

Fao: Orla Burns

Causeway Coast and Glens Borough Council,
Cloonavin, 66 Portstewart Road,
Coleraine
BT52 1EY

Our Ref: 2346
Your Ref: LA01/2023/1164/F
Date: 07/02/25

RE: Planning Submission - Lands at Drumack Hollow, Rasharkin

Dear Orla Burns,

Following my recent discussions with Planning Service, local politicians, and Manor Architects, I write to confirm the following in relation to the above-referenced planning submission.

The proposed realignment of the existing laneway is essential to ensure proper access to the dwellings that have been erected in recent years. This access is unadopted.

The realignment is necessary for the following key reasons:

1. Agricultural Land Consolidation & Drainage:

The realignment will allow for the consolidation of my agricultural lands.
It will facilitate proper drainage, ensuring the land remains usable and productive.

2. Health & Safety of Access:

The current access arrangement requires crossing the laneway, which is shared by multiple dwellings.
Realigning the laneway will improve safety and functionality for all users.

3. Environmental Considerations & Tree Planting:

The proposed consolidation of lands will provide an opportunity to plant indigenous trees, enhancing biodiversity and contributing positively to the local environment.

As such I have been engaged with The Woodland Trust.

The trust seek a minimum of 0.5 hectares and as such this will allow me to engage with them to deliver advice/ possible funding/ delivery.

It would allow us to assist with a reduction in carbon footprints.

It would also see a betterment in relation to the overall countryside character.

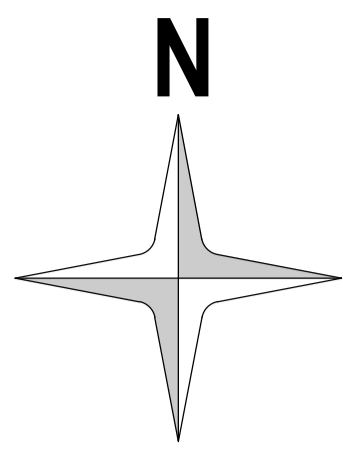
It also will have no impact in visual terms. I trust this clarifies the rationale behind the proposal.

Should you require any further details, please do not hesitate to contact Manor Architects and I very much hope that planning service support and can progress this to approval as a matter of urgency.

Yours sincerely,

Noel Scott

Scott Homes (NI) Ltd
80 Ballycreagh Road
Clough
Ballymena
BT44 9RG



Realignment and extension of existing laneway

Mr Noel Scott
Lands at Drumacks Hollow, Rasharkin, —

REVISIONS

REV	NOTES	DATE
C	Laneway realigned and red line boundary updated	04.04.24

CLIENT:

Mr Noel Scott

ADDRESS:

Lands at Drumacks Hollow
Rasharkin

DRAWING TITLE:

Proposed
Site Plan

SCALE: 1:500 (A1)

DRW BY	CHK BY	DATE
FH		12.10.23

DRAWING NUMBER:

