

Laura Crawford

From: Murray Bell
Sent: 21 May 2025 13:22
To: Richard Heaney
Cc: Martin McErlain; Planning
Subject: M24 Burke - Lands at Killyvally Road, Garvagh - LA01/2024/1004/F
Attachments: Burke-Layout1.pdf; 03 view.JPG; 04 view.JPG; 05 view.JPG; 06 view.JPG; 06A.jpg; 07 view.JPG; 08 view.JPG; 03A.jpg; 01 view.JPG; 02 view.JPG; Site layout.pdf

FW: M24 Burke - Lands at Killyvally Road, Garvagh - LA01/2024/1004/F

Dear Richard / Martin

Following our last meeting and presentation at planning committee, our client decided to instruct a topographical surveyor to record the built elements that he had discovered on site and which have not been reported until now.

Aside from the access and lane, these are two previously installed construction features as follows.

1. A 250mm pile (marked in blue on the attached topo extract and circled in red on photo 06A) which is exactly on the placement of the previously approved dwelling and which was likely installed as a corner or front wall support for the approved dwelling at that time. This has been left uncovered and is available for all to inspect.
2. A 500mm diameter pipe that is located on the NW (north west) portion of the site and which most likely was installed to act as a manhole or collection point feeding toward the septic tank which was to be located in the NW corner as per the attached approval extract. This is indicated in red on the attached topo extract, and is circled red in the photo 03A for clarity.

As such, I would ask that these features be assessed and I would ask that the application is held from the May planning committee to allow time to consider this new information. My client is also trying to find out who was involved in the installation of these features to see if we can provide any paperwork as well.

Yours sincerely

Murray

Murray Bell RIAS . RIBA
Chartered Architect

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VAT Registration No. 810321000 Company Registration No. NI 045429

From: Brian
Sent: 21 May 2025 08:06
To: Jordan Mitchell MCIAT
Cc: Murray Bell
Subject: Re: M24 Burke - Lands at Killyvally Road, Garvagh - LA01/2024/1004/F

Jordan,

See attached survey info overlaid onto your site plan.
I surveyed existing fence which is the pink line so it overlays fairly good.
There was 2 things I surveyed. One in blue which is 250mm sq concrete pile.
Other is in orange which was a large upright concrete 500mm diameter pipe/pile.
Existing ground levels surveyed are X SL for context on the site.

Regards

Brian Deighan

Email -

Website - www.dcsni.com

Mobile -



DEIGHAN
CONSTRUCTION SURVEYS

Setting Out // Land Surveys // Legal Mapping

On 15 May 2025, at 16:26, Jordan Mitchell MCIAT

wrote:

Brian,

I understand Damian has been digging within the site and has uncovered elements that have been constructed previously.

Can you pick these up and plot them on a drawing accurately?

If you have any queries, please do not hesitate to contact me.

Regards

Jordan Mitchell MCIAT
Chartered Architectural Technologist
Associate

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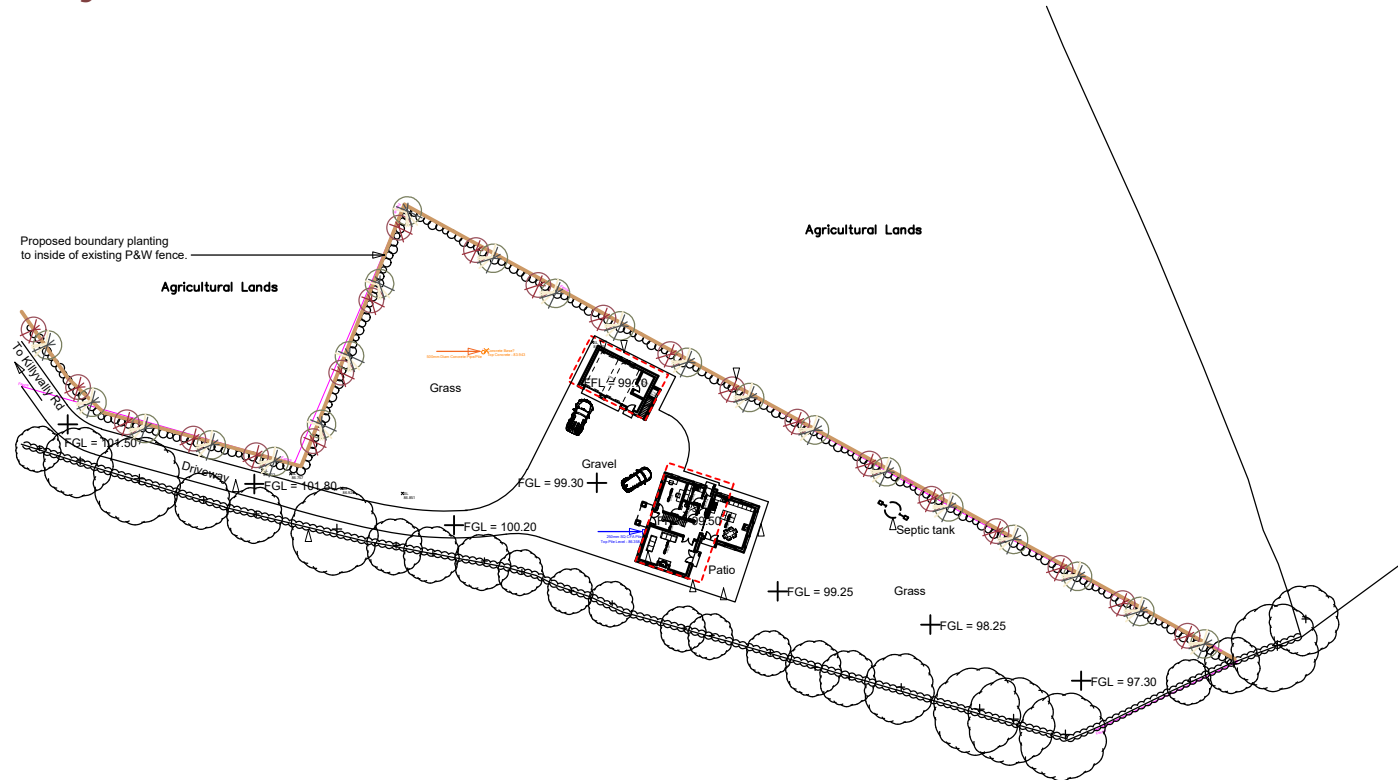
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<M24 Burke 01 Site Location Map.pdf>

