

Implementation Date: 01 September 2023

Template for Requesting Speaking Rights at the Planning Committee

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2022/0799/O
Name	Alana Durrent, Valley Architects
Contact Details	Tel: [REDACTED] Email: [REDACTED]
Support or Objection – please tick relevant box	Support <input checked="" type="checkbox"/> Objection <input type="checkbox"/>
<p>Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).</p> <p>Affirmation of points included in planning officers report including;</p> <ul style="list-style-type: none"> - Compliance with PPS 21 CTY 1 and CTY 8- gap site - Compliance with CTY 13 & 14- visual integration and rural character - Compliance with PPS 2- Natural Heritage - Compliance with PPS 3- Access, Movement and Parking. 	

22-0601 Bond Planning representation

LA01/2022/0799/O- Gap Site for Two Dwellings at Drumalief Road, Limavady

Alana Durrent, Valley Architects- Agent- In Support

I would like to speak in support of the outline application for two infill dwellings at Drumalief Road under CTY8 of PPS 21 as the architect and agent for the application.

In agreement with the planning officer's report, it is my sincere understanding that the subject site complies with CTY 8 in that there is a continuous frontage of domestic boundaries either side of the site with 3 dwellings to the east and 3 dwellings to the west of the site, a number of which also have outbuildings in view from the lane. The site itself has a frontage which will accommodate two average sized domestic curtilages, taking into account the existing site frontages along the lane.

[Policy PPS 21 CTY 8- Ribbon/ Gap site](#)

In addition, the site is visually screened and therefore visually integrated from vantage points along the roads in the vicinity. The site sits in a dip and falls away from the access laneway, reducing the visual impact and prominence of any proposed sympathetic development. This also reduces the effect of any loss of visual amenity to the adjacent residences.

[PPS 21- CTY 13 & 14](#)

In terms of the Environmental Impact, following numerous neighbour objections, and a glitch with the planning portal, NIEA have provided no less than 6 consultation responses over 10 months. A Biodiversity Checklist & PEA Preliminary Ecological Appraisal Survey Report (Nov 2022) were provided by an ecologist at large cost to the applicant, and an Outline Environmental Management Plan (March 2023) was prepared. Consents to Discharge Effluent have been approved for the properties by Domestic Consents Team, NIEA, DAERA.

Upon Consultation, the council's Shared Environmental Services department stated that the development "would not have an adverse effect on the integrity of any European site either alone or in combination with other plans or projects."

Guidance specific to the site has been followed- 10 metre buffer will be specified, from the watercourse which runs along the west boundary of the site, for site machinery and spillage limits and 5m buffer for development.

[PPS 2- Natural heritage- NH5 & 6- Priority habitats and Species](#)

Regarding Access, DfI Roads were consulted before and after neighbour comments with no objections on either occasion. At the times when I visited the location, there was little to no traffic on the lane and on bin day, both in the morning and afternoon, a handful of bins were neatly positioned against the hedge at the end of the lane and no impediment to traffic or visibility was obvious.

[PPS 3- AMP 2- intensification of existing access](#)

Health and Safety is always a key consideration in an agricultural setting, but the addition of two more dwellings to the existing ten or so dwellings and two or three farms will not significantly affect the risks. Practically speaking, any increase in large traffic along the lane in addition to the current farm vehicles will be limited to a handful of site vehicles for a small matter of weeks. The construction, of course, will also have to be carried out in accordance with the Construction, Design

and Management (CDM) 2016 Regulations NI in terms of Health and Safety. For future consideration, passing places on the lane may be something which the residents and landowners could develop as a community.

It appears that a lively community exists along Drumalief Lane, as was historically the case when it was used for billeting of troops during WWII and further into the past when farm labourers and mill workers supported bustling rural industry. I firmly believe that two more households not only fall well within the legislation, and contribute to the much needed local housing provision, but would also integrate with and contribute positively to the current neighbourhood.

In conclusion, I would like to thank the Council for this opportunity to represent the applicant.