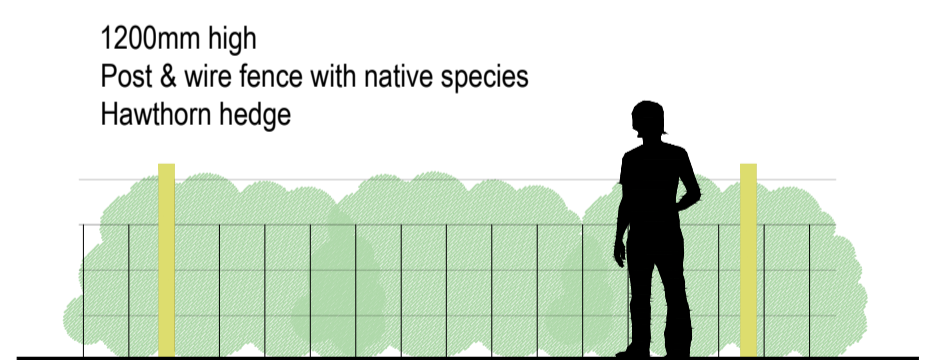
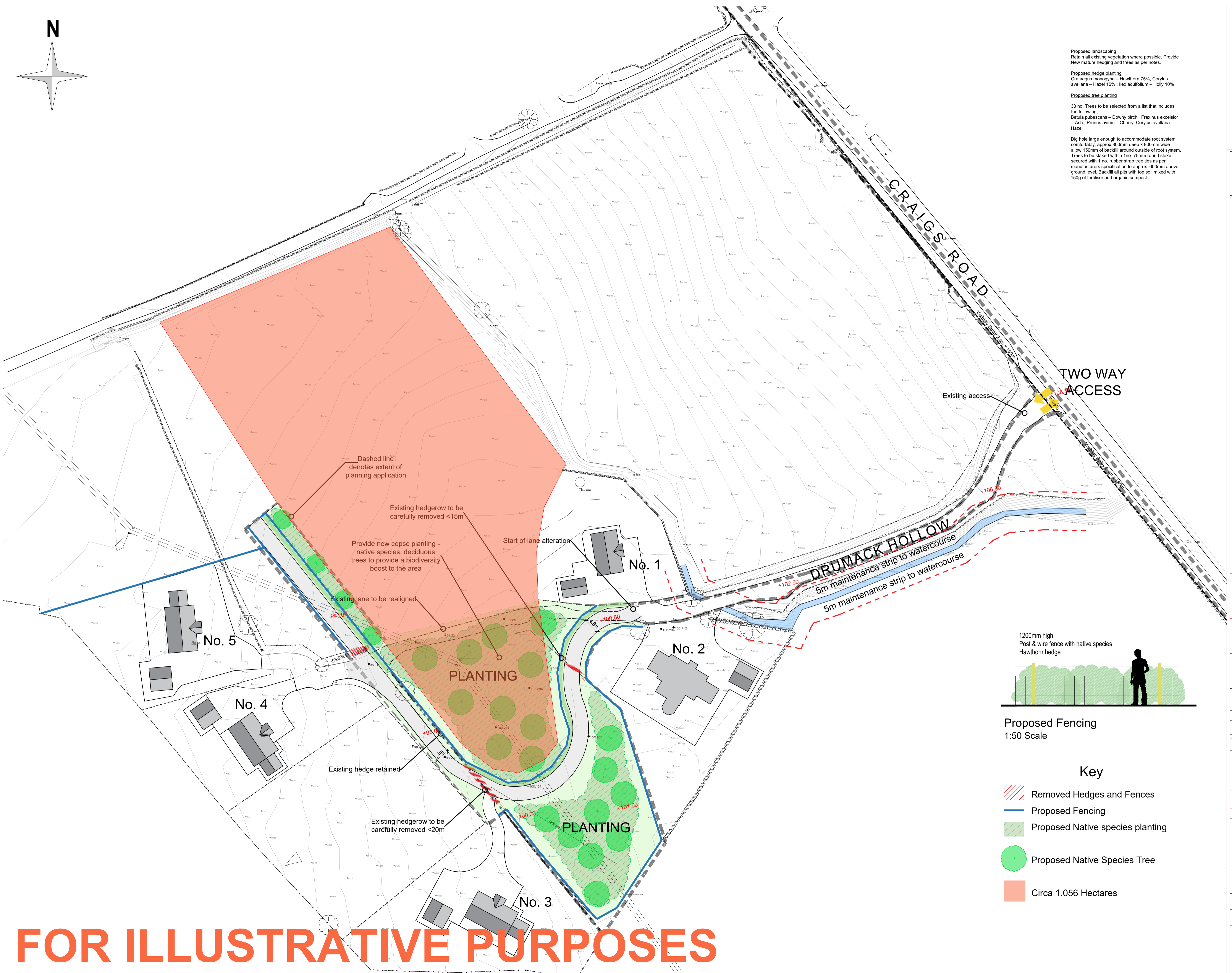
23-46-PL-04C

Proposed landscaping
Retain all existing vegetation where possible. Provide New mature hedging and trees as per notes.

Proposed hedge planting
Crataegus monogyna – Hawthorn 75%, Corylus avellana – Hazel 15%, Ilex aquifolium – Holly 10%

Proposed tree planting
33 no. Trees to be selected from a list that includes the following:
Betula pubescens – Downy birch, Fraxinus excelsior – Ash, Prunus avium – Cherry, Corylus avellana - Hazel

Dig hole large enough to accommodate root system comfortably, approx 800mm deep x 800mm wide allow 150mm of backfill around outside of root system. Trees to be staked within 1no. 75mm round stake secured with 1 no. rubber strap tree ties as per manufacturers specification to approx. 600mm above ground level. Backfill all pits with top soil mixed with 150g of fertiliser and organic compost.



Proposed Fencing
1:50 Scale

- Key**
- Removed Hedges and Fences
 - Proposed Fencing
 - Proposed Native species planting
 - Proposed Native Species Tree
 - Circa 1.056 Hectares

FOR ILLUSTRATIVE PURPOSES