

**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](mailto:planning@causewaycoastandglens.gov.uk).

<b>Planning Reference</b>	LA01/2023/0667/F
<b>Name</b>	Theresa Cassidy (TC Town Planning) & Paul Heron (OJQ Architecture)
<b>Contact Details</b>	Tel:  Email:
<b>Support or Objection – please tick relevant box</b>	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>

**Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).**

- Letters of support from neighbouring properties have been submitted for the application.
- The applicant remains of the opinion that the proposal is an acceptable form of development in the countryside and the design and scale are sympathetic to the AONB. The AONB is an asset that attracts tourists and part of tourism is sightseeing.
- The traffic survey that accompanied the application along with the applicant’s own experiences (who lives at No. 150 Torr Road, less than 150m to the west of the site), demonstrate the proposal is a much-needed tourism amenity facility for those visiting the area. I myself stopped at this location to take in the spectacular views many years ago, (and many years before knowing the applicant), when friends were visiting from England; this is not a recent or new occurrence.
- The proposal is not dissimilar to existing viewing points that the Council has developed along the Causeway Coastal Route and at road sides. The application site is located along a scenic route of the Causeway Coastal Route and will also provide access to the nearby heritage site.
- On the Council website, section on Tourism, sub-section Causeway Coastal Route, it cites:

***“While on this ultimate road trip, we recommend you stop frequently to truly experience the***

***natural beauty, culture, history, arts, heritage, wildlife and people along the way.”***

- The page also suggests stopping off at the coastal viewpoints at Magheracross and Portaneevy, two recently Council developed viewing points (ref: LA01/2019/0008/F & LA01/2019/0787/F respectively). The application site is providing one additional amenity facility to stop and fully experience the natural beauty available at this location along the 120-mile road network. It will give visitors a further chance to enjoy the spectacular sea, coastal and landscape views on offer as well as exploring the heritage feature located nearby to the north west.
- The site will remain within the applicant’s ownership and farm holding. Why can’t a local farmer provide a much-needed tourist amenity facility to the public, is this the responsibility of the Council only and do similar Council owned sites generate revenue for this use? An honesty box will be located at the entrance to the site to help the applicant maintain the site.
- A tourism information board and associated map will be included on site which will identify the local villages and towns encouraging tourists to visit these places. Thus, there will be economic benefits from the proposal as well as return visitors.
- Torr Head is located 6km’s away, however, this not accessible for everyone. The current application is designed to ensure everyone has the same opportunity to appreciate the scenery.
- There are occasions when there is tension between planning policies, but in this case the tourist amenity facility and parking provision go hand in hand. As the land use is associated with PPS 16, it outweighs PPS 3. Notwithstanding, the traffic survey does show that the parking provision is needed at this location so there is justification for the proposal within PPS 3.
- The applicant has no intention of constructing an incongruous or unsightly development.
- A detailed topographical survey of the site and adjoining land was completed. This survey then furnished the architect with the necessary tools to create a diligent design scheme that is wholly sympathetic to the AONB and landscape by respecting the surrounding landform and contours incorporating local materials and native vegetation where appropriate.
- By respecting the existing landform, the architect has designed the proposal so that it nestles seamlessly into the landscape as demonstrated by the photomontages submitted for the application.
- When considering the site sections, the existing and proposed ground levels and the photomontages, respectfully, the proposal will not result in an unacceptable impact on the integrity, appearance or attraction of the Antrim Coast and Glens AONB and surrounding countryside. It is not out of character when also considering that the aforementioned viewing points are located within the Causeway Coast AONB.
- The roadside barrier is a galvanised material, with a matt finish and will tie in with the natural stone gabion wall. Native planting will also be incorporated along this roadside boundary.
- A site visit may help members with their assessment of the proposal.