

## Laura Crawford

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**From:** Murray Bell  
**Sent:** 24 February 2025 17:21  
**To:** Planning; Orla Burns  
**Cc:** Madden, Dermot; Lidster, Gerard  
**Subject:** M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached dwellings  
**Attachments:** M20 Callan Outline Proposal Rev D v2023.pdf

M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached dwellings  
Attn Causeway Planning – Ms Orla Burns

Dear Orla

I refer to attached and have discussed this with Mr Dermot Madden of HED:HBU, and I am not sure if this has ever been forwarded to yourselves or HED, but I see that our revision already had been changed to 'natural slate' on the attached.

I believe this was one of the issues raised by HED and may well be enough to resolve concerns.

We are also happy to delete this drawing from the record if this is a better way to proceed and I have also discussed this with Mr Madden.

I also note that the description still says 'two-storey dwellings' when we have already provided illustrative drawings for bungalow type dwellings with low ridge heights of 5780mm and perhaps this needs to be updated.

I look forward to hearing from you.

Regards

Murray Bell

Murray Bell RIAS . RIBA  
Chartered Architect

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**From:** Gemma McAuley  
**Sent:** 10 October 2022 11:06

**On Behalf Of** Planning

**To:** Murray Bell

**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Murray

I acknowledge receipt of e-mail and note you have also copied the Case Officer, Martin McErlain, who will action accordingly.

Regards

Business Support Officer  
Planning Office  
Causeway Coast and Glens Borough Council  
Cloonavin  
66 Portstewart Road  
Coleraine  
BT52 1EY

Tel: (028) 7034 7100



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**From:** Murray Bell

**Sent:** 10 October 2022 10:53

**To:** Martin McErlain

**Cc:** Jordan Mitchell ; Aaron Callan(internet)

Planning

[<Planning@causewaycoastandglens.gov.uk>](mailto:Planning@causewaycoastandglens.gov.uk)

**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

**Importance:** High

Martin

We have reviewed the comments submitted and respond as follows.

This is an outline planning application, it is not at detail design stage and we do not consider any basis for requiring this additional level of detail for the following reasons.

1. The dwellings to the rear are accessed via a separate route and do not impact on the dwelling in terms of vehicle movements and parking provision.
2. The proposed dwellings are situated well below the ground floor level of the Hermitage, and in fact as per the attached extract the ridge lines of the proposed dwelling units will be below the ground level of the listed property.
3. The character of the proposed dwellings can be explored during the full planning process at which time it is much more appropriate to explore issues of material finishes and fenestration etc.
4. We attach approval in Bushmills as an important precedent – LA01/2021/0759.
5. The above approval has an entire line of apartments to the rear entirely changing the view and context of the listed property in Bushmills.
6. Additionally, there are many listed buildings of B or B2 listing within the context of these buildings and we are aware of the previous approval which did indeed set a precedent and we also have a previous approval which set a precedent.
7. It would be extraordinary to require additional scrutiny or consideration at the Hermitage when this approval in Bushmills has been approved recently and when it represents a massive impact into the heritage core of Bushmills.

In relation to the landscape settings and LLPA we can confirm that the vast extent of landscaping is to be retained as per our layout proposals which as you are aware already go well beyond that which would be normal in an outline planning application, and we are very much concerned to retain, maintain and enhance the existing landscape, and the trees are an important character addition within the context of the Hermitage.

There is no intention to threaten this context and our drawings are clear and detail the extent of work and are incorporated into a detailed and accurate topographical survey.

Accordingly, we do not see any impediment preventing the application to proceed to approval as an outline application and we look forward to resolving detail issues with HED in the near future.

Yours sincerely  
Murray Bell

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Chartered Architect

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**From:** Martin McErlain  
**Sent:** 28 September 2022 13:59  
**To:** Jordan Mitchell  
**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Jordan

HED Historic buildings have responded to the information recently submitted in regards to the impact upon the setting of the Listed Building at No. 29 and required further information in order to fully assess the proposal.

Please refer to the consultation response on the planning portal.

I would also refer to the designated LLPA which covers the site. While limiting the impact on the setting of the Listed Building the LLPA text in the Area Plan is very restrictive on development within the designated LLPA. Therefore an assessment of the proposal would need to meet with the permitted exceptions or clearly demonstrate that it would not impact upon any of the selection features for which it is designated. In this case the scale of the dwelling and their setting within the site would be a crucial element in determining acceptability or not.

