

SITE VISIT REPORT: Monday 20th April 2026

Committee Members: Alderman, Boyle, Callan, Coyle(Vice-Chair), Hunter, Scott, S McKillop and; Councillors Anderson, C Archibald, Kane(Chair), Kennedy, McGurk, McMullan, McQuillan, Nicholl, Storey and Watton

LA01/2024/0703/O - 56m South East of 223 Garryduff Road, Dunloy, Ballymena

App Type: Outline

Proposal: Proposed site for a single storey dwelling with detached garage parking and access to Garryduff Road. Also the formation of a field access in conjunction with the site access.

Present: Councillors Kane, Kennedy, McQuillan & Watton

Apologies: Ald Hunter

Officials: Martin McErlain

Comments: The site visit commenced at the dwellings to the immediate south of the application site (Nos. 231-237). Members and the Official walked to the existing field gate and entered the agricultural field. The Official identified the site and advised of the adjacent application site LA01/2024/0703/O.

The official identified the extent of the built-up frontage comprised of the 4 dwellings to the south-east and 2 roadside dwellings to the north-west of the site. The Official clarified the dwelling at No. 223 did not have a frontage onto the Garryduff Rd and that the unimplemented planning approval adjacent to No. 217 could not be considered part of a built-up frontage.

The official advised that as the proposal was contrary to Policy CTY8 as the size of the gap was not considered to be a small gap site when considered against the average plot size of the built-up frontage and that the gap could accommodate up to 10 dwellings. The Official advised that as the proposal was not a suitable infill opportunity the proposal would add to ribbon development and that there are concerns regarding integration and rural character in terms of ribbon development and not respecting the established pattern of development.

Members sought clarification on the extent of the frontage considered, clarification on what policy the planning approval adjacent to No. 217 was considered under and whether any other planning policies are relevant to the proposal.

The official confirmed the extent of the frontage extended from No. 74 Galdanagh Rd to No. 237 Garryduff Rd, the Planning approval adjacent to No. 217 was considered and approved under Policy CTY2a and that there was no other planning policy considered to be relevant to the proposal and no other information submitted in support of the proposal under any other policy.

No other specific comments in relation to the site.

The site visit was concluded.

Martin McErlain

20.04.26