

Aileen McGarry

From: Matt Kennedy <[REDACTED]>
Sent: 21 January 2025 14:56
To: Planning; Shane Mathers; Aoibhinn Roarty; ryan@[REDACTED]; Kevin [REDACTED]
Subject: Fwd: Fw: Limavady
Attachments: LOUGHERMORE.pdf

Without Prejudice

Hi Shane,

Our Architect - Kevin Cartin has revised the house type on Site 3 and provided a sun room to resolve privacy and overlooking issues.

I attach a copy of the revised proposals for discussion.

Best regards

Matt

----- Forwarded message -----

From: Kevin Cartin <[REDACTED]>
Date: Tue, 21 Jan 2025 at 12:46
Subject: Fw: Limavady
To: Matt Kennedy ([REDACTED] <[REDACTED]>), Ryan McLaughlin <[REDACTED]>
Cc: Lynn Shaw <[REDACTED]>, Marion Hudson <[REDACTED]>, Aoibhinn Roarty <[REDACTED]>

Matt / Ryan

We have updated the drawings to address Councils' concerns about overlooking and privacy with the layout.;

- Sunroom added to the rear of the chalet bungalow proposed for Site 3
- Prepared section to show that it will not be possible to look directly into the gardens of Sites 3/4 from first floor of proposed houses on Sites 1/2, due to the rear extension.
- Sites 3-8 tweaked to get better separation between the private drive and the gable of bungalow on Site 3, which now measures 1.8m

Let me know if you need any changes.

Regards

Kevin

Kevin Cartin Architects Ltd
Unit 5 Belmont Office Park
232 - 240 Belmont Road
Belfast
BT4 2AW

tel: 028 9076 9755

fax: 028 9076 9547

email: [REDACTED]

--

Matt Kennedy

Principal Planning Consultant



MKA Planning Ltd

32 Clooney Terrace

Waterside

L'Derry

BT47 6AR

Tel. 028 71 311551

Fax. 028 71 313404

MKA |  - E-mail: [REDACTED] | Web: www.mkaplanning.co.uk



MKA Planning's new office premises are located in the City Centre.



 **Before you print think about the ENVIRONMENT**

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity for whom they are addressed. If you have received this email in error please notify the system manager.

Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company.

Finally, all emails are scanned and checked for viruses but the recipient should check this email and any attachments for the presence of viruses. MKA Planning Ltd accepts no liability for any damage caused by any virus transmitted by the email.



- KEY:**
- PRINCIPAL ENTRANCE
 - EXISTING TREES TO BE RETAINED
 - EXISTING HEDGEROW TO BE RETAINED & AUGMENTED
 - NEW HEDGEROW GARDEN HEDGE: PRIVET, LIGUSTRUM OVALIFOLIUM, SPACED AT 600mm AND 1.8m HIGH AT TIME OF PLANTING
 - NEW TREE PLANTING SEMI-MATURE TREES: QUERCUS ROBUR, FASTIGIATA, 25-30cm GIRTH AT TIME OF PLANTING
 - NEW TREE PLANTING EXTRA HEAVY STANDARD TREES: ULMUS BOULEVARD & ACER PLATANOIDES, DEBORAH, 4.75 - 5.25cm & 14-16cm GIRTH AT TIME OF PLANTING
 - GRASSED AREAS
 - BITMAC DRIVEWAY & HARDSTANDING
 - PAVING 400mm x 400mm SETS
 - TIMBER GATE 1.8m HIGH
 - VERTICAL TIMBER FENCE 1.8m HIGH
 - RENDERED WALL 1.8m HIGH
 - ESTATE RAILINGS 1.2m HIGH
 - VISITOR PARKING 2.4 x 6.0m
 - OPTIONAL SUNROOM

