: an extension or annex attached to the existing dwelling; the conversion or reuse of another building within the curtilage of the property; or the use of a temporary mobile home for a limited period to deal with immediate short term circumstances.

- 8.20 Although this matter was subject to consideration of Planning Appeal 2020/A0096 as set out in Para. 8.8 of this Report, the matter is considered below.

- 8.21 Considering the information submitted it is evident that due to the nature of Mr Magee's medical condition, "...Mr Magee requires a family member to be near him on a constant basis." – letter from Dr. McSparron. Mr Magee resides at No.16 Clady Road with Mrs Magee and Ms S Magee. For the information submitted, Mrs Magee is the primary family member who cares for Mr Magee,

assisted by Ms S Magee. As Ms S Magee is due to get married, she will no longer be residing at No.16 Clady Road. It is also submitted that Mr P Black, who is due to marry Ms S Magee, helps both Mr Magee and Mr M O'Neill (assisted by the Magee family). Given the foregoing, the agent argues that a dwelling is necessary and is the only solution in this circumstance.

8.22 Policy CTY 6 of PPS 21 states an applicant needs to provide satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused. Critically, CTY 6 also requires that there are no alternative solutions to meet the circumstances of the case. E.g. an extension to the dwelling. It is argued that an extension is not a feasible option due to the reasons put forward by the agent and that other family members would not accept this arrangement. These other family members could potentially also help with the caring arrangements.

8.23 However, as Mr Magee requires a family member (Ms S Magee) to be present with him 3 nights a week, an alternative solution is for Ms S Magee (or another family member) to stay over in No.16 Clady Road on those evenings. To permit a new dwelling having regard to these particular circumstances would be a disproportionate response and contrary to policy. Therefore, the proposal does meet the requirements as set out in CTY6.

Integration

8.24 In considering the appeal, the Commissioner concluded that the proposal was prominent on the landscape and was contrary to criterion (a). However, the siting in this application is moved down the slope, closer to No.16. Although the site proposed is unlikely to be as prominent as the siting subject to the appeal, a dwelling on this site would still appear prominent in the landscape when looking at the critical views from Knocknacarry, Tromra and Clady Road.

8.25 In relocating the siting further down the slope towards Clady Road, there is no established rear boundary and as the site lacks long established natural boundaries, the proposal fails to meet criterion (b).

8.26 The proposal is therefore contrary to Policy CTY 13 (a) and (b).

Character of the Area and AONB

8.27 The proposed dwelling would be sited behind No.16 Clady Road and would read as tandem development with no.16. Given the development in this area is predominantly roadside, this would be inappropriate in terms of the existing development pattern as concluded in the appeal. It would also read with the existing roadside development running along Clady Road and would unacceptably exacerbate the build-up of development in the area. Although the agent has referenced one dwelling that is set back from the road, the Planning Department's position remains consistent and the same as during the planning appeal and that this is an anomaly in the area. The Commissioner agreed with this analysis.

8.28 As the proposal does not respect the traditional pattern of settlement exhibited in that area and would result in an unacceptable build up of development, the proposal does not comply with Policy CTY 14.

8.29 As the proposal fails to meet the policy requirements of CTY13&14 and has an unacceptable impact on the environmental quality of the area, the proposal is contrary to Policy NH6 of PPS 2 as it has an unacceptable impact on the AONB.

Road and Traffic Matters

8.30 DfI Roads was consulted as the competent authority on these matters and raises no objection to the proposal. The application is unlikely to prejudice road safety or significantly inconvenience the flow of traffic at this location and meets the requirements of AMP 2 of PPS 3.

Other Issues

Archaeology

- 8.31 Archaeology – HED (Historic Monuments) has been consulted as the competent authority on archaeological matters. It has assessed the application and on the basis of the information provided is content that the proposal is satisfactory to SPPS and PPS 6 archaeological policy requirements. The Planning Department agree with this position.

“Slavishly” applying policy

- 8.32 The Planning Department is mindful in acknowledging the implications and merits that the decision maker is not required to “slavishly” apply planning policy. What policy and case law acknowledges is that policy cannot account for every potential scenario that may arise when assessing a planning application and, on occasions, there may be a need to depart from it. That said, case law is very clear that, first and foremost, policy should be adhered to, but recognises no policy has *absolute* authority. However, there is still a duty to consider and assess all policies and material considerations, and to provide justification if there is a departure from policy. An example may be that the statutory plan (which requires decisions to be made in accordance with it under the Planning Act), may have elements that become outdated, or there may be more up to date guidance and therefore there would be no obligation on the planning authority to strictly (or slavishly) adhere to the development plan policy as other material considerations may indicate otherwise. This is established practice and is supported by legislation in Section 6 of the Planning Act 2011 which states that:

“...Where, in making any determination under this Act, regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 8.33 It is therefore important that a policy test is not misconstrued which results in a manifestly different policy test. Regard must be given to the actual wording of the policy which cannot be ignored.

