

SITE VISIT REPORT: MONDAY 21st March 2022

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

10.30am

LA01/2020/0498/O – Site 130m west of 57 Sheskin Road, Greysteel with access onto Upperlane Road

App Type: Outline Application

Proposal: Site for dwelling and garage on a farm

Present: Alderman Baird, Councillors McGurk, McKeown and Nicholl, Officials S Mathers and J McMath

Comments:

Viewed site from access point, then viewed site from Upperlane Road and Sheskin Road during visit. Officials commenced the meeting by showing the submitted location map and outlining the red line and the boundaries. Officials also presented the original and updated concept sketches and pointed out the topography of the site.

Officials outlined that the proposal was for a site for a dwelling and garage on a farm and confirmed that the farm was active and established, there were no sell offs and the site was considered to visually link/cluster with the established group of buildings on the farm. Officials explained that the SPPS, PPS21 and the design guide also require all development to integrate, not impact rural character and not ribbon development. Officials pointed out the roadside nature of the site, the position of the existing roadside trees and the existing topography and explained that the original proposal was considered prominent and to mitigate, the concept sketch was amended to propose cutting into the site by between 1 and 3m to provide a flat area upon which to site the dwelling. The result would be extensive earthworks and a site which does not respect the existing topography, would fail to integrate, have inadequate enclosure and rely on new planting. Officials pointed out the dwellings along Upperlane Road and explained that the site would be visually linked and would extend roadside development resulting in build up and ribbon development and would create an infill opportunity. Officials explained that the site did not respect the traditional pattern of development due to the fact that it is larger than the average.

Officials advised that an alternative was suggested but that this was not taken up by the applicant. Officials viewed the site and surrounding farm land from Sheskin Road.

J McMath 21/03/2022