

18<sup>th</sup> June 2025

Mr Richard Heaney  
Causeway Coast & Glens Borough Council  
Local Planning Office  
Cloonavin  
66 Portstewart Road  
Coleraine  
BT52 1EY

Dear Mr Heaney,

**Location:** Lands 85m north of No 91 Killyvally Road, Garvagh

**Proposal:** Erection of dwelling & garage

**Council ref:** LA01/2024/1004/F

I note that the agent has submitted further information in seeking to claim that development commenced pursuant to Permission C/2010/0029/F.

The agent refers to a pile and a pipe. There is no evidence confirming when they were installed and so they do not demonstrate that development commenced.

Our client Mr Armstrong spoke to the previous owner of the site Mr Clyde in October 2024 shortly after the current application was made – see Annex 1. Mr Clyde advised that he had made an entrance and fenced off a small section, believing that this would keep the permission live. However, he stated that no other work was carried out.

It is clear that no evidence has been submitted in this case to demonstrate that development under Permission C/2010/0029/F lawfully commenced. As such, the principle of development has not been established and proposal remains unacceptable in principle.

Yours faithfully,

Dermot Monaghan  
**MBA Planning**

18<sup>th</sup> June 2025

Dermot Monaghan  
MBA Planning  
4 Collgee House  
Citylink Business Park  
Belfast  
BT12 4HQ

Dear Dermot

**Re: Proposed dwelling on lands 85m north of No 91 Killyvally Road, Garvagh - LA01/2024/1004/F**

I note there is a new submission on the planning portal referring to a pile and a pipe on the site.

In October 2024, not long after the current application was made, I spoke to the previous owner of the site, Mr Clyde. He advised that he had made an entrance to the site and fenced off a small section. He thought that this was sufficient to keep the relevant planning permission alive. He stated that no other work was carried out.

Yours sincerely,

Harry Armstrong