Planning Appeals

- 8.34 **Planning Appeal 2019/A0138 Infill Dwelling and Garage, Rathkeel Road, Broughshane** – there is an extract from the appeal submitted in support of this application. However, it is clear in this appeal that the relevant Council did not distinguish the appeal site from another planning permission. Notwithstanding that the details of the planning permissions have not been submitted, there is no other planning application that stands on all fours with this proposal at this location in which to distinguish this proposal from.
- 8.35 **Planning Appeal 2017/A0222 Dwelling in a cluster with access from Craigdarragh Road, Between 59, 61 and 63 Craigdarragh Road, Helen’s Bay** – there is an extract from the appeal submitted in support of this application. Based on the information submitted, the Commissioner concludes that proposed development would lie into the cluster and would not encroach into the open countryside and that the appeal site complies with the overall thrust of the policy and that it rounds off and consolidates an existing cluster of development without changing the overall character of an area. That is not comparable with this site as it does not consolidate or round off an existing cluster of development as set out under the assessment under CTY2a.
- 8.36 **Planning Appeal 2016/A0095** (referring to PAC 2012/A00120) **Dwelling and garage, Moyal Road, Kilkeel** – there is an extract from the appeal submitted in support of this application. The circumstances of these permissions have not been submitted or set out and how it relates to this application. Again, in that appeal, there is a situation where the appeal proposal was comparable to other permissions and on that basis should be allowed. However, policy cannot be set aside. Policy CTY2a requires that “*all the following criteria are met*”, a clear unambiguous test.
- 8.37 The most relevant planning appeal is that set out in Paras 8.5-8.14 as it relates to this specific site.

LA01/2021/0418/O - Application for outline permission for the siting of a modest dwelling within an existing cluster, required due to personal and domestic circumstances and compliant

under CTY2A and CTY6 of PPS21 - Land approx. 38m east of the junction of Churchfield Road and Ballynagard Road (Losset Corner) Ballycastle

- 8.38 As personal and domestic circumstances are unique to each individual case, and each application must be assessed on its own merits, the determination of LA01/2021/0418/O by the Planning Committee, disagreeing with the recommendation of planning officials, is not binding or determining in the consideration of this application.

9 CONCLUSION

- 9.1 The proposal is considered unacceptable in this location having regard to the Northern Area Plan 2016 and other material considerations, including PPS21 and the SPPS. There is a planning appeal associated with this site, albeit sited in a slightly different location within the land, and it was submitted as a farm dwelling. However, it is relevant in the consideration of this proposal. The proposal is not sited within a cluster of development as set out in CTY 2a of PPS21. The agent has also argued that the applicants require a dwelling due to personal and domestic circumstances. These circumstances have been considered and do not meet the requirements as set out in CTY 6.
- 9.2 The proposal fails to meet the environmental considerations set out in CTY 13 & 14 and is contrary to these policies. The site is also located within the AONB and has an unacceptable impact on this and is contrary to NH6 of PPS 2.
- 9.3 Although the proposal complies with PPS3 and the archaeological requirements of PPS6, the proposal is unacceptable having regard to the conclusions set out in 9.1 and 9.2. Refusal is recommended.

