

Erratum

LA01/2024/0743/O

1.0 Update

1.1 Replace paragraphs 8.8 and 8.9 with the following revised paragraphs below:

8.8 The first criterion states that the cluster should lie outside of a farm and consist of four or more buildings (excluding ancillary buildings) of which three are dwellings. There are three dwellings in a linear development to the north (western side of the road), and a further 2 dwellings on the adjacent side (east) of the road, to the south. There are more than 3 dwellings and the proposal meets the first criteria.

8.9 The second criterion of Policy CTY 2a states that the cluster must appear as a visual entity in the local landscape. Travelling south on the Dunlade Road there is awareness of the 5 dwellings and therefore appear as a visual entity in the landscape.

1.2 To replace Refusal reason 2 with the reason below:

The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not associated with a focal point or located at a cross-roads and the proposed site is not bounded on at least two sides with other development in a cluster, the site does not provide a suitable degree of enclosure, and cannot be absorbed into the existing cluster through rounding off and would visually intrude into the open countryside.