








KEY TO SITE ANALYSIS

-  PROPOSED SITE - LANDS ARE IN APPLICANTS OWNERSHIP
-  EXISTING LANEWAY FROM OLD KILMORE ROAD SERVING EXISTING FARM BUILDINGS
-  ESTABLISHED GROUP OF BUILDINGS
-  ESTABLISHED MATURE TREES
-  ESTABLISHED MATURE HEDGEROWS
-  GENTLE SLOPE IN GROUND
-  SUITABLE SITING FOR DWELLING ON FARM TO COMPLY WITH PPS21 CTY 10 & 13

KEY ISSUES FOR CONSIDERATION UNDER PPS 21

- The Farm Business was established in 1914 and remains active, benefitting from the DARD Business ID 604805 and claiming Single Farm Payments.
- No dwellings or development opportunities have been sold off from the farm within the past 10 years.
- The proposed site, identified in this Site Analysis will enable a dwelling to be visually linked AND cluster with an established group of buildings.
- Access is gained via an existing laneway which maintains access to the remaining agricultural lands.

KEY ISSUES FOR CONSIDERATION UNDER POLICY CTY 13 - INTEGRATION AND DESIGN OF BUILDINGS IN THE COUNTRYSIDE

- The site will be fully screened from public vantage points by the extensive mature planting.
- The selected site will utilize an existing entrance, retain existing landscaping and respect the natural topography of the land in order to minimise any necessary site works, ensuring the dwelling blends unobtrusively with its surroundings.

KEY ISSUES FOR CONSIDERATION UNDER CTY 14 - RURAL CHARACTER

- The proposed site is located over 600m from the Old Kilmore Road, surrounded by agricultural land & mature planting ensuring the development is absorbed into the local landscape.
- The mature planting along boundaries will ensure that a dwelling will not be a prominent feature.
- The entrance onto Old Kilmore Road can provide a satisfactory level of visibility splays within the existing roadside verges ensuring the entrance retains its rural character.

KEY ISSUES FOR CONSIDERATION UNDER CTY 16 - DEVELOPMENT RELYING ON NON MAIN SEWERAGE

- A sewage treatment plant, including underground soakaways, can be accommodated within the boundaries of the proposed site.
- Proposed sewage treatment plant will be provided in accordance with N.I.E.A. recommendations.

The proposed dwelling can respect the natural topography, being located on an area of relatively flat land.

The proposed site will be visually linked and sited to cluster with the established group of buildings

The existing mature trees provide extensive screening for proposed dwelling on a farm

Armagh City, Banbridge & Craigavon Borough Council
Drawing Number 02

Armagh City, Banbridge & Craigavon Borough Council
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Planning Department
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PROJECT DETAILS	PROPOSED SITE DWELLING & GARAGE approx. 190m NE OF 107b OLD KILMORE ROAD, MOIRA	JULY 2021
	MR. JOHN McCONNELL	SCALE 1:500
	02 SITE ANALYSIS	DWG. NO. 2020/06/OP/102

Site Analysis
Scale 1:500

PROPOSED SITE FOR A DWELLING & GARAGE
approx. 190m NORTH EAST OF 107b OLD KILMORE ROAD, MOIRA