In looking at the proposal it would be the case that only modest (single storey) dwellings may be permitted but this would also be on the basis that the vast majority of the vegetation along the southern (front) boundary of the site could be retained in order to enclose and screen the development when views from the recreational lands, Roe Park and other public vantage points. The low lying, flat landscape is one of the key features of the LLPA so any new



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**From:** Martin McErlain  
**Sent:** 24 August 2022 11:50  
**To:** Jordan Mitchell  
**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Jordan

See attached information from HED Historic Buildings which I have received today.

Please seeks to address the above points in regards to the Listed Building.

The impact on the setting of the Listed Building would also be a consideration against Policy ENV1 of the NAP which relates to LLPAs.

The relevant LLPA seeks to restrict development which would harm the landscape features for which the LLPA is designated which includes the setting of the located building at the Hermitage.

Can you please provide the above information at your earliest convenience and by no later than 8/9/22

Regards  
Martin

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**From:** Jordan Mitchell  
**Sent:** 11 July 2022 10:49  
**To:** Martin McErlain  
**Cc:** Murray Bell  
**Subject:** FW: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Martin,

Please find attached copy of Smooth Newt Survey/Report for the above application.

Hard copies to follow in the post.

Regards

Jordan Mitchell MCIAT  
Chartered Architectural Technologist  
Associate

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**From:** Martin McErlain  
**Sent:** 27 May 2022 11:20  
**To:** Jordan Mitchell  
**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Jordan

Thanks for the update

Regards  
Martin

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**From:** Jordan Mitchell  
**Sent:** 27 May 2022 11:18  
**To:** Martin McErlain  
**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Martin,

I have spoken with the Ecologist and should have the Newt Survey/Report by end of June.

1<sup>st</sup> visit has been done and visits need to be 2 weeks apart.

Appreciate your patience on this.

Regards

Jordan Mitchell MCIAT  
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Associate

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**From:** Martin McErlain  
**Sent:** 26 May 2022 13:37  
**To:** Jordan Mitchell  
**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Jordan

I hope you are well.

To keep you up to date with proceedings NIEA have today responded and are content with the retention of the trees as per the site plan submitted and potential impact on bats. The only outstanding issue appears to be the newt survey.

Can you provide me with any further update as to the likely timeframe for submission of the newt survey.

Regards  
Martin

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**From:** Jordan Mitchell  
**Sent:** 12 April 2022 10:46  
**To:** Martin McErlain  
**Cc:** Murray Bell Aaron Callan(internet)  
**Subject:** FW: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Martin,

Further to our telephone conversation, I can confirm that the Newt Survey/Report should be available to us by June.

The Newt survey requires 2 staggered visits so I would appreciate your patience in getting you this information.

Could you re-consult with NIEA in meantime to get comments in relation to the retention of the trees with BRP and the external lighting?

It would be good to know that this box is ticked to avoid further delays down the line.

If you have any queries, please give me a call.

Regards

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Associate

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**From:** Jordan Mitchell  
**Sent:** 25 March 2022 17:17  
**To:** Martin McErlain  
**Cc:** Murray Bell Aaron Callan  
**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Martin,

Please find attached revised site layout/landscaping plan as requested by NIEA.

Smooth Newt Survey/Report to follow in due course..

Is there any way we can get NIEA comments on the landscaping now?

We need know that they are happy that no bat surveys are required as trees are being retained.

If they come back later and ask for the bat surveys, this will mean additional expense to our client.

Hard copies to follow in the post.

If you have any queries, please give me a call.

Regards

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**From:** Martin McErlain

**Sent:** 21 March 2022 21:12

**To:** Jordan Mitchell

**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Jordan

NIEA have responded to the Biodiversity Checklist/PEA submitted and have requested the following information

1. A Smooth Newt survey to NIEA specifications must be carried out to determine the current usage of the proposed development site by Newts. Smooth Newt survey(s) to NIEA specifications are available here: [Newt Surveys specifications | Department of Agriculture, Environment and Rural Affairs \(daera-ni.gov.uk\)](https://www.daera-ni.gov.uk/specifications)
2. Clarification on; the pruning/and or felling of the Trees with Bat Roost Potential , and the proposed use of external outdoor lighting, otherwise:  
A Bat Emergence activity survey to NIEA specifications must be carried out to determine the current usage of the proposed development site by Bats. Bat emergence and/or re-entry survey(s) to NIEA specifications are available here: <https://www.daera-ni.gov.uk/sites/default/files/publications/daera/bat-surveyspecifications.pdf>
3. A separate Landscaping Plan should detail exactly which trees are to be removed/pruned or cleared, as well as mitigation measures of native species planting, so that there is no net loss of priority habitats in accordance with planning policy. <https://www.daera-ni.gov.uk/publications/native-species-plantingguidance>.

