

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	LA01/2021/0772/O
Name	Murray Bell – Bell Architects Ltd
Contact Details	Tel: Email:
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 .</p> <p>Proposing the addition of three small houses in the back garden of a Grade B2 listed property in Limavady, Northern Ireland, requires a well-considered approach that balances the preservation of the historic character with the benefits of new development. The site is within the development limit, and as such the principle of development should be acceptable.</p> <p>There is a previous approval on the site for 5 dwellings, and this proposal is only for three. B/2000/0338/o. Planning officer has stated ‘no substantial weight’ given to the previous approval, and the question remains ‘why not’.</p> <p>Policy LYL 02 Rose Park is being used as the justification for refusal, when the Roe Park proper is far south of this proposal. The clear intent of the LYL 02 policy is protect the landscape and context of Roe Park, and not threaten the development potential of Limavady town. The essential basis for planning applications is that they are tested in process and with local engagement, and with no objections or concerns, there is simply no basis for refusal, rather there is the benefit of approval and the creation of three modest dwellings.</p> <p>There are instances in Northern Ireland where new developments have been successfully integrated into the grounds of listed buildings. For example, planning permission was granted for 44 new homes on the grounds of Ballyhamage House in Doagh, a listed property. This demonstrates that, with careful</p>	

planning and design, new constructions can coexist with heritage sites, providing mutual benefits.

LA03/2020/0489/F Ballyhamage House – 44 additional dwellings.

LA02/2020/0301/F Cairndhu House – Creation of a retirement village to provide 17 retirement apartments within, 10 new apartments in the stable block, 5 new retirement cottages and a 69 bed nursing home and 9 independent living units.

LA01/2020/0550/F – was allowed as a new dwelling and the area plan team stated that it should be refused due to LLPA and area plan.