

SITE VISIT REPORT: Monday 22nd June 2026

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

Application: LA01/2025/0342/O

App Type: Outline

Proposal: Construction of a dwelling with detached garage and including a new access and parking area

Present: Ald Hunter Cllrs Kennedy, Watton.

Apologies: Ald Boyle, Ald Stewart

Officials: Martin McErlain

Comments: The site visit began at No. 18 Ballyhackett Lane. The Official and members moved along Ballyhackett Lane to the frontage to the site.

The officer began by outlining the principle of development was acceptable when considered against Policy CTY10 but that the application site was considered to fail Policy CTY13 of PPS21 and Policy NH6 of PPS2 in that when approaching from the east along Ballyhackett Lane a dwelling on the application site would appear as a prominent, skyline feature. Additionally, the application site lacks a satisfactory degree of natural screening to suitably integrate and enclose a dwelling.

The official confirmed that there had been two previous planning applications on the site with both refused on the grounds of integration and impact on the AONB as well as a further application to the east of No.18 which has been refused.

The official confirmed that Historic Environment Division removed their objection to the proposal in advance of the May Committee Meeting.

The Meeting was concluded.

Martin McErlain

22.06.26