

Planning Department
Causeway Coast & Glens Borough Council
Cloonavin, 66 Portstewart Road,
Coleraine
BT52 1EY

Our Ref: 2346

Your Ref: LA01/2023/1164/F

Date: 21/02/25

FAO Orla Burns

Dear Orla,

Re: Planning Application LA01/2023/1164/F – Realignment of Existing Laneway at Drumack Hollow, Rasharkin

We note that the above application has now been listed for refusal. Upon reviewing the case officer's report, it is evident that the position remains unchanged despite a site visit and meeting, during which the planning officer accepted several key facts regarding the site and its surrounding development.

During this meeting, it was acknowledged that the area in and around Drumack Hollow is of a suburban character, that the laneway serves as a shared access, and that its realignment is essential for the dwellings located along its length.

Furthermore, previous case officer reports and supporting information provided by Manor Architects consistently reinforced the following:

- There are no key vantage points that would be negatively impacted.
- The site and surrounding lands integrate well within the existing landscape.
- No detrimental impact on the countryside would result from the proposed works.

Manor Architects Ltd. Reg. No. 46108

Directors:

Aidan M. Bradley H. Dip.Arch

Johann C Muldoon MBE. RIBA. Bsc.Arch (hons). Dip.Arch. M.Arch. MBA. SCA. ARB. RSUA. RIAS. RIAI.

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We strongly believe that this application aligns with the relevant planning policies, namely:

- **Strategic Planning Policy Statement (SPPS) Paragraph 6.73** – The proposal meets the policy's intent of sustainable rural development.
- **Planning Policy Statement 21 (PPS 21) Policy CTY 13** – The development integrates appropriately within the site and its surroundings, a position previously accepted by the case officer in earlier reports.
- **Planning Policy Statement 21 (PPS 21) Policy CTY 14** – The proposal cannot be reasonably located elsewhere, integrates well within its setting, and any ancillary works would not be detrimental to the rural character of the area.

Additionally, we have provided a signed letter from the applicant outlining his commitment to planting forestry and detailing the necessity of the laneway realignment. This letter is attached for your consideration.

In light of this submission and the outcomes of the site visit on 7th November 2024, we respectfully ask that your recommendation is reconsidered. We trust that this request will be given due regard, and we look forward to your response.

Yours sincerely,

Johann Muldoon MBE. RIBA. Bsc.Arch (hons). Dip.Arch. M.Arch. MBA. SCA. ARB. RSUA. RIAS. RIAI.
Director/ Architect/ Specialist Conservation Architect

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