

**SITE VISIT REPORT: Monday 28<sup>th</sup> April 2025**

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

**LA01/2024/0895/O – 10m east of 5 Ballygelagh Village**

**App Type: Outline**

**Proposal: Proposed site for new dwelling.**

**Present: Alderman Hunter, Councillor Watton, Councillor Boyle, Councillor McMullan, Councillor Archibald.**

**Apologies: Councillor M A McKillop**

**Officials: Ruairi McGrath**

**Comments:** The site visit commenced at Ballygelagh Village. The Planning Official identified the site and clarified the nature of the application. The official outlined the reasons for refusal, the proposal did not satisfy CTY 2a and OS1 of PPS 8, in that there was no focal point with which to cluster, that the proposal would impact on neighbouring amenity and result in the loss of open space. Highlighted that the application identifies the junction within the development as a 'cross roads' for the purposes of CTY 2a, but the official confirmed that this would not satisfy the policy.

The official confirmed that 4 objections have been received and highlighted areas which would be most affected by the proposed development, including loss of privacy, overlooking and overshadowing to No, 4, 5, 7a and 8.

In relation to open space, the official outlined the importance of the site to the urban design of the development, as it afforded the surrounding buildings a sense of space and offered a degree of separation, in what was a densely developed area. Also highlighted that the objectors had indicated that the area has served as important play space for children.

The official also outlined the planning history of the site and an adjacent site to the rear of 108. Applications on both sites were found to be contrary to CTY 8 and PPS 8. An appeal against the refusal of planning permission was dismissed by the PAC, resulting in the withdrawal of the second application.

The site visit was concluded.

Ruairi McGrath 28.4.25