



PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA01/2020/0538/F**

Date of Application: **27 May 2020**

Site of Proposed
Development:

Roe Valley Country Park, 41 Dogleap Road, Limavady

Description of Proposal:

Provision of a new 3m wide footbridge, spanning 43.75m over the River Roe just upstream from Roe Valley Country Park visitor centre building. The project includes stone approach ramps on the eastern bank for access on and off the bridge for pedestrians and small maintenance vehicles. The bridge will provide a safe access for park users and for maintenance staff. Currently the closest bridge to the visitor centre is an old narrow masonry arch bridge, without footways, which is located on a public road. Visibility at the bridge approaches is very restricted.

Applicant: DAERA - NIEA
Address: Roe Valley Country Park
41 Dogleap Road
Limavady
BT49 9NN

Agent: Simon Francis
Address: Clare House
303 Airport Road West
Belfast
BT3 9ED

Drawing Ref: 01A, 02D, 03 REV 01, DOC 05A

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 activity shall take place until a Final Construction Environmental Management Plan (CEMP) has been submitted and approved in writing by the Council. The Final CEMP shall reflect the measures noted within the submitted preliminary CEMP (DOC 05A received 17th August 2023), and all works on site shall conform to the approved CEMP, unless otherwise agreed in writing by the Council. The Final CEMP shall include details of:
- a) Construction Method Statement that includes construction methodology and timings of works;
 - b) Pollution Prevention Plan including suitable buffers between the storage of excavated spoil and construction materials, any refuelling, storage of oil/fuel, concrete mixing and washing areas and watercourses or areas of flood risk present on or adjacent to the site;
 - c) Water quality monitoring plan;
 - d) Environmental Emergency Plan;
 - e) Details of the appointment of an Ecological Clerk of Works (ECoW) to oversee mitigation measures to protect the site features of designated sites and priority/protected species, and include details of the roles their roles and responsibilities.
- Reason: To ensure implementation of mitigation measures to protect the site features of designated sites, protected/priority species and habitats.
3. Prior to works commencing, the site shall be re-examined by a suitably experienced surveyor for any diagnostic signs relating to the presence of otters. If a new holt or couch is found within 30m of the proposed development, all work shall cease immediately, and further advice shall be sought from the NIEA Wildlife Officer.
- Reason: To ensure protection of the site features of designated sites and protected species.
4. Prior to works commencing on site, all existing trees in vicinity of the site and which are to be retained, and as shown on Drawing number 03 REV 01 – Landscaping Plan received 11th October 2024 shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. 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 biodiversity within the site, including protected species.





5. No removal of vegetation shall take place between 1 March and 1 August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before demolition and provided written confirmation that no nests are present/birds will be harmed and/or there are appropriate measures in place to protect nesting birds. Any such written confirmation shall be submitted to the Planning Authority within 6 weeks of works commencing.

Reason: To protect breeding birds.

6. All work methods and materials shall not impinge upon any nearby watercourses. Cement/concrete shall be kept out of all drains and watercourses. Oil or fuel if stored in the area, shall be kept in a bunded area (providing 110% capacity of the largest stored unit), 100m from any watercourse that appears on a 1:10 000 O.S. map of the site.

Reason: To protect inland fisheries.

7. No development shall commence until a Final Invasive Species Management Plan (ISMP) is submitted for agreement with Causeway Coast and Glens Borough Council. The approved ISMP shall be implemented and adhered to throughout the construction period, unless otherwise agreed in writing by the Council.

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: 6 November 2025

Authorised Officer

