

**SITE VISIT REPORT: Monday 20 January 2025**

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

**LA01/2023/0417/F** 175m SSE of 23 Ballymacrea Road, Portrush

**App Type: Full**

**Proposal: Refurbishment and conversion (former workshop to a dwelling and former canteen to a garage) with associated landscaping and access**

**Present: Ald Hunter**

**Officials: M McErlain**

**Comments:** The Officer identified the two buildings which are subject to the application. The officer outlined the reason for refusal was in relation to the subject buildings not meeting the policy requirements of the SPPS which requires the building(s) to be converted to be locally important, advising that this places a stricter policy test on buildings than the criteria within Policy CTY4. The officer advised that there are no concerns relating to the design of the buildings and integration and impact on rural character was acceptable.

The officer advised that exposed rock face adjacent the buildings formed part of the Craigahulliar ASSI however, Natural Environment Division have no objections to the proposal subject to a number of conditions in the event planning permission is granted.

Ald Hunter had no questions. Site visit concluded.

M McErlain 20.01.25