

## Laura Crawford

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**From:** Thomas Bell <[REDACTED]>  
**Sent:** 21 February 2022 12:03  
**To:** Joan Baird; Pdraig McShane internet; Helena DallatODriscoll; Sharon Mckillop; Philip Anderson; Margaret Anne McKillop; Yvonne Boyle; George Duddy (Internet); John Finlay; Sandra Hunter; Kathleen McGurk(intenet); Thomas McKeown; Margaret Anne McKillop; Cathal McLaughlin; Oliver McMullan; Dermot Nicholl (Internet); Edgar Scott  
**Cc:** Laura Crawford; Denise Dickson; Shane Mathers; Martin McErlain; Thomas Bell  
**Subject:** LA01/2016/1267/RM | Roemill Road, Limavady | Agenda Item 5.5  
**Attachments:** Roe Mill Doc\_ISSUED.PDF  
**Importance:** High

Dear Madam Chair, Vice Chair, and Members,

I attach, by way of **information only**, a brief note in advance of planning committee this week for the above item recommended approval.

The note relates to a single matter that was considered at planning committee in October 2021. The pertinent matter, a landscaped buffer to the west boundary of the site, was discussed at length and this note seeks to assist by summarising the design and planning context:-

- 1) the existing insitu buffer / hedgerow as of today ranges between 2 and 7 metres;
- 2) the outline permission granted a landscaped buffer of 17 metres; and
- 3) the proposal before you has a landscaped buffer of at least 17 metres therefore in accordance with the outline.

We look forward to presenting the scheme at the planning committee meeting scheduled for Wednesday 23 February 2022.

Best regards,

Thomas

cc. Business Support and Planning Team



**Thomas Bell**  
Planning Director

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■ [REDACTED]  
🌐 <https://hes32-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fclydeshanks.com&umid=0ae765c-46d1-9c50-a1ed272004a3&auth=89b25e08eb55419b045a269f5553735f0173174a-63dbf7cba0ea667f50e9bfee23a36719dff45559>  
📍 Second Floor, 7 Exchange Place, Belfast, BT1 2NA

