Causeway Coast & Glens Borough Council

SITE VISIT REPORT: Monday 26th October 2026

Committee Members: Alderman, Boyle, Callan, Coyle, Hunter, Scott, S McKillop (Chair) and Stewart (Vice-Chair); Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan, McQuillan, Nicholl, Storey and Watton

LA01/2024/0137/F - Lands 300m SE of 41 Dogleap Road, Limavady

App Type: **Full**

Proposal: **Refurbishment of existing cottage to provide a caretakers cottage as adjacent accommodation support to the proposed Mens Shed community facility, and all associated works.**

Present: Councillors Boyle, Archibald, Kennedy, Coyle.

Apologies: None

Officials: Richard Heaney

Comments: The site visit began at approximately 10:30am. The Officer explained that the Country Park car park, from which the visit commenced, was the proposed parking and access arrangement for the proposal. The Officer informed the members that access to the carpark and path to the site is controlled by NIEA who have said that they will not facilitate this arrangement, and that this matter remains unresolved.

The Officer explained that in-curtilage parking and direct access to the site via the existing River walk was proposed in the first iteration of the scheme, but this has been removed from the current proposal.

The Officer explained that the proposed use of the wider site as a Men's Shed is a community use, and that the SPPS identifies it as a town centre use. The Officer also drew the members attention to the LLPA designation which prohibits further development unless in connection with the Country Park or agriculture, neither of which apply to proposal.

The group proceeded to the site via the existing River Walk path. The Officer drew the narrowness and frequency of use by pedestrians of the path to the attention of the members.

At the site the Officer identified extensive surface water in and around the site. The Officer confirmed that the subject building(s) was eligible for retention and redevelopment but the principle of the proposed development of a Men's Shed on the

site could not be established as it is a town centre use, prohibited by the LLPA designation and direct access or in-curtilage parking is not proposed.

The Officer explained that, aside from securing the retention and redevelopment of historic buildings, the applicant had made no justification or demonstrated a need for a caretaker dwelling in association with the proposed use of the wider site, for which a principle cannot be established.

The Officer explained that the applicant argues that the proposed location is preferable to the Men's shed former premises, located in the town, as it is more accessible and provides greater scope for out-of-hours activity.

The officer explained that as direct access and in-curtilage parking could not be achieved, and that NIEA have stated they will not facilitate out-of-hours access, that the facts were contrary to the aim of providing greater accessibility or scope for out-of-hours activity.

The site visit finished at approximately 11:25am.

Richard Heaney

26.10.26