D	JAN 2025	AMENDED LAYOUT
C	NOV 2024	AMENDED LAYOUT
B	APRIL 2024	AMENDED LAYOUT
rev.	date	amendment

project
**RESIDENTIAL DEVELOPMENT
 LOUGHERMORE ROAD, BALLYKELLY**

client
KAR HOMES LTD

drawing
**PROPOSED
 SITE LAYOUT PLAN**

scale
 1:500

date
 SEPTEMBER 2023

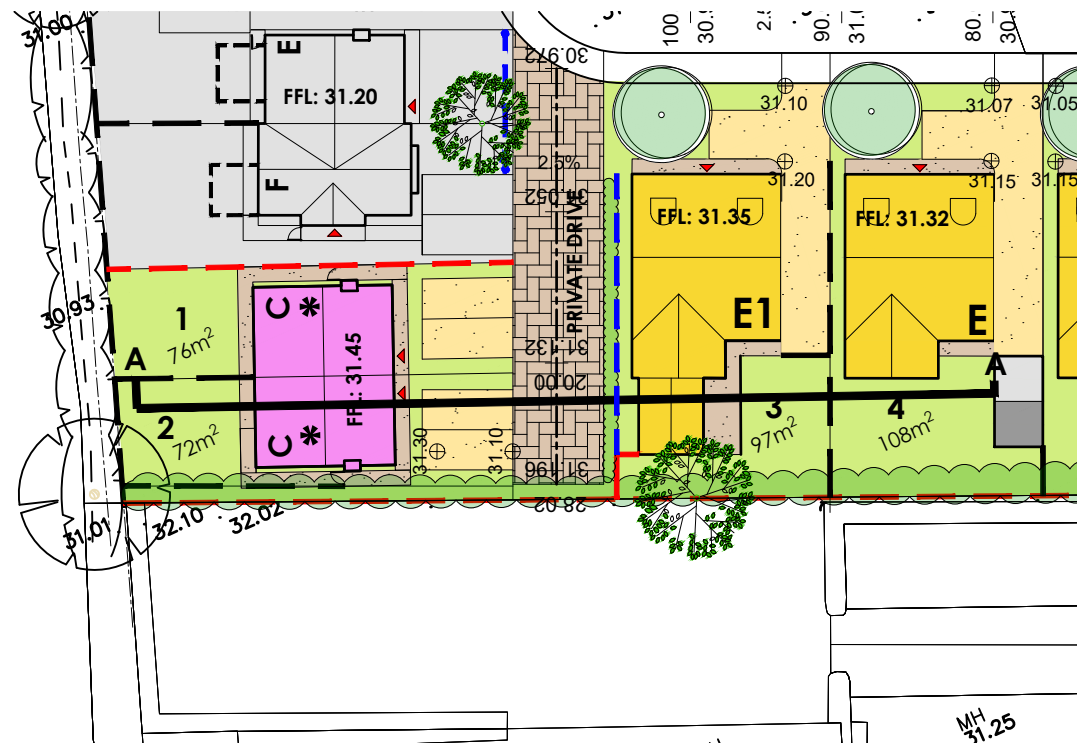
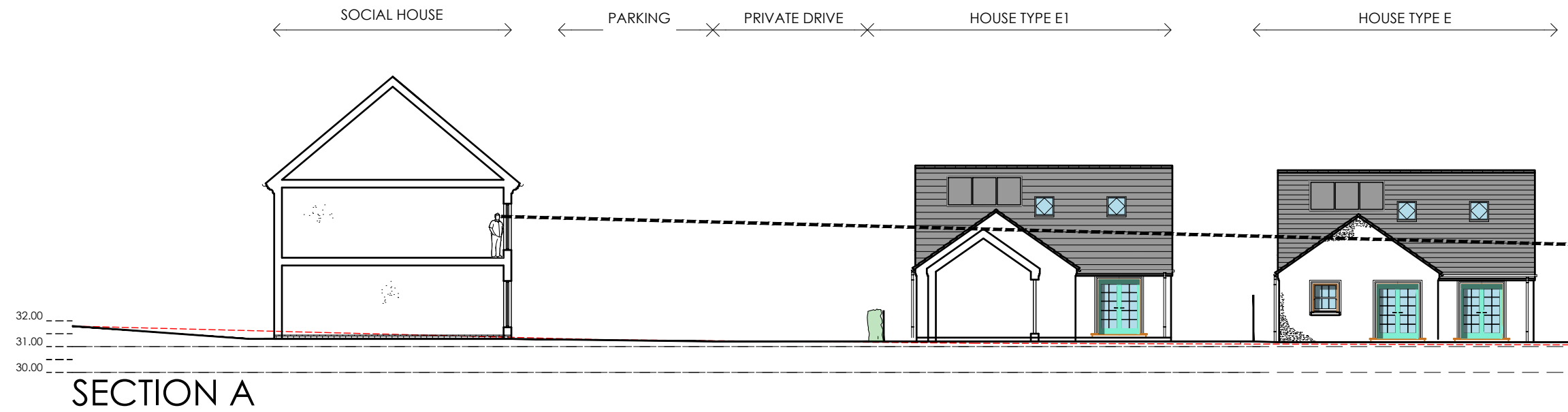
job no. 1790	drg no. PL.SL.01	rev. D
------------------------	----------------------------	------------------