<M24 Burke 02 Site Layout.pdf>

<M24 Burke 06a Access Detail.pdf>

Site Layout



Proposed Site Layout
Scale 1:500

**PROPOSED CHANGE OF
HOUSE TYPE
02**

for Mr & Mrs Burke
at 85m N of 91 Killyvalley Rd, Garvagh.

M24 Burke

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E

PROPOSED DOUBLE STAGGERED ROW OF NATURAL SPECIES TREES TO PROVIDE TRIPLE SCREENING OF DWELLING FROM PUBLIC ROAD.

EXISTING 6-8M HEIGHT MATURE TREES ALONG REAR BOUNDARY PROVIDES GOOD BACK DROP



A - A

LANDSCAPE SCHEDULE

PLANTING

Whips 900-1800mm high
Feathered 1800-2500mm high.
Standard 2750-3000mm high.

Spacing

Shrubs 1000mm ctrs.
Conifers 2000mm ctrs.
Broadleaves 3000mm ctrs.

Protection

Provide reinforced plastic tree shelters to all trees.
Gra-cones or similar approved.

Keep roots moist at all times.

Bare root trees should be planted between 1Nov. and 31Mar. Do not plant during frosty weather or in waterlogged soil.

Root bailed trees can be planted at any time of year.

All planting to be carried out during the first planting season after commencement of building works.

Plants which do not take during first growing are to be replaced during the following year.

New Hedgerows

A selection of thorn whips planted between trees at 1000mm ctrs.

All existing mature trees and hedgerow to be retained and augmented with thorn whips.

Shrubs planted between trees and in hedgerows:-

Blackthorn - (Prunus spinosa)

Broom - (Cytisus scoparius)

Hazel - (Corylus avellana)

Hawthorn - (Crataegus monogyna)

Holly - (Ilex aquifolium).

New Mixed Rural Hedge Detail:



Hedge (eg 8.50m) to be planted using indigenous species, of the following mix:

Crataegus monogyna (Hawthorn) - 35% 17No
Prunus spinosa (Blackthorn) - 25% 12No
Ligustrum vulgare (Wild Privet) - 20% 10No
Rosa canina (Dog Rose) - 10% 5No
Ilex aquifolium (Holly) - 10% 5No

Hedging to be planted in double staggered row; 200mm between rows and 450mm linear spacing between individual plants in each row, with each species being evenly distributed throughout the overall length of the hedge.

Provide stock proof fencing to protect new planting.

