

**Speaking Right requested By Conor McGarry**

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**1. Impact on LLPA & Landscape Integration**

- The applicant has reduced the overall height from 5.5m to 2.5m, removed pitched roofs and porches, and amended materials to green insulated sheeting to blend with the surrounding landscape.
- Wooden marker posts at the exact location and height of the pods were erected on site to confirm that they are not visible from critical viewpoints, including No. 130 Whitepark Road and Whitepark Road itself, due to the natural fall in levels towards the coast.
- The proposal sits below the existing laneway, retaining the openness of the field pattern while introducing a small-scale, reversible form of farm diversification.
- The visual gap between clusters remains perceptible, with no overextension of built form beyond the compact settlement character.

**2. Setting of Listed Buildings**

- The pods are not visible from No. 130 Whitepark Road, preserving the borrowed verdant landscape.
- Views from Ballintoy Parish Church are already framed by existing clusters, with the proposed location shielded by intervening topography and new farm dwelling under construction.
- The low-profile, muted-colour pods will not create a “centralised competing focus” but will sit quietly within the landform, with any night lighting limited to low-level, downward-facing fittings controlled by condition facing the coast away from all critical viewpoints.

**3. Compliance with PPS 21 CTY 11 – Farm Diversification**

- The farm is active and established with payments claimed over the past 6 years.
- No suitable existing building exists for adaptation, meeting the exceptional circumstances for new structures.
- The scale, design, and siting are proportionate, and operationally linked to the farm business.

**4. Tourism Policy (PPS 16)**

- The proposal delivers high-quality, sustainable rural tourism accommodation in line with SPPS and PPS 16 objectives, supporting local economic activity in the Causeway Coast and Glens.
- Associated landscaping is modest, and surface water/foul disposal meet regulatory requirements without harm to amenity or heritage assets.

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## Revised Protocol for the Operation of the Planning Committee

### **Conclusion**

The revised proposal demonstrably integrates into the local landscape, protects the setting of nearby listed buildings, and sustains the character of the LLPA and AONB. With appropriate conditions on lighting, landscaping, and external materials, the development can proceed without adverse impact and in full compliance with policy.