

SITE VISIT REPORT: Monday 24th November 2025

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

Application: LA01/2024/0743/O

App Type: Outline

Proposal: Proposed Site for Dwelling in a Cluster

Present: Ald Hunter, Scott, Cllrs McGurk, McQuillan

Officials: Jennifer Lundy

Comments: The site visit began at the site. The existing dwellings were pointed out along the road. Three to the north of site and 2 dwellings south east on the opposite side of the road.

The site was pointed out by the officer and Members queried the clearance levels required for the NIE line that traverse the site. The officer also advised that DFI Roads had refused the application as the splays were not achievable within the red line of the application site.

The officer advised that in relation to Policy CTY 2a there were more than 4 dwellings in the group, that there was a visual awareness of the group. There is no focal point, the officer pointed out the site where there the agent advises that a celi house once existed. This dwelling has now been replaced and there is no focal point. Members asked if a dwelling of contemporary design in the vicinity had any commercial elements and it was clarified that it was a dwelling. The officer advised that the site was not bound by 2 sides of development and would if developed extend into the countryside and fail to round off and consolidate existing development.

The officer also advised that it was not a gap site under Policy CTY 8 and would book end the 3 dwellings and therefore contrary to policy.

J Lundy

24.11.25