

**Template for Requesting Speaking Rights at the Planning Committee
Wednesday 27th August 2025**

The Protocol for the Operation of the Planning Committee provides for interested person(s) to register to speak on a planning application that is scheduled to be determined at the next meeting of the Planning Committee. This request must be received by the Planning Department no later than 10am on the Monday before the Planning Committee meeting via email account planning@causewaycoastandglens.gov.uk.

Planning Reference	LA01/2024/1244/F (Item 5.8) Site off Rose Park, Limavady.
Name (1)	Gemma Jobling JPE Planning In person
Name (2)	Richard Moore Moore Design In person
Support or Objection – please tick relevant box	Support <input checked="checked" type="checkbox"/> Objection <input type="checkbox"/>
<p>Written representation summarising key points to be addressed and supplementary information in support of your case (minimum font size 10 and maximum length two sides of A4 page).</p> <p>Purpose</p> <p>To support a request for speaking rights and set out, briefly why Members can reasonably approve the proposal as a modest rounding-off that consolidates the settlement edge with no demonstrable harm.</p> <p>Summary</p> <p>Although just outside the settlement limit, the site is a small, visually contained pocket enclosed by existing development and mature boundaries. Development here would complete a logical, compact edge to Limavady at Rose Park. Taking material considerations into account and applying the policy presumption to enable sustainable development where no harm is identified, the limited plan tension is outweighed by the clear planning benefits.</p>	

Key Planning Points

- **Settlement form & visual containment:** The plot reads as part of the settlement—enclosed on multiple sides with very limited wider views. Development here would tidy up an irregular boundary rather than project into open countryside.
- **Plan status & housing need:** The Northern Area Plan (2016) is now nine years old and its settlement limits/housing supply are not up-to-date. The Local Policies Plan (site-specific stage of the new LDP) is still some way from adoption. In this interim period, a small rounding-off in a sustainable, serviced location can help meet housing need without prejudicing the emerging plan, precisely because of its de minimis scale and consolidation of the existing edge.
- **Policy balance:** While outside the Northern Area Plan limit, rounding-off of a visually contained pocket is accepted planning practice where it strengthens the settlement edge. Material considerations allow a departure where outcomes are better than a rigid line.
- **Design & amenity:** Three single-storey dwellings respect local character and scale. Layout achieves appropriate separation, privacy, and outlook, avoiding overbearing or overlooking.
- **Access & roads:** Access via Rose Park with a Private Streets Determination. Parking, turning and visibility are standard and capable of being secured by condition.
- **Landscape & drainage:** New buffer planting reinforces the southern edge. Drainage/SuDS details can be conditioned. No environmental designations are affected.
- **No harmful precedent:** This is a site-specific consolidation of the edge; it does not open the countryside or create pressure for sprawl.

What Approval Achieves

- Consolidates and enhances the settlement edge by providing a coherent, well-landscaped boundary treatment.
- Provides small-scale housing in an established urban context rather than dispersing growth.
- Resolves an untidy interface with enhanced planting and streetscape.

Decision Ask

That Members **grant planning permission** for LA01/2024/1244/F subject to standard roads, landscaping and drainage conditions. If Members remain uncertain, a **brief deferral for a site visit** would confirm the enclosure and containment on the ground.