

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/ 2024/1183/O
Name	Christopher Cassidy/Jackie McNeill
Contact Details	Tel: Email:
We are committed to ensuring our meetings are accessible and inclusive. Please let us know if you require any reasonable adjustments to support your participation (e.g. accessible formats, changes to agenda timing, or other requirements).	Online if available
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>
Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).	

- The applicants are retiring farmers who are in the process of passing the day-to-day management of the farm to their son. The proposed dwelling will allow them to remain living on the farm while facilitating an orderly and sustainable family succession.
- The proposed site was selected following careful consideration of the farm layout, existing buildings, planned agricultural development and environmental constraints. It was not chosen for convenience but because it represents the most practical and suitable location available.
- The Council's own report and flood mapping demonstrate that significant areas surrounding the farm are affected by flood risk. The proposed site is the closest available land to the farm complex that lies outside the identified floodplain.
- The suggested alternative lands to the west of the farm were discounted because of the proposed 30,000-bird poultry house. Evidence submitted with that proposal indicates that odour impacts would extend across lands to the north and west of the existing farm buildings, making those locations unsuitable for a family dwelling and potentially prejudicing the future operation of the farm.
- The lands immediately east of the farm complex were also discounted. These are the subject of a current proposal for a new agricultural shed and represent the only area east of the farm buildings that is outside the floodplain. Using this land for a dwelling would sterilise an important area required for the future operation and expansion of the farm business.
- The officer's suggested alternative sites do not adequately reflect the operational realities of the holding, including flood constraints, planned agricultural development and the long-term needs of the business.
- Approximately 50 metres from the proposed site stood a dwelling owned by the applicants which previously benefited from planning permission for a replacement dwelling. Although that permission ultimately expired before construction commenced, the planning history demonstrates that residential development in this immediate area had previously been considered acceptable in principle.
- There have been no objections from the statutory consultees, including DfI Roads, DAERA, Environmental Health, NI Water or NIEA, indicating that the proposal raises no technical concerns in respect of highways, infrastructure or environmental matters.
- The proposed dwelling is directly linked to the established family farm and should not be regarded as speculative countryside development. It supports the continued viability of the agricultural enterprise and the transition of the farm from one generation to the next.
- For these reasons, Members are respectfully requested to give due weight to the unique circumstances of the holding, the practical constraints affecting alternative locations, and the absence of technical objections, and to approve the application.



Proposed Chicken Housing

Proposed Shed