FOUL DRAINAGE

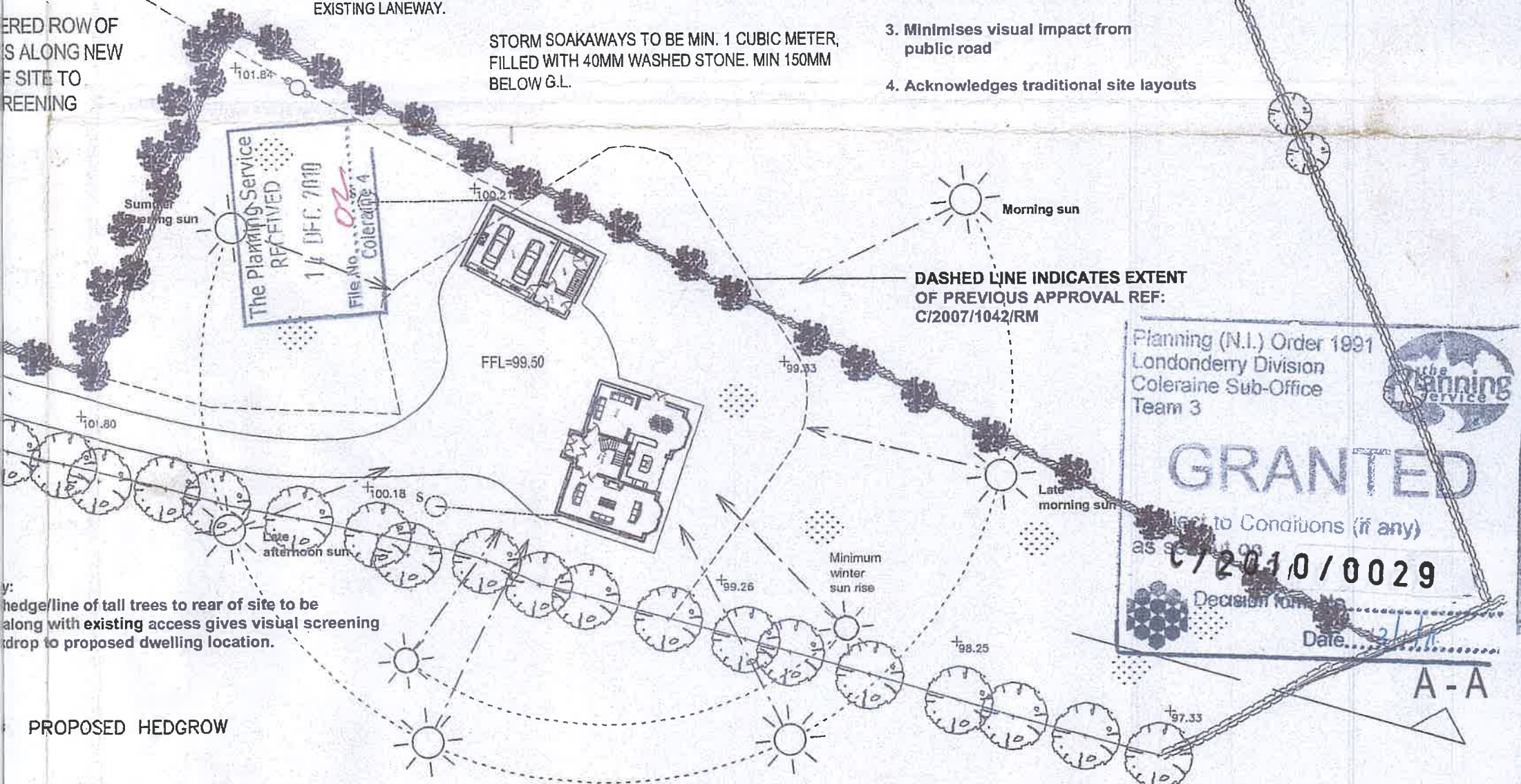
COMMERCIAL PACKAGE PLANT TO BE MINIMUM 15M FROM DWELLING AND TO HAVE MINIMUM CAPACITY OF 2.7 CUBIC METRES. TAKEN TO DISCHARGE AT EXISTING LANDDRAIN AT EDGE OF EXISTING LANEWAY.

STORM SOAKAWAYS TO BE MIN. 1 CUBIC METER, FILLED WITH 40MM WASHED STONE. MIN 150MM BELOW G.L.

Locating new dwelling -

1. Maximises daylight and sunlight - reducing fuel bills and improving well being.
2. Minimises views between new dwellings.
3. Minimises visual impact from public road
4. Acknowledges traditional site layouts

STAGGERED ROW OF TREES ALONG NEW SITE TO PROVIDE TRIPLE SCREENING



PROPOSED HEDGROW

EXISTING MATURE HEDGEROWS & SMALLER TREES

EXISTING TREES

PROPOSED TREES

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Brendan McMullan

Architectural and Planning Consultant

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Client
Mr. M Clyde

Project
Proposed Dwelling & Garage
540m North of 91 Killyvalley Road, Garvagh.

Drawing Title
SITE PLAN

Rev. A - Site section added - June 10
Rev. B - Garage detached - Dec 10

Scale
1/600

Date
AUG. 09

Drawn by
bmm

Checked

Job No
B45-09-02'b'

Planning (N.I.) Order 1991
Londonderry Division
Coleraine Sub-Office
Team 3

GRANTED

Subject to Conditions (if any)

as set out on

C/2010/0029

Decision Form No.

Date: 21/11/09

A - A



















