

**SITE VISIT REPORT: Monday 22<sup>nd</sup> 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: LA01/2024/0119/O**

**App Type: Outline**

**Proposal: Erection of 14 no. social and affordable housing units under Policy CTY 5 of PPS 21**

**Present: Ald Hunter Cllrs Kennedy, Watton.**

**Apologies: Ald Boyle and Stewart**

**Officials: E Hudson**

**Comments:** The site visit began at the frontage to the site.

The officer began by outlining the principle of development was unacceptable as there was not a need for 14no. social housing units in Ballyvoy. Policy CTY 5 of PPS 21 is the relevant policy consideration. This requires the NIHE to identify a demonstrable need for social housing which cannot readily be met within an existing settlement in the locality. NIHE have identified a need for 1no. social housing unit in Ballyvoy for the period 2024-2029. Members queried how NIHE assess their figures for social housing. The officer advised that the agent acknowledged there was a need for less than 5 units in Ballyvoy however that this development could help to meet an unmet need for social housing in Ballycastle. Policy CTY 5 is specifically to meet the needs of the rural community not to provide an unmet need for Ballycastle. Ballycastle is a local hub as defined in the NAP. Any need for housing in Ballycastle should be met there with better access to facilities etc. Facilities in Ballyvoy have diminished in recent years and there are poor transport links to other nearby settlements.

The officer referred to the other reasons for refusal. The indicative layout was considered unacceptable due to the density, layout, inadequate amenity and roads issues. It was out of keeping with the pattern of development surrounding the site and as a prominent site entering Ballyvoy was considered unacceptable. The proposal was contrary to NAP 2016, PPS 7, Add to PPS 7, PPS 2 NH 6 (Impact on the AONB), PPS 21 and PPS 6. The site is adjacent to a Listed church and HED have considers with the impact on the setting of the

Listed Building. Members asked if 5/6 no. dwellings would be more appropriate. The officer advised visually it may be more appropriate and provide a better quality layout. However, the principle for 5/6 dwellings was still not required in Ballyvoy and HED would have to consider any amendments to the layout in light of impacts on the Listed church. The proposal is also contrary to the LLPA policy in the NAP 2016 (Policy BLV 01 St Patricks) which lists the adjacent church as a key feature with in the LLPA. The policy states that the LLPA will be protected from all development other than sensitively sited development essential for farming operations. The proposal is contrary to this policy.

E Hudson

22.06.26