

59 Mettican Road,
Garvagh,
Coleraine,
BT515HS.

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CAUSEWAY COAST & GLENS BOROUGH COUNCIL,
PLANNING COMMITTEE

19th AUG. 2021

Dear Planning Committee Member,

Re: Additional Information for Site Meeting at 30 M West of 98 Bolea Road, Limavady
Planning Ref: LA01/2020/0456/O

I would like to take this opportunity on behalf of my client to forward you some information in support of the above application.

I have attached a site appraisal map showing the site in relation to the existing cluster. As I hope you will agree the site by any reasonable assessment is within the existing as defined by policy and does not extend the cluster northwards.

I have also attached a recently approved and remarkably similar application for you to consider as comparison.

If anything, it could be argued that in this approval the site extends further outside the cluster.

Please also note that as with our site a lane also runs alongside the site. This lane was not even in the applicant's ownership unlike our situation.

We have had some posts erected on site to assist in your assessment (see map attached) and the actual site itself has been marked out.

We appreciate your interest in this application and hopefully a positive outcome can be achieved.

Yours faithfully,

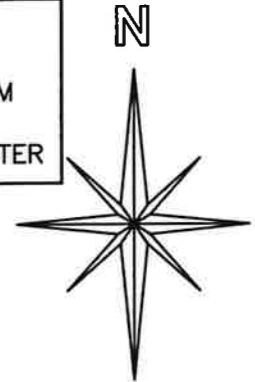
J.Oswald Dallas.
M.R.I.C.S.


LA01/2020/0456/O
 90 M WEST OF 98 BOLEA ROAD

SITE LOCATION

'ROUNDING OFF LINE' AS DESCRIBED IN
 IN PLANNING POLICY TO DETERMINE
 WHETHER DEVELOPMENT IS WITHIN
 CLUSTER

NOTE: POSTS HAVE BEEN ERECTED AT
 POSITIONS A, B & C AND SITE MARKED OUT.
 THESE POSTS SHOW DIRECT LINES DRAWN FROM
 ADJACENT SITES.
 EVEN DIRECT LINES INDICATE SITE WITHIN CLUSTER



NOTE:  GREEN AREA REPRESENTS THE
 ROUGH BOUNDARY OF BOLEA CLUSTER
 SITE WITHIN THIS BOUNDARY & FACES
 EXISTING DEVELOPMENT ON 2 SIDES

Scale 1:2500

Vegetation to be cut back to below level
 of bridge parapet and min. 500mm clear
 of visibility splay to allow views to public roadway
 rising to east of access as shown.

Revision Details:		
Rev.	Description	Date
Project: Site for Dwelling & Garage 30 Metres West of 98 Bolea Road, Bolea, Limavady.		
Client: Mrs Anna May Purcell		
Drawing: SITE LOCATION MAP		
Project No. 20-035	Drawings No. 01	Rev. -
Date. April 2020	Scale. 1:2500	Drawn By. O.D

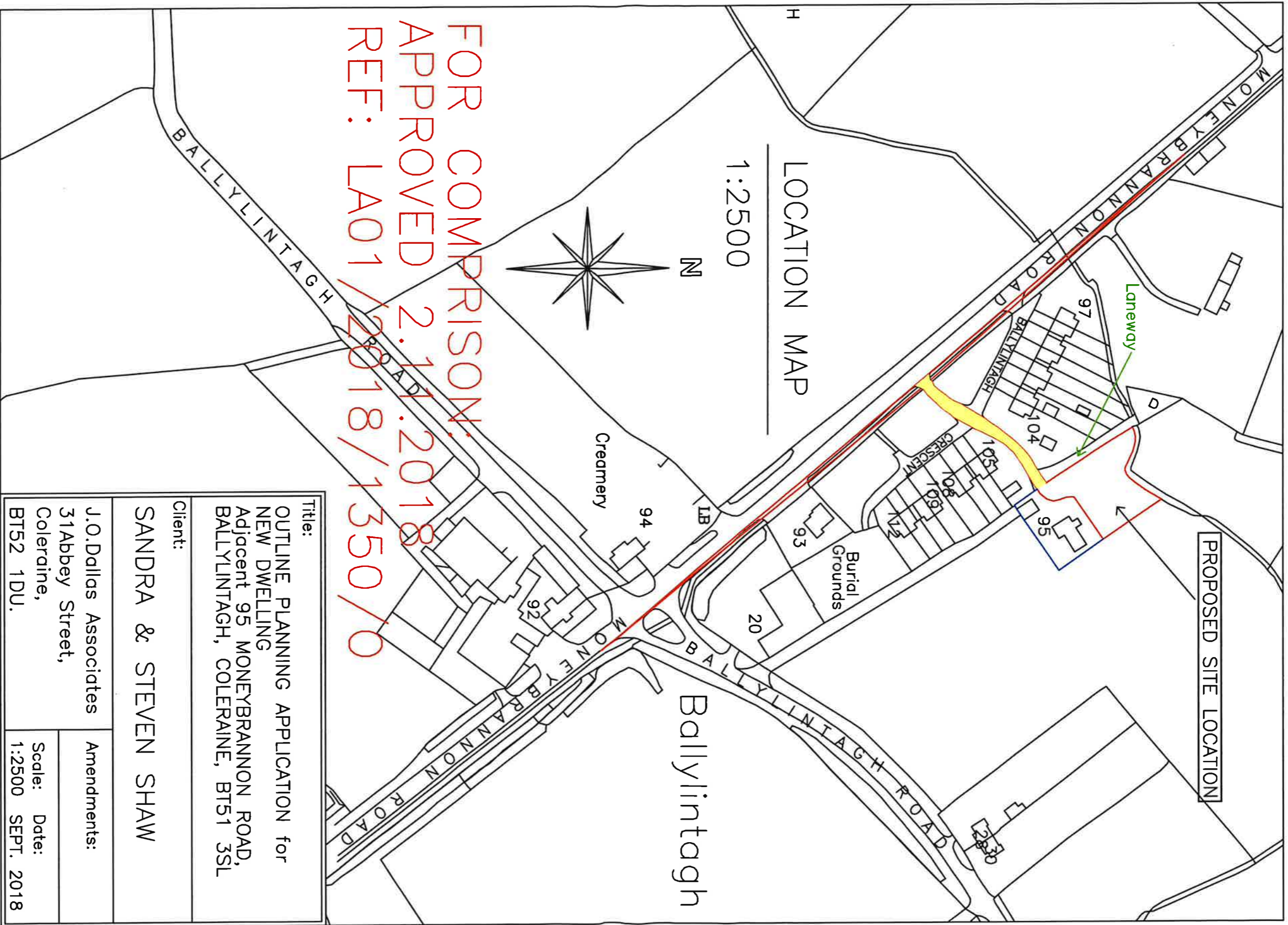
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FOR COMPARISON:
 APPROVED 2.11.2018
 REF: LA01/2018/1350/0

Title: OUTLINE PLANNING APPLICATION for NEW DWELLING Adjacent 95 MONEYBRANNON ROAD, BALLYLINTAGH, COLERAINE, BT51 3SL	
Client: SANDRA & STEVEN SHAW	
J.O.Dallas Associates 31Abbey Street, Coleraine, BT52 1DU.	Amendments:
Scale: 1:2500	Date: SEPT. 2018