Can I request that the above information is submitted at your earliest convenience and by no later than 12/04/2022

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**From:** Martin McErlain

**Sent:** 02 February 2022 09:28

**To:** Jordan Mitchell

**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Jordan

I was going to hold off until all info is received but I will consult them as requested.



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**From:** Martin McErlain  
**Sent:** 01 February 2022 14:22  
**To:** Jordan Mitchell  
**Subject:** RE: M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Jordan

Thanks for that. I will upload to the portal.

I note the report advises that a newt survey is required. Has this been commissioned yet. If not can I request that you go ahead and commission it.

Please submit the survey at your earliest convenience and by no later than 1/3/22

Regards  
Martin

Martin McErlain | Planning Officer | Causeway Coast and Glens Borough Council

Cloonavin | 66 Portstewart Road | COLERAINE | BT51 1EY

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**From:** Jordan Mitchell  
**Sent:** 31 January 2022 12:23  
**To:** Martin McErlain  
**Subject:** M20 Callan - LA01/2021/0772/O Proposed site for 3 No. detached two storey dwellings

Martin,

Please find attached copy of PEA for the above application.

Hard copies to follow in the post.

Regards

Jordan Mitchell MCIAT  
Chartered Architectural Technologist



# Indicative Elevations

Schedule of Finishes:

- Roof: Natural slate;
- Walls: Fine wet dash render painted white;
- Windows: HW timber double glazed units;
- Doors: Composite double glazed/HW timber;
- Rainwater Goods: Black aluminium.



Indicative Front Elevation  
Scale 1:100



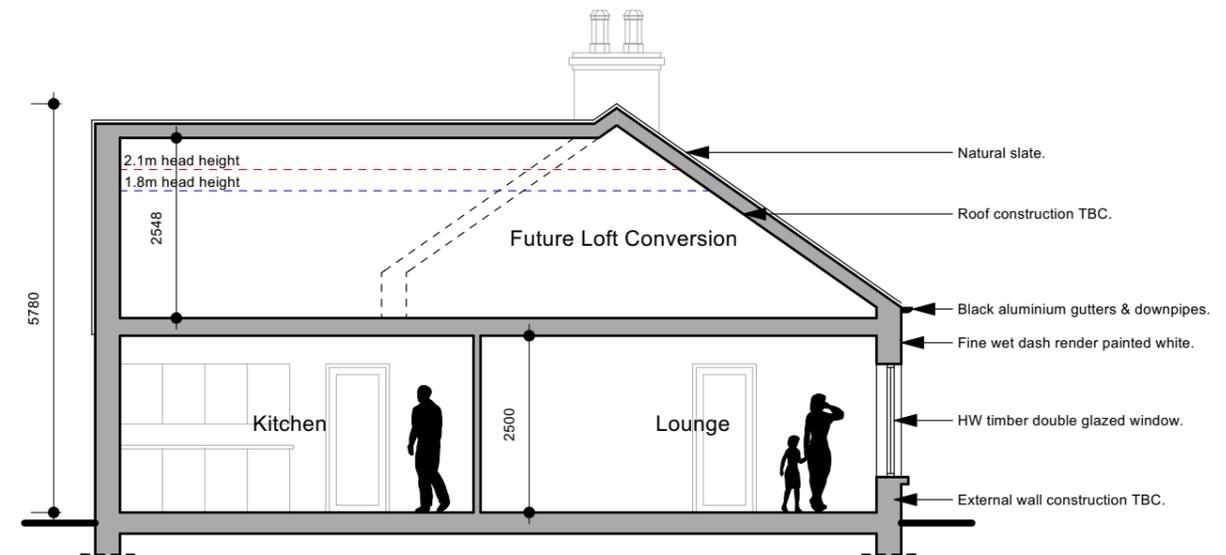
Indicative Side Elevation  
Scale 1:100



Indicative Rear Elevation  
Scale 1:100



Indicative Side Elevation  
Scale 1:100



Indicative Section  
Scale 1:100

PROPOSED 3 No.  
**DWELLINGS**  
**04d** M20 Callan

for Callan Family  
at South West of 29 Roe Mill  
Road, Limavady.