

SITE VISIT REPORT: MONDAY 26 February 2024

Committee Members: Alderman, Boyle, Coyle, Scott, Stewart, S McKillop (Vice Chair) and; Councillors Anderson, C Archibald, Hunter, Kennedy, McGurk, McMullan (Chair), Peacock, Nicholl, Storey, Wallace and Watton

LA01/2023/0117/O – 248m south west of 97 Cashel road, Macosquin, Coleraine.

App Type: Outline Application
Proposal: Site for dwelling and garage on a farm.

Present: Alderman Coyle, Councillor Archibald, Storey, Wallace and Watton
Officials S Mathers and R McGrath

Apologies: Ald Boyle, Cllr Hunter, Ald Stewart

Comments:

Site visit commenced at the front of the site on Cashel Road. R McGrath outlined the details of the application and showed members a copy of the site location plan. R McGrath highlighted the proposed siting to the rear of the site on the elevated portion of ground and outlined the reasons for refusal under CTY 10, 13, 14.

Members sought clarification on the history of 105 Cashel Road (C/1994/0704/O and C/1995/0220RM) and if there was a policy provision for this site in a non-farm related policy basis. R McGrath clarified that the site would not be suitable under CTY 2a or 8. S Mathers outlined the exceptions for siting a dwelling under CTY 10 away from the farm holding but that the application had not demonstrated such an exception.

Site visit then reconvened at the laneway of no. 127 Cashel Road, the location of the applicant's farm buildings. RMcGrath outlined the need for third party land to achieve visibility on the non-critical LHS, but that visibility was available on the RHS. S Mathers highlighted that the requirement for third party land to secure visibility splays would not constitute demonstrable health and safety concerns as outlined under the exceptions to CTY 10 criterion C.