



**Causeway
Coast & Glens
Borough Council**

Planning Department
Cloonavin
66 Portstewart Road
COLERAINE
BT52 1EY

Gerard McPeake Architectural Ltd
31a Main Street
Limavady
BT49 0EP

Date: 11th December 2020
Your Ref:
Your Ref: LA01/2018/1243/F
(Please quote at all times)

Dear Sir

Planning approval- Stamped Plans

I refer to the enclosed decision on your planning approval. At present the Planning Department is not in a position to stamp plans to accompany all decisions. Relevant plans can be viewed using Public Access on the Planning Portal at www.planningni.gov.uk. Stamped copies of plans can be made available on request to the Planning Department.

Yours faithfully

Diana Gilmore

for Head of Planning

Telephone: 02870347100
Email: planning@causewaycoastandglens.gov.uk
www.causewaycoastandglens.gov.uk



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA01/2018/1243/F**

Date of Application: **2nd October 2018**

Site of Proposed
Development:

**Lands 20m west of No 122 Duncrun Road
Ballyleighery
Magilligan
Limavady**

Description of Proposal:

**Refurbishment and extension of existing cottage and out-
buildings on site to provide: 4no of self catering units
consisting of 2no of one bedroom cottages, and 2no of two
bedroom cottages, with associated car parking and
alterations to access onto Duncrun Road.**

Applicant: David Brewster
Address: 19 Main Street
Limavady

Agent: Gerard McPeake Architectural Ltd
Address: 31a Main Street
Limavady

Drawing Ref: 01/02, 02/05, 03, 04/03, 05, DC1

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.





2. No development shall take place until the vehicular access including visibility splays and any forward sight distance, is provided in accordance with Drawing No. 02 /05 stamped and dated 12th February 2020 and DC1 dated 2nd October 2018. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained, and kept clear thereafter.
Reason: To ensure there is satisfactory means of access in the interests of road safety and convenience of road users.

3. The access gradient to the development hereby permitted shall not exceed 8% (1:12.5) over the first 5m outside the road boundary.
Reason: To ensure there is satisfactory means of access in the interests of road side safety and convenience of road users.

4. Prior to works commencing on site, all trees recorded as supporting roosting bats, as shown in the Bat Survey report date stamped 31 October 2019 by Causeway Coast and Glens Borough Council, shall be protected by appropriate fencing in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Planning Authority.
Reason: To protect the biodiversity value of the site, including protected species.

5. The existing trees as shown on drawing No.02 / 05 received 12th February 2020 shall be permanently retained unless the Council gives written consent to any variation.
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape in the interests of visual amenity and protected species.

6. All hard landscape works shall be carried out prior to the occupation of any part of a building in accordance with the approved details as shown on drawing No.02 / 05 received 12th February 2020 and the appropriate British Standard or other recognised Codes of Practise.
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

7. The scheme of planting as shown in drawing No.02 / 05 received 12th February 2020 shall be carried out during the first planting season after the commencement of development. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.
Reason: To ensure the development integrates into the Countryside and to ensure the provision, establishment and maintenance of a high standard of landscape in the interests of visual amenity.





8. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and re-enacting that Order, there shall be no fences, walls or gates apart from those permitted on drawing No.02 / 05 received 12th February 2020.

Reason: To control the nature, size and scale of the proposal so as not to prejudice the open nature of the proposal.

9. The proposed units shall be used for holiday letting accommodation only and not for permanent residential accommodation.

Reason: The development is not suitable for the purpose of permanent residential accommodation.

10. No development shall take place until a management agreement for the on-site daily management of the self catering units in perpetuity has been submitted to and approved in writing with the Council. The management agreement shall include details of the arrangements for its operation and implementation.

Reason: To ensure the self catering units are managed in an acceptable way which ensures neighbouring amenity is protected.

11. If, during the proposed development, any ground contamination is encountered then all works on the site should cease. Causeway Coast and Glens Borough Council Environmental Health Department should be informed and sufficient information to assess potential risks arising from the former use of the land should be submitted. Any necessary mitigation / remediation measures should be clearly specified. The above work should be undertaken by a suitably competent person/s and in accordance with current government guidance.