**CLYDE SHANKS**

Planning Development



*Roe Mill Meadows*

LIMAVADY

**PLANNING COMMITTEE BRIEFING NOTE**  
23 FEBRUARY 2022

AFFORDABLE ~ ACCESSIBLE ~ TRADITIONAL ~ FOREVER ~ FAMILY HOMES

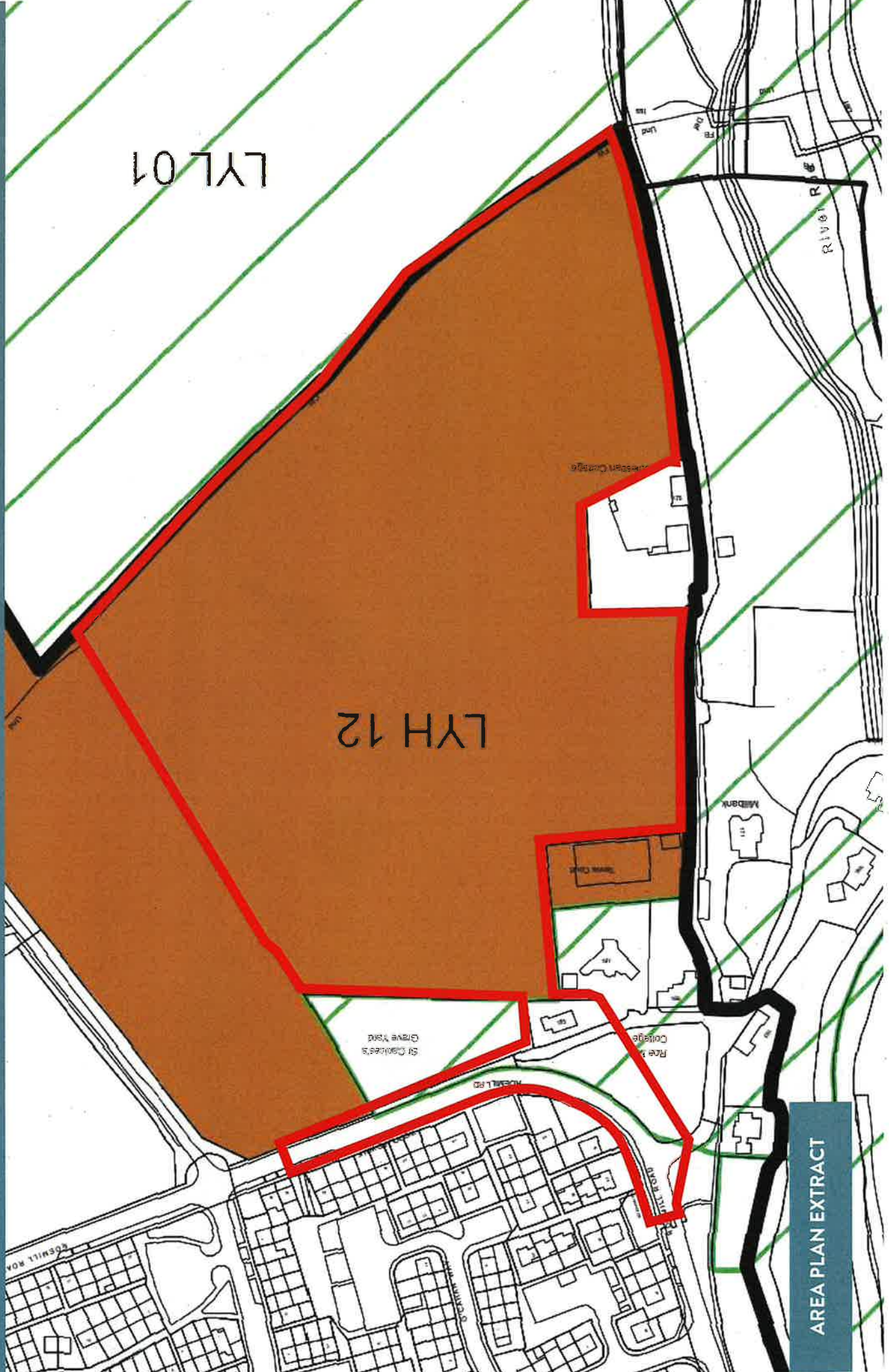


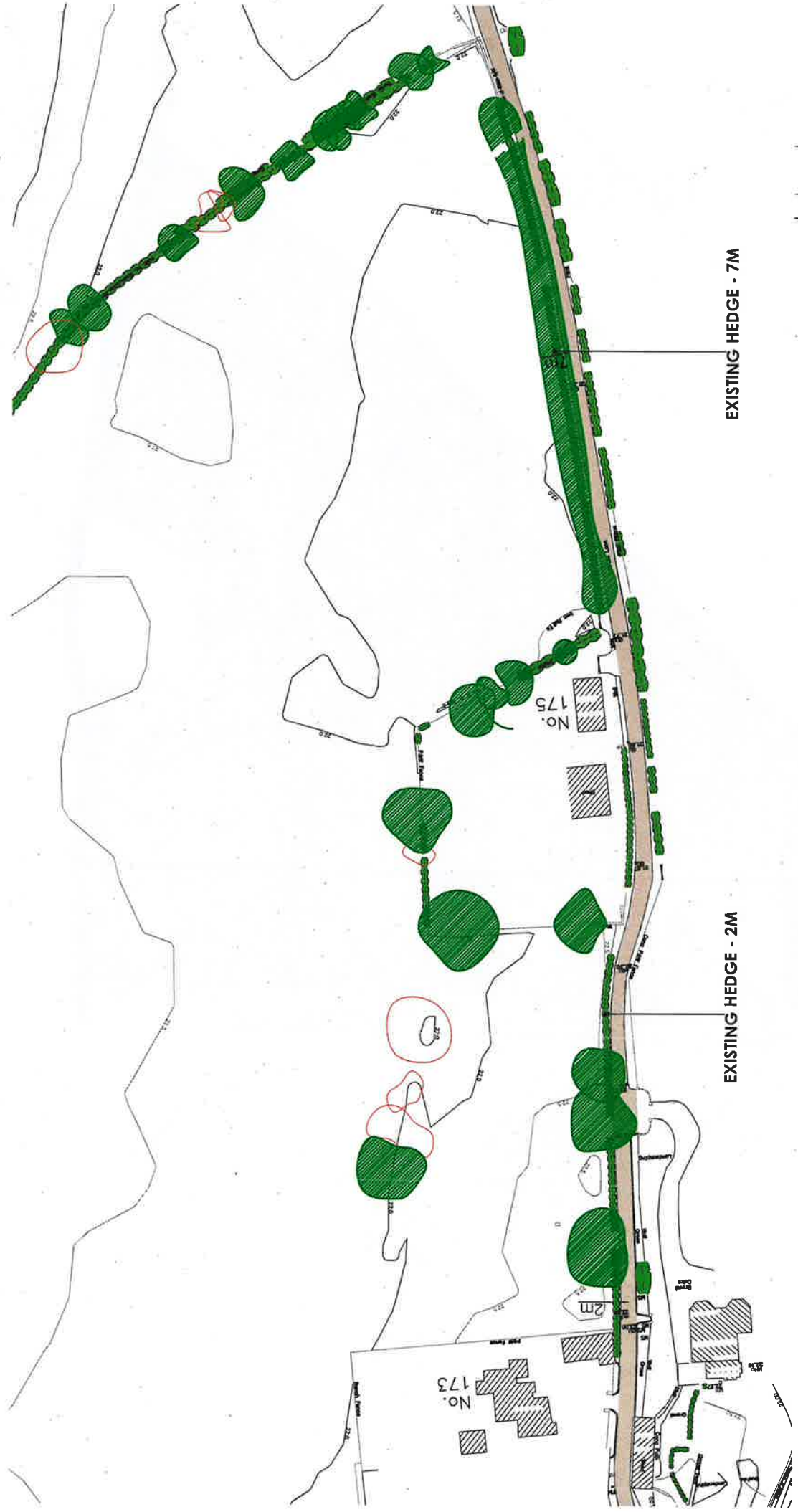
SITE BOUNDARY

ROE VALLEY COUNTRY PARK

ROE VALLEY  
COUNTRY PARK

ROE VALLEY  
COUNTRY PARK





EXISTING SITE SURVEY





PLANNING COMMITTEE BRIEFING NOTE  
23 FEBRUARY 2022







**BUFFER COMPLIANCE SUMMARY**

- 1) LDP - ZONED HOUSING LAND
- 2) PLANNING HISTORY - OUTLINE PERMISSION GRANTED THE CMP
- 3) INSITU BUFFER - BETWEEN 2 AND 7 METRES
- 4) REGIONAL POLICY BUFFER - BETWEEN 8 TO 10 METRES
- 5) CMP BUFFER - APPROVED CIRCA. 17M
- 6) AMENDED PROPOSAL - A MINIMUM OF CIRCA 17M
- 7) CONSISTENT WITH ALL BUFFER REQUIREMENTS