

Addendum

LA01/2021/0403/F

1.0 Update

- 1.1 A further submission was submitted by the agent 22.09.2024 in support of the application. The submission includes supporting information from MBA Planning dated 23.09.2024, a number of PAC appeal decisions relating to dwellings considered under Policy CTY10, Statement of Fact signed by John Bernard Duffy dated 06.09.2023, images of machinery owned by John Bernard Duffy, invoices and receipts dated 2015-2020, timeline chart and photographs indicated farming activity and evidence submitted in relation to the required six-year period, images to demonstrate visual linkage of the application site with the existing cluster of farm buildings.
- 1.2 With the exception of the timeline chart with accompanying photographs and the images relating to visual linkage with existing farm buildings, all other supporting information has been previously submitted to the Planning Department and has been considered during the processing of the application.
- 1.3 The timeline chart with accompanying photographs provides a visual representation of activities carried out over the period 2015-2021, based on the evidence submitted during the processing of the application. This chart also identifies activities for 2024 including farm machinery upkeep, silage bales, access lane maintenance and management of invasive species. Of the aforementioned only the making of silage bales would be considered to be agricultural activity and no evidence of these works have accompanied the submission to be able to verify these works occurred.
- 1.4 As set out at Paragraphs 8.3 - 8.20 of the Planning Committee Report the verifiable evidence submitted does not reflect an amount of works carried out on an annual basis which would be

regarded as demonstrating an acceptable level of agricultural activity. Officials remain of the opinion that the proposal fails to suitably demonstrate that the business has been satisfactorily active over the required period, and therefore fails to satisfy Criteria A of Policy CTY10.

- 1.5 In regard to the images submitted to demonstrate visual linkage of the application site with the existing cluster of farm buildings, it is set out at Paragraphs 8.22 – 8.24 of the Planning Committee Report that the proposed siting would visually link with the existing buildings to the north of the site and therefore meets with Criteria C of Policy CTY10.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with Paragraphs 1.1 and 9 of the Planning Committee report.