Reason: Protection of environmental and human health receptors and to ensure the site is suitable for use.

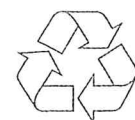
Informatives

1. You should refer to any other general advice and guidance provided by consultants in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk>

2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

3. The determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.

4. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.



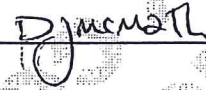


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5. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.

Dated: 10th December 2020

Authorised Officer





Form P19

EXPLANATORY NOTES TO ACCOMPANY APPROVALS

Type of Approval	See Notes
(a) Planning Permission or Approval of Reserved Matters	1, 2, 3 & 4
(b) Consent to Display Advertisements	1, 2, 4 & 5
(c) Listed Building Consent	1, 2, 4 & 6

Notes

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Council or Department of the Environment (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website (www.pacni.gov.uk) or by contacting the Commission directly at the aforementioned address.
2. You should check whether further approval is required under other legislation, such as the Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water, etc to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to the approval plans or comply with conditions attached to this permission is a contravention of the Planning Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in enforcement action.
5. If you intend to display an advertisement on land which is not in your possession you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained Listed Building Consent to demolish a building you must not do so before the Northern Ireland Environment Agency (NIEA) has:
 - (i) Been given reasonable access to the building for one month following the granting of consent; or
 - (ii) Stated that it has completed its record of the building; or
 - (iii) Stated that it does not wish to record it.

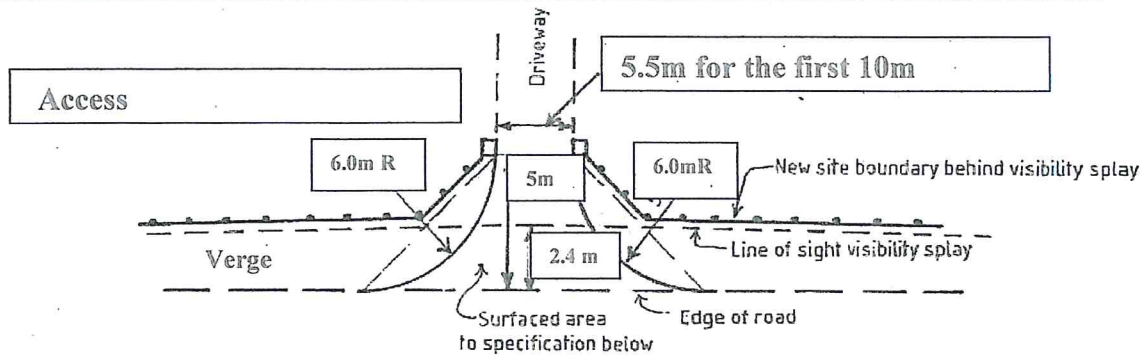
The Northern Ireland Environment Agency (NIEA): Built Heritage can be contacted at bh@doeni.gov.uk or Tel: (028) 9054 3095.

DFI Roads

Domestic Entrance Specification DC (1)

Notes:

1. Gradient of access should not exceed 1 in 12.5 (8%) for the first 5m from the edge of the public road, max gradient of access 1 in 10 thereafter.
2. Any soakaway/ land drain should not be within 10m of the public road.
3. First 5m of access to be surfaced in Bitumen Macadam as per specification below.
4. Visibility splays of 2.4m x 70m.
5. Entry /exit radii 6m.

**SPECIFICATION FOR A DOMESTIC ENTRANCE****Wearing Course**

14 mm size close graded wearing course macadam to a compacted depth of 40 mm.
BS 4987:1993 (Part 1: Clause 7.3 Tables 23, 24, and 25, Category B Traffic).

Basecourse

20 mm size dense basecourse macadam to a compacted depth of 70 mm.
BS 4987:1993 (Part 1: Clause 6.5 Tables 15 and 16).

Road Base

65 mm nominal size crushed rock to a minimum depth of 225 mm.

Specification for Kerbing

125 mm x 255 mm hydraulically pressed half batter kerb to BS 7263.
400 mm x 150 mm grade C7.5/40 concrete kerb base to BS 5328.
Backed with grade C7.5/40 concrete to BS 5328.