



**OUTLINE PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA01/2022/0799/O**

Date of Application: **22 July 2022**

Site of Proposed  
Development:

**Site between 62a & 64 Drumalief Road  
Drumalief  
Limavady**

Description of Proposal:

**Gap site for two dwellings under PPS 21**

Applicant:  
Address:

Agent: Valley Architects  
Address: 8 Wood Road  
Ballykelly  
BT49 9PJ

Drawing Ref: 01/2.

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

**GRANTS OUTLINE 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. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
  - i. the expiration of 5 years from the date of this permission; or
  - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

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

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.





3. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Planning Authority.

Reason: To ensure the dwelling integrates into the landform.

4. The depth of the underbuilding between the finished floor level and the existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

5. The proposed dwelling shall have a ridge height of no more than 6.0 metres above finished floor level.

Reason: To ensure a satisfactory form of development.

6. The floorplan shall not exceed 240sqm, measured externally.

Reason: To ensure the proposal is in keeping with the character of the rural area.

7. The existing vegetation located along the eastern, southern and western boundaries shall be permanently retained at a minimum height of 2 metres for hedging and 4metres for trees unless necessary to prevent danger to the public in which case a full explanation shall be given to the Planning Authority in writing.

Reason: To ensure that the development integrates into the countryside and to ensure the maintenance of screening to the site.

8. A landscaping scheme shall be submitted simultaneously with the detailed drawings for the development hereby approved at the Reserved Matters stage. Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All landscaping shall take place within the first available planting season after the commencement of the development.

Reason: In the interests of visual amenity.

9. The 5metre buffer area along the northern boundary as indicated on Drawings 01/2 date stamped 6th March 2023 shall be protected from impediments (including tree planting, hedges, permanent fencing and sheds), land raising or any future development.

Reason: To ensure access to and from the maintenance strip at all times.

10. A clearly defined buffer of at least 10metres shall be maintained between the location for refuelling, storage of oil/fuels, concrete mixing and washing areas,





storage of machinery/materials/spoil etc. and the watercourse located on the western red line boundary.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site.

#### **Informatives**

1. 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.
2. 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.
3. 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.
4. This 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.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <https://planningregister.planningsystemni.gov.uk/simple-search>.

Dated: 30<sup>th</sup> November 2023

Authorised Officer:

