

Title of Report:	Planning Committee Report – LA01/2026/0501/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	23rd September 2026
For Decision or For Information	For Decision
To be discussed In Committee YES/NO	No

Linkage to Council Plan (2026-31)	
Strategic Theme	Governance, Quality & Continuous Improvement
Outcome	Governance arrangements that ensure compliance, transparency and effective decision-making
Lead Officer	Development Management 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: LA01/2026/0501/F

Ward: Kinbane

App Type: Full

Address: 250m South West of No. 8 Straid Road, Ballycastle

Proposal: Retrospective Farm Diversification Scheme for a Camp Site & Alpaca Walking Tours and Occasional Open Farm Days (maximum 6 per annum) and associated facilities and amenities, Toilet Block, Reception Hut, Craft Barn, Children's Play Area & Parking.

Con Area: No

Valid Date: 30.06.2026

Listed Building Grade: n/a

Agent: ProPlanning Consultancy, 26 Glen Manor Avenue Newtownabbey, BT36 7FZ

Applicant: Terence McBride, 8 Straid Road, Ballycastle, BT54 6HQ

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

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

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

EXECUTIVE SUMMARY

- Full (Retrospective) planning permission is for a Farm Diversification Scheme for a Camp Site & Alpaca Walking Tours and Occasional Open Farm Days (maximum 6 per annum) and associated facilities and amenities, Toilet Block, Reception Hut, Craft Barn, Children's Play Area & Parking.
- This a major planning application, which was subject to a PAN (LA01/2026/0043/PAN). A pre-application community consultation report was submitted to accompany this application.
- The site is located within the rural countryside outside of any settlement limit and has no particular zonings or designations.
- The principle of development is considered acceptable under PPS 21 Policy CTY 11, and PPS 16 Policy TSM 6 and TSM 7.
- The proposed development is of an appropriate scale and design and will have no detrimental impact on rural character and be satisfactorily integrated and meets PPS 21 Policy CTY 13 and 14.
- Approval is recommended.

1 RECOMMENDATION

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

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located at lands 250m South West of No. 8 Straid Road, Ballycastle.
- 2.2 The application is retrospective and the development has been completed and is operational. The site consists of an agricultural field that serves as the camping site, a children's play area, an area of hard standing that serves as the car park, an existing farm yard with farm sheds/outbuildings, as well as pedestrian gravel paths throughout the site.
- 2.3 The site is accessed via an existing laneway off the Straid Road which currently serves several dwellings. The site is set back some 450m from the Straid Road. The area is rural in character and surrounded by agricultural lands.

3 RELEVANT HISTORY

- 3.1 LA01/2026/0043/PAN - Proposed Retrospective Farm Diversification Scheme for a Campsite with Associated Facilities; Toilet Block, Reception Hut, Car Park, Craft Barn and Temporary Open Farm. Lands 250m South West of No. 8 Straid Road Ballycastle. PAN Acceptable - Decision Date: 05 February 2026

LA01/2026/0392/F - Retrospective Change of Use from Dwelling to Short Term Letting as a farm diversification scheme. 160m South West of No. 8 Straid Road, Ballycastle. Permission Granted - Decision Date: 16 July 2026

LA01/2023/0200/F - Replacement dwelling and garage, 10 Straid Road Ballycastle BT54 6HQ. Permission Granted - Decision Date: 14 June 2023

LA01/2023/0538/RM - Proposed 1½ storey dwelling, 195m South West of 8 Straid Road, Ballycastle. Permission Granted - Decision Date: 28 September 2023

LA01/2025/1032/CLEUD - Existing Self Catering Cottage, 160m South West of No. 8 Straid Road, Ballycastle. Permission Refused - Decision Date: 31 October 2025 and Appeal Dismissed 24th March 2026

LA01/2021/0426/O - Dwelling under CTY 10, 195m South West of 8 Straid Road Ballycastle. Permission Granted - Decision Date: 20 October 2021

4 THE APPLICATION

- 4.1 This is a full planning application for a Retrospective Farm Diversification Scheme for a Camp Site & Alpaca Walking Tours and Occasional Open Farm Days (maximum 6 per annum) and associated facilities and amenities, Toilet Block, Reception Hut, Craft Barn, Children's Play Area & Parking.

Proposal of Application Notice

- 4.2 As this application is a major application, it must comply with the Proposal of Application Notice and carry out community consultation at least 12 weeks prior to the submission of the application.
- 4.3 A Proposal of Application Notice was received on the 11th January 2026 under application LA01/2026/0043/PAN. The Applicant advised that they intended to undertake the following forms of consultation:
- Newspaper Advertisement - A Pre-Application Community Consultation Notice will be published in a local newspaper circulating in the Ballycastle area.
 - Public Consultation Event - At least one public consultation event will be held at the Reception Area of the Trench Farm.
 - Project Website - A dedicated project website tab will be made available to support the consultation process on the existing

commercial website; Northern Irish Stays & Alpaca Experiences - Trench Farm

Community Consultation Report

- 4.4 The community consultation report was submitted as part of the planning application, received on 25th April 2026 which is more than 12 weeks after the Proposal of Application Notice was received, as required by the legislation. The community consultation report demonstrates there was no community engagement with the consultation process and no design amendments were sought to the scheme as a result. The report demonstrates that consultation was implemented as agreed in the Proposal of Application Notice.
- 4.5 The Public Consultation Event occurred on 18th of February 2025 at Reception area, Trench Farm, 8 Straid Road, Ballycastle. It was advertised in the local newspaper.
- 4.6 Paragraphs 6 in the PACC document outlines that no one attended the public event and no written representations, comments, or objections were received; No feedback was submitted by email or other means to the applicant or their planning agent.

Design & Access Statement

- 4.7 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is considered to be a major application. The Design & Access Statement provides details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.
- 4.8 A Planning Design and Access Statement dated April 2026 was submitted in support of this application. The contents of this document include Introduction, Description of the site, Details of Development, Policy Context and Conclusion. This Document explains the design considerations for the project such as:
- The scale of the development is appropriate, limited to ten pitches and modest buildings that remain agricultural in style.

- Outside of this period the land reverts to grazing, maintaining its agricultural use for the majority of the year.
- The associated reception/toilet block is small, agricultural in design, and located within the farm cluster beside existing pens, ensuring functional and visual integration.
- The children's play park is small-scale, while the occasional open farm events take place within an existing agricultural barn without altering its external appearance.
- Buildings are grouped within the farmstead, finished in a functional, rural style, and visually contained by existing hedgerows and topography.
- The campsite is located within an existing agricultural field, bounded by hedgerows which are retained and protected. No new large-scale earthworks, felling, or removal of historic boundaries are proposed.
- The occasional open farm events utilise existing barns and require no physical alteration to built heritage
- The reception/toilet block has been deliberately located beside existing sheep handling pens, ensuring visual and functional integration within the farmstead.
- The development is modest, seasonal, and integrated into an existing farmstead, with minimal visual intrusion or impact on neighbouring amenity.

4.9 The Applicant has undertaken detailed consideration of the proposal in terms of the design principles and concepts, access requirements and the impact on the character of the immediate context.

Environmental Impact Assessment

4.10 This proposal was subject to an environmental impact assessment screening as highlighted by, The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017.

4.11 Permanent camp sites and caravan sites falls under Category 12(e) of Schedule 2 of the Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017 with consideration of developments which has an area exceeding 1ha. The proposal has an application site area of 3.5ha. The Council is obliged under Regulation 12 of the Planning (EIA) Regulations (NI) 2017 to make a determination as to whether the planning application should be accompanied by an Environmental Statement.

- 4.12 Having considered the Regulations, the development proposal would not be likely to have significant effects on the environment and the submission of an Environmental Statement is not required. The EIA determination was carried out on 4th June 2026.

5 PUBLICITY & CONSULTATIONS

5.1 External

Advertising: Advertised in the Coleraine Chronicle on the 03.06.2026 and 19.08.2026.

Neighbours: Neighbours were notified on 28.05.2026.

No letters of support were received on this application.

No letters of objection were received on this application.

5.2 Internal

NI Water: no objections.

Environmental Health: no objections.

DFI Roads: no objections.

HED: raise concerns and recommend conditions.

NIEA WMU no objections.

DFI Rivers: no objections.

DAERA: no objections.

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 Edition 2 (SPPS) is a material consideration. As set out in the SPPS, until such

times as 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 Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS) 2025 Edition 2

Planning Policy Statement 2 – Natural Heritage

Planning Policy Statement 3 (PPS 3) – Access, Movement and Parking

Planning Policy Statement 6 – Planning, Archaeology and Built Heritage

Planning Policy Statement 15 – Planning and Flood Risk

Planning Policy Statement 16 – Tourism

Planning Policy Statement 21 – Sustainable Development in the Countryside

Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside

8. CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development, integration and impact on rural character, Archaeological and Built Heritage, Natural Heritage, Flooding and Drainage.

Principle of development

- 8.2 PPS 21 Policy CTY 1 – Development in the Countryside notes there are 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 which include farm diversification proposals in accordance with Policy CTY 11.
- 8.3 CTY 11 notes Planning permission will be granted for a farm or forestry diversification proposal where it has been demonstrated that it is to be run in conjunction with the agricultural operations on the farm. The following criteria will apply:
- (a) the farm or forestry business is currently active and established;
 - (b) in terms of character and scale it is appropriate to its location;
 - (c) it will not have an adverse impact on the natural or built heritage;
 - and
 - (d) it will not result in detrimental impact on the amenity of nearby residential dwellings including potential problems arising from noise, smell and pollution.

Proposals will only be acceptable where they involve the re-use or adaptation of existing farm buildings. Exceptionally, a new building may be permitted where there is no existing building available to accommodate the proposed use, either because they are essential for the maintenance of the existing farm enterprise, are clearly unsuitable for adaptation and re-use or cannot be adapted to meeting the requirements of other statutory agencies. Where a new building is justified it should be satisfactorily integrated with an existing group of buildings.

- 8.4 The information contained within the Agent's supporting statement notes;

“The campsite consists of ten permanent pitches for visitors with associated electricity hook up points...Operational months for the campsite is from the 1st of May to 1st of September on an annual basis. Outside of these operational months the field would be reverted back to accommodating livestock for grazing purposes within this field. With the association of a campsite, the creation of a reception hut has also been built... This structure is located beside the existing sheep handling pens... which lends the structure to be used cohesively as extra handling space and an isolation pen... Internally, the shed

contains medicine for sheep and acts as a welcoming point for visitors to be directed to the campsite....

the applicant on rare occasions during peak holiday times creates an open farm / petting farm within the existing agricultural farm shed referenced as "Large Barn" on the planning submission

drawings...However, outside of these events the large barn remains agricultural in nature housing livestock on the farm majority of the year...

Additionally, the craft barn has been converted to accommodate guests visiting the campsite for a wide range of activities outside of an agricultural nature. This element of the site lends itself to supporting and providing a greater visitor experience.

The existing gravel carpark has been in situ for quite some time, Historically this area was used for the parking of heavy agricultural plant and machinery to support the farm business...

The number of wooden huts and structures located around the southern section of the farm were historically used and continued to be used for the shelter of grazing animals specifically more intensely during lambing season...

The applicant has a number of allapacas on the farm (10) which are fully registered and licensed and are an addition to the farming livestock... They are occasionally used for walks to further enhance the visitor experience to the Trench Farm and are included in walks along the walking trails. This element of the business is included within the farm diversification scheme and they serve an agricultural breeding purpose for the farm business ID. To compliment the walking with alpacas the sheds/structures dotted to the rear of the farm buildings are occasionally used by the visitors for various activities. This element of the farm business is very much sporadic and temporary in nature."

- 8.5 In light of the information submitted the proposed development can be run in conjunction with the agricultural operations on the farm. The proposed camp site will operate on a seasonal basis and the other activities will be ancillary to the camp site and can be run in conjunction with the farm business. The open farm days are occasional during holiday times with maximum 6 per annum, and facilities can be converted back to agricultural after use. The proposed development can be run in conjunction with the agricultural operations on the farm
- 8.6 DAERA was consulted on this application and noted the farm business Id identified on the application form has been in existence for

more than 6 years, it was allocated on 30/06/1994, its a Category 1 farm business, the farm business has claimed payments through the Basic Payment Scheme or Agri Environment scheme in each of the last 6 years and the application site is on land for which payments are currently being claimed by the farm business. It is considered that the application meets criteria (a) of CTY 11 in that the farm business is currently active and established.

- 8.7 The application proposes a camp site which involves changing the use of an existing agricultural field on the farm. New built development on the site involves a Toilet Block, Reception Hut, Children's Play Area, Parking area and donkey sheds. Two existing barns on the farm holding are to be converted/changed to provide facilities such as craft barn. The proposed scale of the new built development is modest and not considered to be detrimental to the character of the rural area. The site is set back from the public road by some 430m and well screened by the existing vegetation and topography of the land. The proposed character and scale of the development for a camp site and open farm is considered appropriate to the rural location. The application meets criteria (b).
- 8.8 The site is not located within any environmentally protected site or sensitive area. The site is not located adjacent or in the immediate vicinity of any listed buildings. The application does not have an adverse impact on the natural or built heritage and meets criteria (c).
- 8.9 The proposal will not result in detrimental impact on the amenities of nearby residents/dwellings. The nearest residential dwelling is no. 8a which is a relatively new build which abuts the northern boundary of the carpark. This dwelling is within blue lands and associated with the application site. This is also the case with 10a and 8 further north/north east. The nearest dwelling not associated with the site is no. 6 some 370m North east. Considering the separation distance between the site and such dwellings and the nature and scale of the use it is not considered to result in detrimental impacts. The supporting statement advises, *“Operational months for the campsite is from the 1st of May to 1st of September on an annual basis. Outside of these operational months the field would be reverted back to accommodating livestock for grazing purposes within this field.”*

The open farm days are occasional during holiday times with maximum 6 per annum, and facilities can be converted back to

agricultural after use. Environmental Health has been consulted and raised no objections. The application meets criteria (d).

- 8.10 Two existing barns on the farm holding are to be converted/changed to provide facilities to include the craft barn/large barn. New buildings/development include the Toilet Block, Reception Hut, Children's Play Area, Parking area and donkey sheds. The camp site involves changing the use of an existing agricultural field on the farm. The new buildings will be satisfactorily integrated considering the sites set back from the public road, existing mature vegetation and topography of the land.
- 8.11 The application meets PPS 21, Policy CTY 11.
- 8.12 PPS 16 Tourism Policy TSM 6 New and Extended Holiday Parks in the Countryside notes;

Planning permission will be granted for a new holiday park or an extension to an existing facility where it is demonstrated that the proposal will create a high quality and sustainable form of tourism development. The location, siting, size, design, layout and landscaping of the holiday park proposal must be based on an overall design concept that respects the surrounding landscape, rural character and site context.

Proposals for holiday park development must be accompanied by a layout and landscaping plan (see guidance at Appendix 4) and will be subject to the following specific criteria:

- (a) The site is located in an area that has the capacity to absorb the holiday park development, without adverse impact on visual amenity and rural character;
- (b) Effective integration into the landscape must be secured primarily through the utilisation of existing natural or built features. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist its integration with the surrounding area;
- (c) Adequate provision (normally around 15% of the site area) is made for communal open space (including play and recreation areas and landscaped areas), as an integral part of the development;
- (d) The layout of caravan pitches / motor homes is informal and characterised by discrete groupings or clusters of units separated through the use of appropriate soft landscaping;

- (e) The design of the development, including the design and scale of ancillary buildings and the design of other elements including internal roads, paths, car parking areas, walls and fences, is appropriate for the site and the locality, respecting the best local traditions of form, materials and detailing;
- (f) Environmental assets including features of the archaeological and built heritage, natural habitats, trees and landscape features are identified and, where appropriate, retained and integrated in a suitable manner into the overall design and layout;
- (g) Mains water supply and sewerage services must be utilised where available and practicable.

- 8.13 As assessed previously, the proposed development is not detrimental to the character of the rural area. The site is set back from the public road by some 430m and well screened by the existing vegetation and topography of the land. There will be limited to no views of proposed development from the public road. The development will not appear prominent in the landscape and have no impact on visual amenity or rural character. The application meets criteria (a) and (b).
- 8.14 The camp site contains 10 pitches. The remainder of the large field provides communal open space (9882m²), with an out-door kids play area (329.7m²) and walking paths throughout the remainder of the site (2074m²) also provided. The total communal open space provided is approx. 12,085.7m² which equates to 34.5% of the overall site area (3.5ha). The site provides ample communal open space, well over the 15% recommendation and meets criteria (c).
- 8.15 The layout of the pitches is informal and meets criteria (d).
- 8.16 The design of the development, including the design and scale of the ancillary buildings, paths and car parking areas is appropriate for the site and the locality. The buildings are modest in scale and massing and sympathetic in design and finish and meets criteria (e).
- 8.17 The site is not located within an environmentally sensitive or protected area. The site is not located in proximity of any listed buildings. The site contains the remains of rath and souterrain (ANT008:013) and a corn kiln (IHR 11017:000:00) recorded on the Department's Industrial Heritage Record. HED Hm advise that the monument has been destroyed and/or levelled, with a farmstead now occupying its location, and that no visible remains of the rath or souterrain survive. Additionally, structures associated with the recorded corn kiln (IHR

11017:000:00) may potentially remain within the site. HED advise that should the planning authority be minded to approve this retrospective application, the attachment of archaeological conditions, to identify and record any archaeological remains should be applied. The application meets criteria (f).

8.18 The application form notes the Water Supply will be sourced from the Mains and the foul sewage is to be disposed of via a Septic tank. NIEA WMU have been consulted and noted, *“Water Catchment Unit notes: • The application form states the disposal of sewage will be to a septic tank. • The information currently available to Water Catchment Unit shows no NIW foul infrastructure in close vicinity to this site. Only if NIW advise it is not possible to connect the development to mains sewer, then alternative arrangements will be required, and a Discharge Consent issued under the terms of the Water (NI) Order 1999 will be required for the discharge of sewage effluent from the development.... Water Catchment Unit notes that this is a retrospective application and available evidence would suggest that this development is being utilised. Despite this Water Catchment Unit can currently find no record of an appropriate Discharge Consent issued for foul sewage for this site..”*

8.19 NIEA continue to advise that a condition should be added that no development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999. This condition can be added. The application meets criteria (g).

8.20 The application meets TSM 6.

8.21 PPS 16 Policy TSM 7 - Criteria for Tourism Development notes a proposal for a tourism use, in addition to the other policy provisions of this Statement, will be subject to the following design criteria:

Design Criteria

- (a) a movement pattern is provided that, insofar as possible, supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way and provides adequate and convenient access to public transport;
- (b) the site layout, building design, associated infrastructure and landscaping arrangements (including flood lighting) are of high quality

in accordance with the Department's published guidance and assist the promotion of sustainability and biodiversity;

(c) appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are screened from public view;

(d) utilisation of sustainable drainage systems where feasible and practicable to ensure that surface water run-off is managed in a sustainable way;

(e) is designed to deter crime and promote personal safety;

(f) development involving public art, where it is linked to a tourism development, needs to be of high quality, to complement the design of associated buildings and to respect the surrounding site context.

In addition to the above design criteria, a proposal will also be subject to the following general criteria (g – o).

General Criteria

(g) it is compatible with surrounding land uses and neither the use or built form will detract from the landscape quality and character of the surrounding area;

(h) it does not harm the amenities of nearby residents;

(i) it does not adversely affect features of the natural or built heritage;

(j) it is capable of dealing with any emission or effluent in accordance with legislative requirements. The safeguarding of water quality through adequate means of sewage disposal is of particular importance and accordingly mains sewerage and water supply services must be utilised where available and practicable;

(k) access arrangements must be in accordance with the Department's published guidance;

(l) access to the public road will not prejudice road safety or significantly inconvenience the flow of traffic;

(m) the existing road network can safely handle any extra vehicular traffic the proposal will generate;

(n) access onto a protected route for a tourism development in the countryside is in accordance with the amendment to Policy AMP 3 of PPS 3, as set out in Annex 1 of PPS 21.

(o) it does not extinguish or significantly constrain an existing or planned public access to the coastline or a tourism asset, unless a suitable alternative is provided;

- 8.22 Access to the site will be obtained via the existing laneway used to access several dwellings off the Straid Road. Parking will be available in the designated car park area. Pedestrian walking paths are

provided throughout the site. DFI Roads have been consulted and raise no objections subject to conditions that works are carried out to widen the existing access. This will be regulated via conditions. The application meets criteria (a), (k), (l), (m), (n) and (o).

- 8.23 As assessed previously, the proposed layout, design and development are appropriate and sympathetic. The development will be well screened and will have limited visual impact. The application meets (b), (c) and (g).
- 8.24 Surface water will be disposed of via a soakaway. A Drainage assessment was submitted. DFI Rivers has raised no concerns in relation to this. The application meets criteria (d).
- 8.25 The site is located on private lands and will deter crime and promote personal safety and meets criteria (e).
- 8.26 The proposal does not involve public art and criteria (f) is not relevant.
- 8.27 As assessed above, the proposal will not harm the amenities of nearby residents. Environmental Health has been consulted and raised no objections. The application meets criteria (h).
- 8.28 As assessed above, the proposal will not affect features of the natural or built heritage. The application meets criteria (i).
- 8.29 The application form notes the Water Supply will be sourced from the Mains and the foul sewage is to be disposed of via a Septic tank. As assessed above conditions will be added to ensure effluent is managed correctly. The application meets criteria (j).
- 8.30 The application meets TSM 7.

Integration and impact on rural character

- 8.31 PPS 21 Policy CTY 13 – Integration and Design of Buildings in the Countryside notes planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.
- 8.32 PPS 21 Policy CTY 14 – Rural Character notes planning permission will be granted for a building in the countryside where it does not

cause a detrimental change to or further erode the rural character of an area.

- 8.33 The craft barn and large agricultural barn remain visually indistinguishable from typical farm buildings and will group and cluster with the existing farm grouping. The proposed Toilet Block, Reception Hut, Children's Play Area, Parking area and donkey sheds are of a modest scale and not detrimental to the character of the rural area. The site is set back from the public road by some 430m and well screened by the existing vegetation and topography of the land. There will be limited to no views of proposed development from the public road. The development will not appear prominent in the landscape and have no impact on rural character. The application meets CTY 13 and 14.

Archaeology and Built Heritage

- 8.34 The is not located in proximity of any listed buildings.
- 8.35 The site contains the remains of rath and souterrain (ANT008:013) and a corn kiln (IHR 11017:000:00) recorded on the Department's Industrial Heritage Record. HED Hm advise that *"the monument has been destroyed and/or levelled, with a farmstead now occupying its location, and that no visible remains of the rath or souterrain survive. Additionally, structures associated with the recorded corn kiln (IHR 11017:000:00) may potentially remain within the site. The available evidence indicates that the retrospective development has potentially resulted in direct adverse impacts upon these historic monuments and the potential destruction of associated archaeological remains. Consequently, HED (Historic Monuments) advises that aspects of this retrospective proposal may have had archaeological impacts which are contrary to Policy BH 2 of PPS 6 and paragraph 6.9 of the SPPS, resulting in direct adverse impacts upon an archaeological site of local importance, Mound (LDY 008:002), without appropriate archaeological mitigation having taken place to avoid or minimise adverse effects. The potential retrospective impacts of development works conducted on rath and souterrain (ANT008:013) and potentially Corn Kiln (IHR 11017:000:00) are permanent and irreversible. However, should the planning authority be minded to approve this retrospective application, HED (Historic Monuments) would advise the attachment of the following archaeological conditions (L15a,b,c), in accordance with Policy BH4 of PPS 6, to identify and record any*

archaeological remains exposed within all sections of cut areas of the development and to archaeologically monitor all further ground intrusive works which may include the construction of the proposed yard as shown on Drawing 07 Block Plan A3”.

- 8.36 The works have already been undertaken on site and as HED advise, any destruction of the rath and souterrain (ANT008:013) and Corn Kiln (IHR 11017:000:00) are permanent and irreversible. However, the proposed attachment of the archaeological conditions as suggested by HED HM will identify and record any archaeological remains exposed within all sections of cut areas of the development and monitor any further ground intrusive and prevent any further archaeological damage.

Natural Heritage

- 8.37 PPS 2 Policy NH 2 - Species Protected by Law and Policy NH 5 - Habitats, Species or Features of Natural Heritage Importance notes planning permission will only be granted for a development proposal which is not likely to result in the unacceptable adverse impact on, or damage to known Habitats, Species or Features of Natural Heritage Importance.
- 8.38 A PEA was submitted with the application. The PEA noted there are several ivy-covered trees of bat roost potential on the site. Dense ivy can conceal cavities that support roosting bats. Other trees provide cavities and/or hollows along the trunk or in broken branches that also could support roosting bats. Therefore, these trees have been assessed for bat roost potential and will need to be subjected to a more detailed bat survey if any of these trees are going to be impacted by the development.
- 8.39 The Agent confirmed via email on 28.05.25 that they, *“have spoken with John Wann (Ecologist) in respect of the Bat Roost Potential, and he has confirmed that a Bat Survey is not required as there is no work included within the application which would result in the removal or adverse impact on the trees. He advised a note on the plans would be sufficient as agreed; “Trees identified within the Preliminary Ecological Appraisal (PEA) as having bat roost potential shall be retained and protected as part of the proposed development. No removal, pruning, canopy reduction, root disturbance, lighting impact, or other works affecting these trees are proposed. Should the proposed development*

change in a manner that would affect any tree identified as having bat roost potential, further bat surveys shall be undertaken by a suitably qualified ecologist prior to commencement of those works."

- 8.40 The PEA concluded in the context of the nature and location of the development, there will be no significant impacts on any sensitive ecological features on this site provided all recommendations are followed.
- 8.41 It is considered the application will have no detrimental impact on Species, Habitats, or Features of Natural Heritage and the application meets Policy NH 2 and 5.

Flooding and Drainage

- 8.42 PPS 15 – Planning and Flood Risk Policy FLD 1 - Development in Fluvial (River) and Coastal Flood Plains notes development will not be permitted within the 1 in 100 year fluvial flood plain (AEP7 of 1%) or the 1 in 200 year coastal flood plain (AEP of 0.5%) unless the applicant can demonstrate that the proposal constitutes an exception to the policy. Where the principle of development is accepted by the planning authority through meeting the 'Exceptions Test', as set out below under the Exceptions heading, the applicant is required to submit a Flood Risk Assessment for all proposals.
- 8.43 The application would fall under exception (f) The use of land for sport and outdoor recreation, amenity open space or for nature conservation purposes, including ancillary buildings. This exception does not include playgrounds for children.
- 8.44 A Flood Risk Assessment was submitted and reconsultation undertaken with DFI Rivers. Rivers most recent response notes;

"Flood maps NI indicate a portion of the proposed site lies within the 1 in 100 year floodplain, O'Sullivan Environmental have produced a River Model to verify a more accurate extent of the floodplain at this location.

This localised model demonstrates that the 1 in 100 year climate change flood level at this location ranges between 83.23mOD in the northwest, before dropping to 82.37mOD downstream. There is no proposed built development within the mapped floodplain. Campervan pitching locations are located 0.3m above the adjacent Q100 climate change fluvial flood levels (83.63mOD minimum) and tent pitching

locations to be located 0.6m above the adjacent Q100 climate change fluvial flood levels (83.93mOD minimum).

DfI Rivers Directorate has no reason to doubt the technical findings in the FRA.

Rivers Directorate, while not being responsible for the preparation of the report accepts its logic and has no reason to disagree with its conclusions. Consequently Rivers Directorate cannot sustain a reason to object to the proposed development from a flood risk perspective. It should be brought to the attention of the applicant that the responsibility for the accuracy, acceptance of the flood risk assessment and implementation of the proposed flood risk measures rests with the developer and their professional advisors. (Refer to paragraph 5.1 of PPS 15)."

8.45 The Q.100 Floodplain abuts the western/south-western boundary of the field to which the camp site is proposed. There is a small watercourse to this boundary. There is no proposed built development within the mapped floodplain and the plans have shown a 5m maintenance strip to this boundary. The application meets FLD 1.

8.46 PPS 15 Policy FLD 3 - Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains notes a Drainage Assessment will be required for all development proposals that exceed any of the following thresholds:

- A residential development comprising of 10 or more dwelling units
- A development site in excess of 1 hectare
- A change of use involving new buildings and / or hardsurfacing exceeding 1000 square metres in area

8.47 The application site is over 1 hectare. A Drainage Assessment was submitted on the application. DFI Rivers most recent consultation response raises no objections and notes;

"Rivers Directorate has reviewed the submitted Drainage Assessment (DA) by O'Sullivan Environmental, dated June 2026 and comments are as follows; The SuDS system proposed has no outlet and drainage is via percolation through the soil strata. Commenting on the efficacy of the proposed SuDS system is outside Rivers Directorate area of knowledge and expertise. Rivers Directorate advises the Planning Authority to engage the services of those who are expert in this area to provide an assessment of this proposal."

- 8.48 O'Sullivan Environmental are competent Environmental Consultants with accreditations including BSc and MCIWM. They are competent to provide assessment of the proposed SuDS system and their assessment is considered acceptable. The application meets FLD 3.

Habitats Regulation Assessment

- 8.49 The potential impact 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.

9. CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations. The proposal has been assessed against the Northern Area Plan and relevant planning policy and guidance, and is considered appropriate in terms of its use, scale, layout and appearance. The principle of development is acceptable under PPS 21 Policy CTY 11 Farm Diversification, and PPS 16 Policy TSM 6 New and Extended Holiday Parks in the Countryside. There are no issues presented regarding access, amenity, built or natural heritage. The scheme is sympathetic to the rural character and is satisfactorily integrated. Approval is recommended.

10. Conditions and Informatives

1. This approval is effective from the date of this decision notice and is issued under Section 55 of the Planning Act (Northern Ireland) 2011.

Reason: Retrospective application.

2. The Trees identified within the Preliminary Ecological Appraisal (PEA) as having bat roost potential shall be retained and protected as part of the proposed development. No removal, pruning, canopy reduction, root disturbance, lighting impact, or other works affecting these trees are proposed. Should the proposed

development change in a manner that would affect any tree identified as having bat roost potential, further bat surveys shall be undertaken by a suitably qualified ecologist prior to commencement of those works.

Reason: To protect bats.

3. The Camp site hereby approved shall operate on a seasonal basis only, opening between 1st of May to 1st of September on an annual basis.

Reason: In the interests of amenity.

4. The open farm shall operate on an occasional basis only with a maximum of 6 Open Farm Days per annum.

Reason: In the interests of amenity.

5. Within 6 months of the date of this approval the method of sewage disposal shall be agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge shall be granted under the terms of the Water (NI) Order 1999.

Reason: To ensure an adequate means of sewage disposal is provided.

6. A designated watercourse flows along the western boundary of the site. A working strip of minimum width of 5m shall be retained to this watercourse. The working strip should be protected from impediments (including tree planting, hedges, permanent fencing and sheds), land raising or future unapproved development by way of a planning condition. Access to and from the maintenance strip should be available at all times.

Reason: To protect the watercourse from polluting discharges and allow access for DFI Rivers.

7. The widening of the vehicular access, including surfacing and drainage shall be provided in accordance with Drawing No. 08A and DfI Roads DC 1 form attached within three months from the issue date of the planning approval.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

8. Within 6 months of the date of this approval, a programme of archaeological work (POW) shall be prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Causeway Coast and Glens Borough Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:
- The identification and evaluation of archaeological remains within the site.
 - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ.
 - Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
 - Preparation of the digital, documentary, and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

9. The programme of archaeological works shall be implemented within 6 months from the date of its approval.

Reason: to ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

10. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 8. These measures shall be implemented, and a final archaeological report shall be submitted to the Causeway Coast and Glens Borough Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Causeway Coast and Glens Borough Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
4. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <https://planningregister.planningssystemni.gov.uk/simple-search>

Site location Map



Site layout Map

