

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2024/0119/O
Name	Mr Matt Kennedy Sian Mulholland MLA – Alliance Party Clr Margaret Anne Mc Killop - Independent
Contact Details	Tel: _____ Email: _____
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

We believe that it would be extremely beneficial for the Planning Committee to visit the application site and Ballyvoy settlement prior to making a decision on the application.

The Planning Department have now added an additional four refusal reasons which were not on the original DMR Report. I address the additional refusal reasons below.

Reason 7 – Contrary to Policy CTY 13 – prominent in the landscape – lack of enclosure for integration – relies on new landscaping for integration – design and layout are inappropriate.

Reason 8 - Contrary to Policy CTY 14 – Suburban style build up – respect pattern of settlement in area.

Reason 9 – Contrary to Policy CTY15 – mar distinction between Ballyvoy and countryside thru urban sprawl.

Reason 10 – Contrary to Policy NH 6 of PPS 2 – impact on character and appearance of AONB.

All of these refusal reasons raise issues of visual integration, rural character, urban sprawl and adverse impact on the AONB.

These objections are entirely undermined by three points.

1. The fact the Northern Area Plan 2016 – Public Examination the Commissioner stated in his Report that the site would make a logical extension to the settlement development limit (SDL) of Ballyvoy given the existence of development immediately opposite this land.
2. This objection is further undermined as the site was previously actually located within the settlement development limits (SDL) of Ballyvoy in the North East Area Plan 2002 and was considered to integrate, not considered to harm character or contribute to suburban style build up, not result in urban sprawl or harm the AONB at that time. I believe there has been no change in physical circumstances since.
3. The NIHE has indicated that if the Council is of a mind to approve the application they would like to discuss the provision of affordable housing on the site. The mix that was agreed with Rural Housing Association included 4x2p1b apts, 6x 3p2b houses, 1 x 5p3b house and 3 x 5p3b affordable houses.

As such, based on the location of the site, applicants from the Ballycastle HNA area may also be interested in social housing at this site. The Ballycastle HNA area has a current unmet need of 70 social housing units for the 2023-28 period.

	Elderly	Families	Singles	Total
Total Applicants	66	104	102	272
Stress Applicants	28	68	66	162
Allocations	22	<10	12	-

The NIHE indicated in 2024 that there were 160 applicants on the waiting list who had had Ballyvoy as an additional or second preference choice. The NIHE HIP Update indicates a social housing need in Ballycastle of 106 households between 2023 and 2028.

On the NIHE’s own figures this will provide 22 units in Ballycastle up until 2028 which is less than 20 per cent of the social housing need in the settlement. This clearly shows that social housing need in Ballycastle cannot be addressed through the lack of housing land available and a significant number of those on the waiting list have registered a choice for Ballyvoy. This may be their only realistic option of getting a NIHE dwelling in the next 5 years considering the difficulties in providing social housing in Ballycastle due to the lack of housing land, the NIHE forced to build on open space and recreational land, NI water constraints etc.

The only housing zoning in Ballyvoy was built out and completed in 2016 and there has been little if any new residential development since to retain the local population and prevent out migration.

The rebuttal points set out in Clr Mc Shane’s referral to Planning Committee on the various refusal reasons all remain valid and relevant to the Planning Committee’s assessment of this planning application.