

SITE VISIT REPORT: Monday 23rd March 2026

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

LA01/2024/1119/O - Land between No.44 & 44a Ballybrakes Road, Ballymoney

App Type: Outline

Proposal: Retrospective application for retention of restoration works to ruinous wallstead, completion of restoration and conversion works, to reinstate former cottage with associated landscaping and access.

Present: Ald Coyle, Councillors Kane, Kennedy, Storey, Watton

Apologies: Ald Hunter

Officials: Martin McErlain

Comments: The site visit commenced at the entrance to the laneway serving Nos. 44 and 44a. Members and the official walked along the laneway to the application site. The Official identified the site and clarified the existing and proposed site boundaries.

The official identified the laneway as being a frontage and clarified that the dwelling and outbuilding at No.44 abutted the laneway had a common frontage to the lane. The official clarified that the laneway terminated at the entrance to No. 44a. As 44a only had access to the frontage and its curtilage did not abut the laneway it cannot be considered to have frontage onto the laneway and therefore cannot be considered to contribute to the formation of a substantial and continuously built-up frontage. As a result there is no substantial and continuously built-up frontage at this location and subsequently no gap to infill.

The official also advised that as the proposal was contrary to Policy CTY8 that the proposal would result in adding to ribbon development and suburban style build up when viewed with the existing adjacent development.

Members enquired about the siting and orientation of the proposed dwelling. The official clarified that as this was an outline application there were no details regarding the siting, design or orientation of the dwelling.

No other specific comments in relation to the site.

The site visit was concluded.

Martin McErlain

23.03.26