

Addendum

LA01/2024/0060/O

1.0 Update

- 1.1 This application was presented to Committee in March 2025 and deferred for a site visit. Following the site visit the application was deferred from the April Committee Meeting to allow for the agent to provide additional information.
- 1.2 The agent submitted a Planning Statement on 20th June 2025 which includes photos which show flooding of the low lying fields of the farm holding. The fields affected are no. 55, 1 and 8 as identified on the farm map and are within the floodplain as shown on the DfI Rivers Flood Map.
- 1.3 The agent states there are no suitable sites at the farm sheds due to the flooding and that the farm holding at Glenshesk Road sits on low lying land and any new dwellings sited outside of the flooding area would be classed as skyline development.
- 1.4 The statement goes on to say “The proposed site at Drones Road will have no impact and visually integrates due to the existing vegetation, and that the application complies with the requirements for gaining an access to a protected route, along with confirmation from DfI Roads that the existing access to 107 Glenshesk Road is substandard.
- 1.5 The final part of the statement outlines that the application is in response to changing practices in farming and tighter regulation following the publication of “The Welfare of Farmed Animals (NI) Regulations 2012” and the “Animal Welfare Code of Practice 2012” has placed greater emphasis on the welfare of animals. As such, the client needs a dwelling to ensure he can provide care for his animals and protect them from pain, suffering, injury and disease.

2.0 Consideration

- 2.1 The assumption that there are no suitable sites due to flooding is not accurate, as the only fields affected by flooding are the low-lying fields identified as 55, 1 and 8. The fields to the rear of the

sheds are not affected by flooding and would satisfy the requirements of CTY 10. The applicants farm buildings on Drumavoley Road would also be suitable. It should also be noted that a portion of the field adjacent to the application site on Drones Road is also within the floodplain.

- 2.2 The suggestion that an alternative site would be considered skyline is also not accurate as the steeply sloping landform of Knocklaid rises for 514m to provide adequate backdrop and offers ample opportunity for integration.
- 2.3 With regards access onto a protected route, the proposal is not considered an exception under policy AMP 3, as the application does not meet the criteria set out in Policy CTY 10 of PPS 21. The access at 107 Glenshesk Road is substandard, as is the proposed access at Drones Road. The access at Drones Road will need to be upgraded to provide 2.4m x 142.0m, whereas the access at Glenshesk Road only requires 2.4m x 80.0m.
- 2.4 Notwithstanding, there is a second access at the main farm grouping which was approved under E/2010/0129/F and would be suitable. There is an existing access at the Drumavoley Road site which would also be suitable and the roadside fields are within the farm holding, should the access need to be upgraded.
- 2.5 In considering the animal welfare argument, the application is for a residential dwelling and does not include proposed farm buildings for the purposes of animal welfare. The farm holding is made up of 6 separate parcels of land spread over the surrounding area, it is not reasonable to suggest that a residential dwelling would be necessary to ensure animal welfare. The holding already has farm buildings at multiple sites which should be adequate to deal with welfare and expansion of existing sites would be preferable.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application as set out in Section 1 of the Planning Committee report.