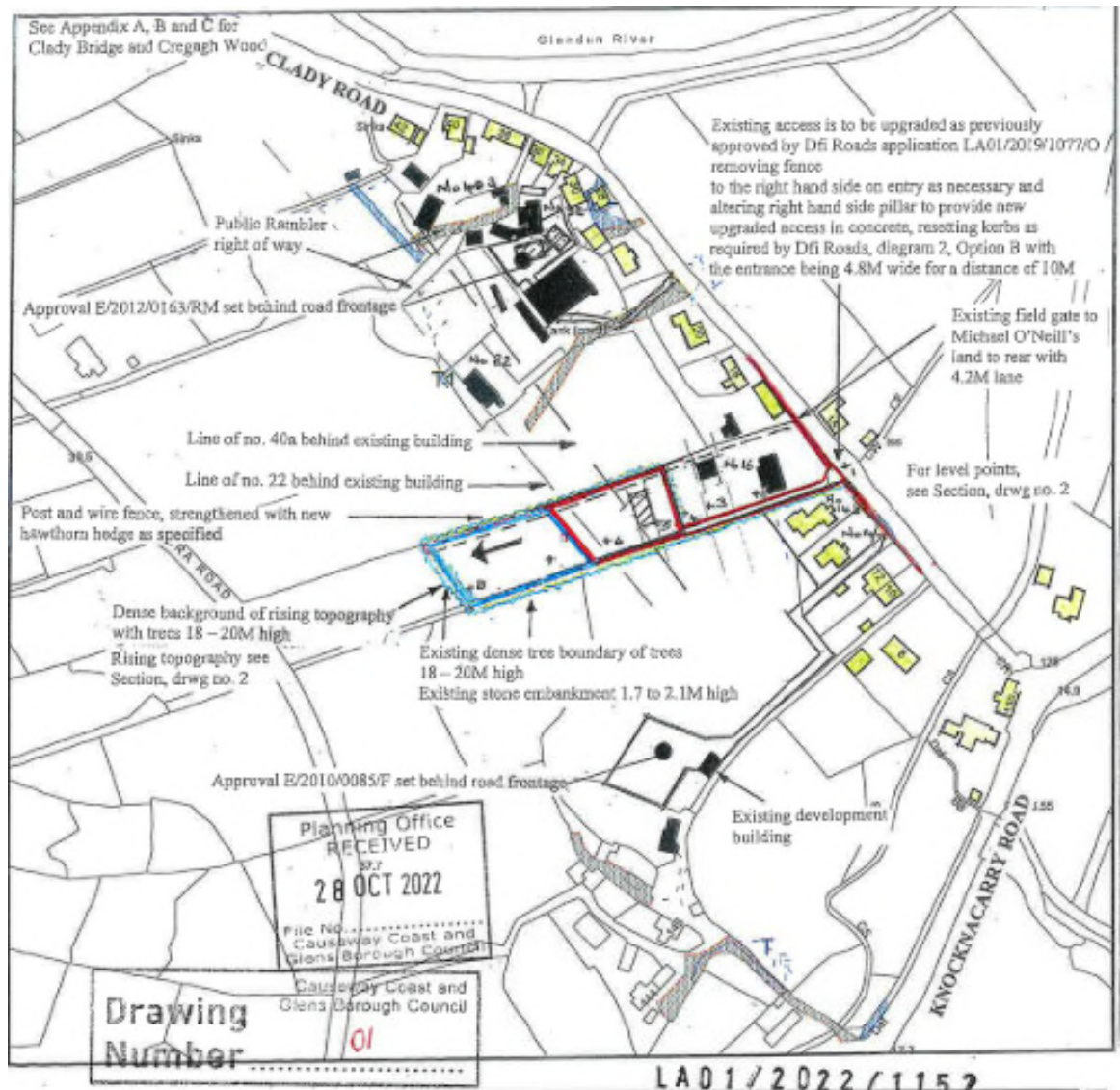
10 Reasons for Refusal

1. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 1 of Planning Policy Statement 21: Sustainable Development

in the Countryside, in that there are no overriding reasons why this development is essential.

2. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 2a (criteria 3,4 &5) of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposal does not meet the criteria set out for an existing cluster of development.
3. The proposal is contrary to paragraph 6.73 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 6 (criteria a & b) of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposal does not meet the criteria set out for personal and domestic circumstances.
4. The proposal is contrary to paragraph 6.77 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 13 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposal is a prominent feature in the landscape and lacks long established natural boundaries and does not integrate with the surrounding landscape (a&b).
5. The proposal is contrary to paragraph 6.77 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy CTY 14 of Planning Policy Statement 21: Sustainable Development in the Countryside in that the proposal would result in an unacceptable build up of development and does not respect the traditional pattern of settlement found of the area. (b&c)
6. The proposal is contrary to paragraph 6.187 of the Strategic Planning Policy Statement for Northern Ireland (SPPS) and Policy NH 6 of Planning Policy Statement 2: Natural Heritage in that the proposal, if permitted, would have a detrimental impact on the character and appearance of the designated Area of Outstanding Natural Beauty.

Site Location



LA01/2022/1152

M.A.C.

McNEILL ARCHITECTURAL CONSULTANCY

Site of a Modest Dwelling & Garage within an Existing Cluster, compliant under CTY2A of PPS21
70M South West of 16 Clady Road, Cushendun



- Site outlined in red
- Other land owned outlined in blue

Referral Request

From: cara mcshane <>
Sent: Friday, June 30, 2023 2:58 PM
To: Planning <>
Subject: Fw: REQUEST FOR SPEAKING RIGHTS - Planning Application LA01/2022/1152/0

A chara,

Please see request below.

Can you advise if this will be accepted, and I will communicate back with my constituent?

Many thanks,

Cara

From: Mervyn McNeill <>
Sent: 30 June 2023 09:28
To: Philip McGuigan <>; cara mcshane <>
Cc: Shannon Magee <>
Subject: Fwd: REQUEST FOR SPEAKING RIGHTS - Planning Application LA01/2022/1152/0

Site - 70m South West of 16 Clady Road, Cushendun

Good morning Philip and Cara

See e-mail from Rachel McWilliams

I had requested speaking rights when I knew this application was being refused and received the correspondence from Rachel.

Can you request this application is taken to the next scheduled Planning Committee meeting in August indicating that I will request Speaking Rights on behalf of Pearse

The reasons for my request to take this application to the Committee is as follows:

1. A similar application was taken to Council in which the Council over ruled the Planning Department and was approved (Ref. LA01/2021/0418/F)
2. The application supports maintaining rural communities as set out by local Government initiatives including Michelle O'Neill and Mervyn Storey
3. The maintaining of rural communities and the younger generation is essential to keep an vibrant and prosperous community together with maintaining schools, churches, etc.
4. The application is supported medically by the local GP for personal and domestic purposes

I am going on holiday tomorrow, not returning until 24th July, (with limited contact until 14th July) but may be contactable the following week.

As local Councillor, not on the Planning Committee, I would suggest that Cara would be the best person to make this request.

(Cara - for information Philip has attended a meeting with the client along with myself and is aware of this application)

I would appreciate if you can send me an e-mail to let me know this has been requested.

Many thanks

Kind Regards
Mervyn