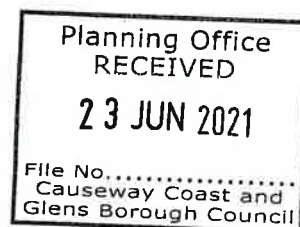


Laura Crawford

From: Matt Kennedy <[REDACTED]>
Sent: 22 June 2021 15:52
To: Planning; Denise Dickson
Subject: PC Item 6.16 - LA01/2019/1105/F
Attachments: crossnadonnell.pdf



Hi Denise

I refer to the above planning application at Planning Committee tomorrow.

I note that on Item 6.1 the Council has proposed a very similar condition to resolve drainage issues on another application in Limavady.

I am unaware of any reason why this or a similar condition cannot be imposed to the second house on this application.

I attach letter setting out our case to this email.

I apologise for the late notice for this intervention but I have only returned to work today after a family bereavement.

I would be grateful if you can take a look at this and see if we can resolve this matter.

Best regards

Matt

Matt Kennedy
Principal Planning Consultant



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L'Derry
BT47 6AR

Tel. 028 71 311551
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Before you print think about the ENVIRONMENT

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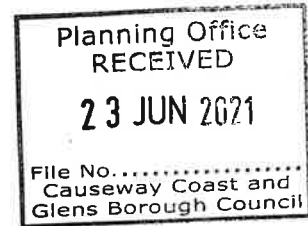
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22nd June 2021

Denise Dickson
Head of Planning
Causeway Coast and Glens Borough Council
Cloonavin
66 Portstewart Road
Coleraine



Denise,

RE: PLANNING APPLICATION - LA01/2019/1105/F FOR TWO DETACHED DWELLINGS WITH DETACHED GARAGE AT LAND SOUTH OF 40 NEWTOWN ROAD AND WEST OF 16 CROSSNADONNELL ROAD, LIMAVADY

I refer to the above planning application which has been recommended for refusal at Planning Committee (PC).

I have been requested by the Applicant and Agent to write to the Council on this application and request it be considered as a late item and put in front of the PC.

I have previously wrote to the Case Officer – Rosaleen Mc Nicholl on 20th January 2021 requesting that the following condition or something similar be attached to the second dwelling on this application.

The second dwelling hereby approved on the application site shall not be constructed beyond sub floor until such times as a foul mains connection has been approved by NI Water, or an alternative means of disposal is agreed with NI Water and Causeway Coast and Glens Borough Council.

However, the PC Report at Para. 8.34 states:

Principal: Matthew Kennedy (MRTPi) - [redacted] Office Manager: Mary Kennedy - [redacted]
Town Planners: Claudine Christy (MRTPi) - [redacted] Co. Reg. No.: NI 046486 VAT No.: 77370 1817
Lee Kennedy - [redacted]
Leeanne Hegarty - [redacted]



The agent suggested in Doc 01 that they would accept a negative condition on this permission in relation to the second dwelling. The Council would not add such a negative condition for the development as there is no guarantee that NIW will upgrade within the life time of any planning approval.

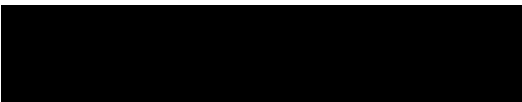
As this is a full planning application for a 5 year period a negative planning condition is entirely appropriate and reasonable as once the first approved house has been built the permission for the second approved dwelling will never expire and can be implemented as soon as NIW upgrade.

Moreover, I note that in **Planning Application LA01/2016/1265/RM** - also in Limavady which is **Item 6.1** on the PC Schedule that the Council has imposed a similar negative condition – Condition No. 14 on this application.

I see no material difference between the two applications in terms of sewage issues in Limavady and request that my Client be treated in a similar manner and a similar negative condition be imposed on my Client's application.

Therefore, for the reasons set out above I request that the Council now grant permission for this proposal with an appropriate negative condition in terms of sewage.

Yours faithfully,


Matt Kennedy MRTPI
Principal
MKA PLANNING Ltd

c.c. Client
Engineer
Architect