

Addendum & Erratum

LA01/2017/0240/O

Update

Further information was received from the agent on 21st September 2018 in the form of amended proposed access details on a block plan with 1:500 scale.

The plan gave an indicative position of the proposed dwelling and garage positioned gable to the road. It indicates 4 stands of new trees to be planted, 2 at the access entrance and one in the south west and south east corners of the site. Hedges to be planted on either side of the new access and the western and southern boundaries. Vegetation along eastern boundary to remain untouched. Further annotations on the drawing which state “There is no need to remove any of the existing roadside hedging to achieve visibility splays” but also that approximately 60m and 26m of the existing mature hedge along the northern site boundary to be pushed back so as to be behind the approved visibility splay.

DFI Roads were consulted on the amended plan and although they have no objection to the access arrangements, DFI Roads have confirmed that the entire road frontage vegetation along the site frontage onto Ballyavelin Road will have to be removed and approximately 55/60m of hedge to the south west of the new access to achieve the required visibility splays.

The Planning Authority remains of the opinion that the site fails to integrate, is prominent, relies on new planting and would have a detrimental impact on rural character.

Recommendation

That the Committee notes the contents of the Addendum and agrees with the recommendation to refuse, as set out in paragraph 9.1 of the Planning Committee Report.

Erratum - Paragraph 8.10 states in the last sentence “The proposal is contract”. This should read – The proposal is contrary to Policy CTY 13 and paragraph 6.70 of the SPPS.