

**From:** Robinson, Alan <alan.robinson@mla.niassembly.gov.uk>  
**Sent:** 24 November 2025 16:50  
**To:** Planning  
**Subject:** LA01/2024/0743/O Dunlade Rd

Good afternoon, Planning

Please see supporting correspondence below for planning application: LA01/2024/0743/O Dunlade Rd.

Alan Robinson MLA  
6-8 Catherine Street  
Limavady  
BT49 9DB



Having to spoke to the Architect, he believes the application qualifies as a dwelling in a cluster CTY2A for the following reasons:

The gap site is in existence between the linear form in existence, established by the 3 dwellings. And the edge of the linear form that is the mature hedgerow; beyond which there cannot be development. The established cluster is defined by the grouping of the dwellings around the historic dwelling known as 'Mary Kane's Cottage' opposite the application site. This was a local Ceili dwelling and the original dwelling was restored such was its significance. Supporting letters have been submitted to confirm this. There are 5 dwellings in total with Mary Kane's cottage serving as the focal point with the grouping.

The site complies with CTY13- Integration; it is not prominent; it has established boundaries which enclose the site. The site infills the gap created by the 3 dwellings and the established natural mature boundary and the site visually links with the established buildings within the grouping.

The site complies with CTY14 – Character; again, the site is not prominent, it respects the linear form adjacent to the site.

The pattern of development matches the established pattern and ribbon does not exist.

Ancillary works will not affect natural character.

Access concerns have been addressed and the architect confirmed that they have been able to achieve visibility splays.