KEVIN CARTIN ARCHITECTS Ltd.
 Unit 5, Belmont Office Park,
 232-240 Belmont Road, Belfast BT4 2AW
 TEL NO: 028 90 769755 - FAX NO: 028 90769547
 EMAIL: info@kevincartin.com

DRAWING STATUS: SKETCH PLANNING TENDER CONSTRUCTION COPYRIGHT©

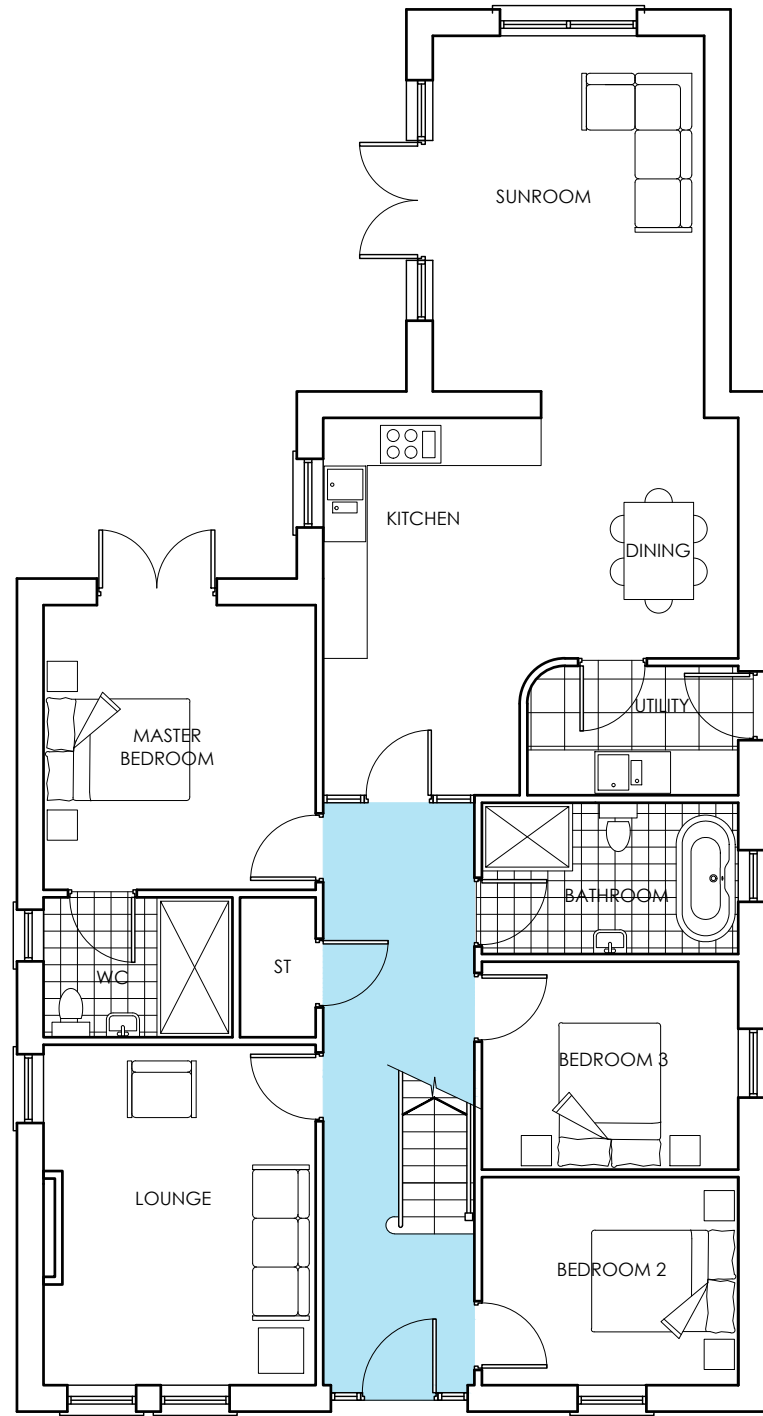
NOTE:
 DRAWING TO READ IN CONJUNCTION WITH CIVIL ENGINEER'S ATKINS DRAWINGS

AS APPROVED
 REF: LA01/2018/0106/F & LA01/2023/0137/F
 UNDER CONSTRUCTION

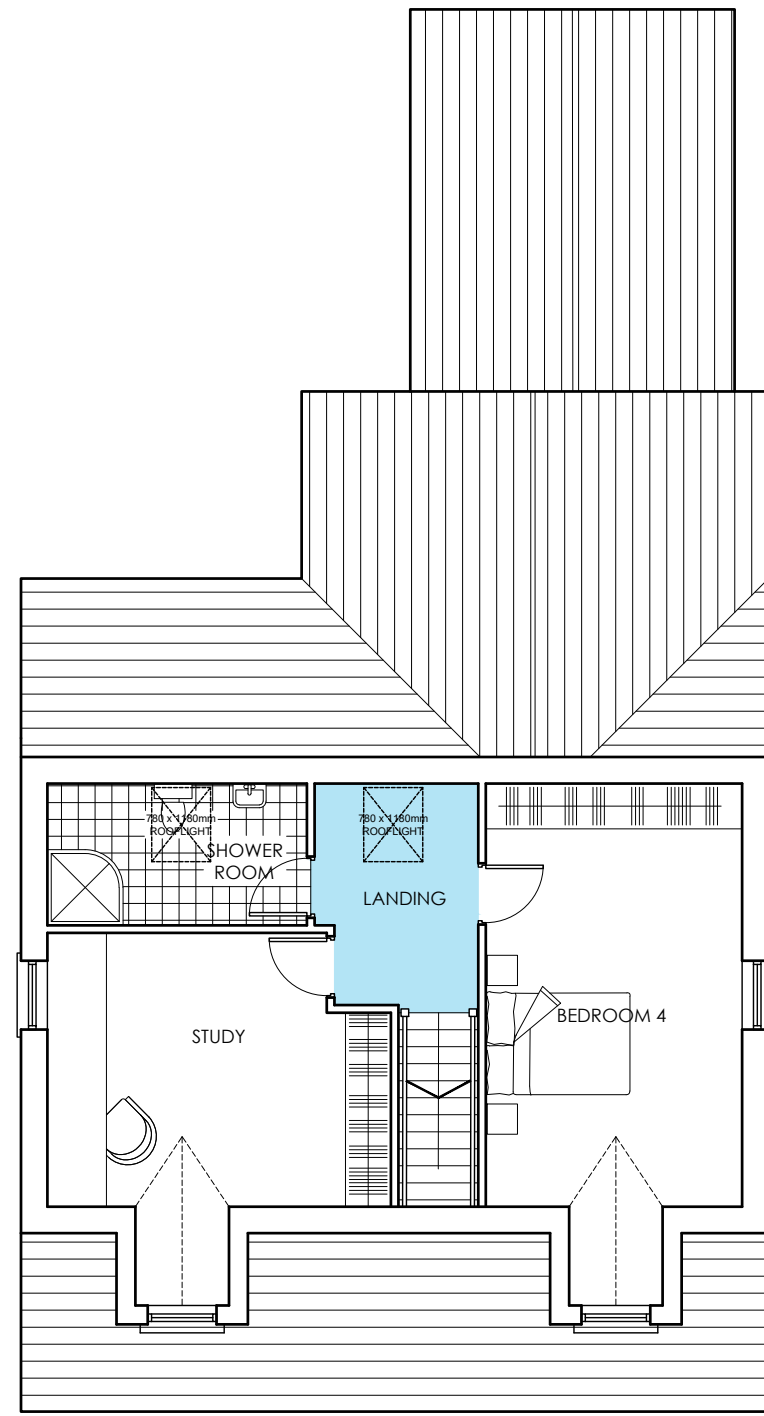


SECTION KEY- NOT TO SCALE

rev.	date	amendment
project		
RESIDENTIAL DEVELOPMENT LOUGHERMORE ROAD, BALLYKELLY		
client		
