

Addendum

LA01/2024/0119/O

1.0 Update

1.1 The Planning Committee Report recommends refusal of this application and outlines 10 reasons for refusal. Refusal reason No.1 refers to PPS 21, it is recommended that this reason is amended to include reference to policy CTY 1 of PPS21. It is recommended Refusal Reason 1 states:

- *The proposal is contrary to paragraph 6.73 of the SPPS and Policies CTY 1 and CTY 5 of PPS 21 in that the application fails to prove there is a demonstrable need for the development to meet the needs of the rural community and there are no overriding reasons why the development is essential and could not be located in the settlement.*

1.2 The agent submitted additional supporting information on 22nd May 2026. The agent states these are relevant material considerations and address Council grounds for objection. This information includes the following documents:

- Built Form / Local Housing
- Settlement Limits
- Site Context

2.0 Consideration

2.1 The Built Form / Local Housing document provided images of dwellings within Ballyvoy. This document states that the design of the development has been based on examples of vernacular dwelling within the settlement of Ballyvoy and features presented in Antrim Coast and Glens AONB Design Guide have been replicated in the proposed development.

2.2 The 'Settlement Limits' document shows the settlement developments for the Northern Area Plan 2016 and North

Eastern Area Plan 2002 (NEAP). This document also makes reference to comments of the PAC in relation to the Independent Examination of the Northern Area Plan. The Planning Committee Report makes reference to NEAP and the Independent Examination in paragraphs 8.6 & 8.7. It is also advised that the application site was not the only site surrounding Ballyvoy that was the subject of objection and there were other sites adjoining the settlement that did not have a site specific objection. The outcome was that there was no strategic need to allocate more land for Ballyvoy.

- 2.3 The Independent Examination of the Northern Area Plan also included consideration of objections seeking the extension of the Ballycastle Settlement Development Limit. It was determined, at the time, that there was no strategic need to allocate more land for Ballycastle. The report included a site to the East of Whitepark Road. It was suggested this site could meet social housing needs in written evidence, but NIHE stated all its housing needs could be met inside the SDL, and there was no need to include additional land.
- 2.4 The 'Site Context' Document provides images of the site and identifies surrounding features which is claimed will aid integration. The submitted map suggested visibility of the church will be retained when viewed from the west along Cushendall Rd.
- 2.5 These additional documents have been forwarded to HED via email. The additional information requested by HED has not been provided. The layout of the development has not changed and the documents fail to address the concerns raised by HED as outlined in their comments dated 16th May 2024. The information provided does not address the concerns of the Council in relation to the design, density and layout of the development.

3.0 Recommendations

- 3.1 It is recommended that the Committee note the content of this addendum and agree to refuse planning permission as set out in the Planning Committee Report.