KAR HOMES LTD		
drawing		
PROPOSED SITE SECTION		
scale	date	
1:200	JANUARY 2025	
job no.	drg no.	rev.
1790	PL.SS.01	
 KEVIN CARTIN ARCHITECTS Ltd. Unit 5, Belmont Office Park, 232-240 Belmont Road, Belfast BT4 2AW TEL NO: 028 90 769755 - FAX NO: 028 90769547 EMAIL: info@kevincartin.com		
DRAWING STATUS		
SKETCH <input checked="" type="checkbox"/>	PLANNING <input type="checkbox"/>	TENDER <input type="checkbox"/>
		CONSTRUCTION <input type="checkbox"/>
COPYRIGHT©		



GROUND FLOOR PLAN
1935 SQ.FT



FIRST FLOOR PLAN


HOUSE TYPE E1 (SITE 3)

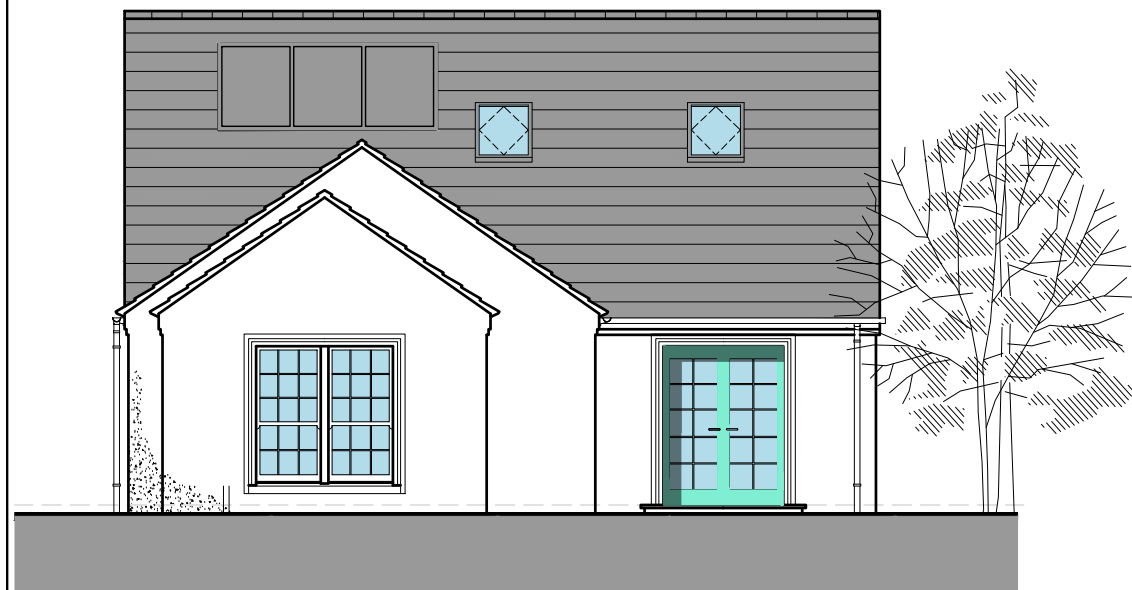
rev.	date	amendment
project		
RESIDENTIAL DEVELOPMENT LOUGHERMORE ROAD, BALLYKELLY		
client		
KAR HOMES LTD		
drawing		
HOUSE TYPE E FLOOR PLANS		
scale	date	
1:100 @ A3	JANUARY 2025	
job no.	drg no.	rev.
1790	PL.E1.01	
 KEVIN CARTIN ARCHITECTS Ltd. Unit 5, Belmont Office Park, 232-240 Belmont Road, Belfast BT4 2AW TEL NO: 028 90 769755 - FAX NO: 028 90 769547 EMAIL: info@kevincartin.com		
DRAWING STATUS		
COPYRIGHT©		
SKETCH	PLANNING <input checked="" type="checkbox"/>	TENDER <input type="checkbox"/>
		CONSTRUCTION <input type="checkbox"/>



PRINCIPAL ELEVATION

HOUSE TYPE E1 (SITE 3)

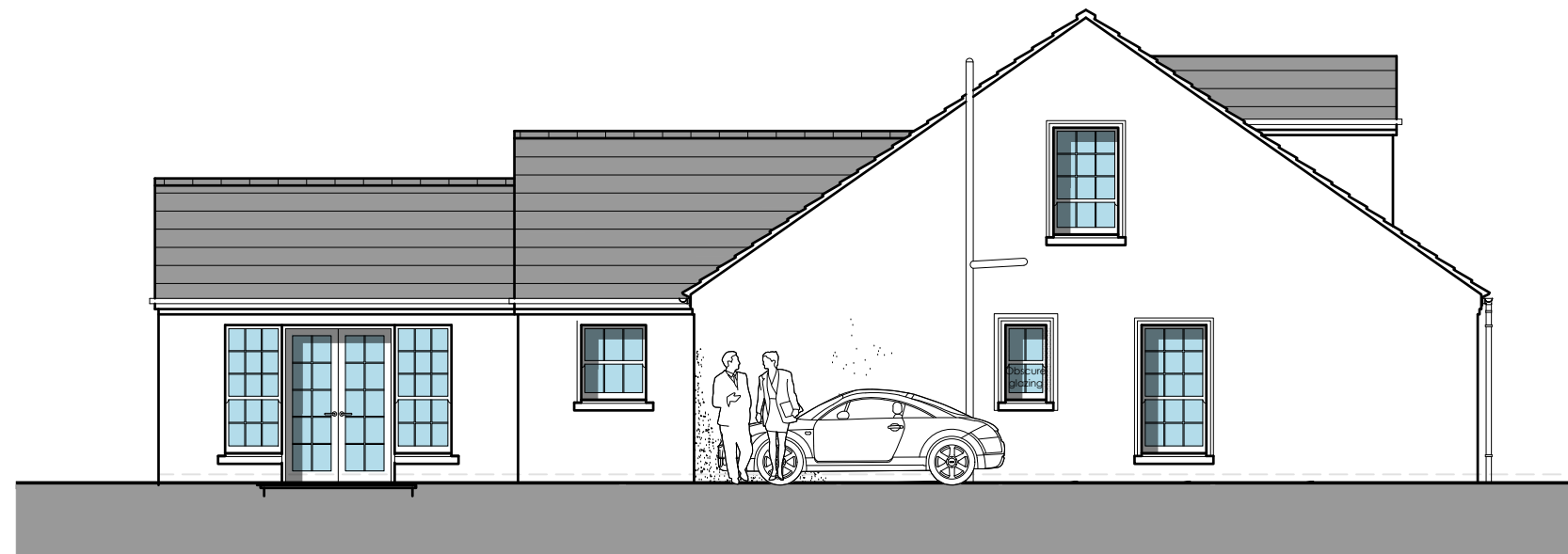
rev.	date	amendment
project		
RESIDENTIAL DEVELOPMENT LOUGHERMORE ROAD, BALLYKELLY		
client		
KAR HOMES LTD		
drawing		
HOUSE TYPE E FLOOR PLANS		
scale	date	
1:100 @ A3	JANUARY 2025	
job no.	dig no.	rev.
1790	PL.E1.02	
 KEVIN CARTIN ARCHITECTS Ltd. Unit 5, Belmont Office Park, 232-240 Belmont Road, Belfast BT4 2AW TEL NO: 028 90 769755 - FAX NO: 028 90 769547 EMAIL: info@kevincartin.com		
DRAWING STATUS		
SKETCH	PLANNING <input checked="" type="checkbox"/>	TENDER <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>
COPYRIGHT©		



REAR ELEVATION




FLANK ELEVATION



FLANK ELEVATION

HOUSE TYPE E1 (SITE 3)

rev.	date	amendment
project		
RESIDENTIAL DEVELOPMENT LOUGHERMORE ROAD, BALLYKELLY		
client		
KAR HOMES LTD		
drawing		
HOUSE TYPE E REAR & FLANK ELEVATIONS		
scale		date
1:100 @ A3		JANUARY 2025
job no.	drg no.	rev.
1790	PL.E1.03	
 KEVIN CARTIN ARCHITECTS Ltd. Unit 5, Belmont Office Park, 232-240 Belmont Road, Belfast BT4 2AW TEL NO: 028 90 769755 - FAX NO: 028 90 769547 EMAIL: info@kevincartin.com		
DRAWING STATUS		
COPYRIGHT©		
SKETCH	PLANNING <input checked="" type="checkbox"/>	TENDER <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/>