

Hello and Welcome

Introduction

Welcome to our Pre-Application Community Consultation (PACC) event relating to our proposals for a Proposed residential development comprising c.60 dwellings, new internal road network, associated access arrangements, parking, public open space, landscaping and all ancillary site works on lands to the west of Ballyquin Road, Limavady. This application will form Phase 3 of the wider Gorteen Lands development.

Purpose of Consultation and Next Steps

The purpose of this consultation is to share our indicative proposals with the community and other interested parties, prior to the submission of a Full Planning Application to Causeway Coast and Glens Borough Council.

We are committed to engaging with members of the wider community and are now undertaking a period of pre-application community consultation (PACC) on our proposals.

The feedback received will be shared with the design team and will help to shape our proposals prior to the submission of a planning application. We will prepare a Pre-Application Community Consultation Report which will provide a summary of all feedback, our response and how we have incorporated any appropriate feedback into the final proposals for the scheme. This report will be submitted as part of the Full Planning Application to Causeway Coast and Glens Borough Council.

How to provide feedback and find out more

Consultation Event

An in-person drop-in event will be held in Bethany Community Centre, Limavady, BT49 9AB from 3pm to 7pm on 19th May 2026 to allow interested parties to view the display boards for the proposal. Information on the proposals, as included on the consultation website, will be on display and members of the design team will be in attendance to answer any queries. Comment cards will be available to provide any feedback.

Website

This website (braidwater.com/ballyquin-road-limavady) is also for interested parties to view the consultation document and site proposals and provide feedback via the online comment card. This website will be live from Tuesday 19th May 2026 and will be available for the minimum period of 28 days.

Leaflets

Information leaflets have been delivered to all businesses and residents within a circa 500m radius from the edge of the site. The leaflet will include information on the consultation website, the drop-in event at Bethany Community Centre, and details of the point of contact within the Technical Team to ask questions, or to provide feedback on the proposal.

Speak to Us

Our project team is available Monday-Friday 9am-5pm to discuss the proposals or respond to any queries you may have.

Contact: Gray's Communications



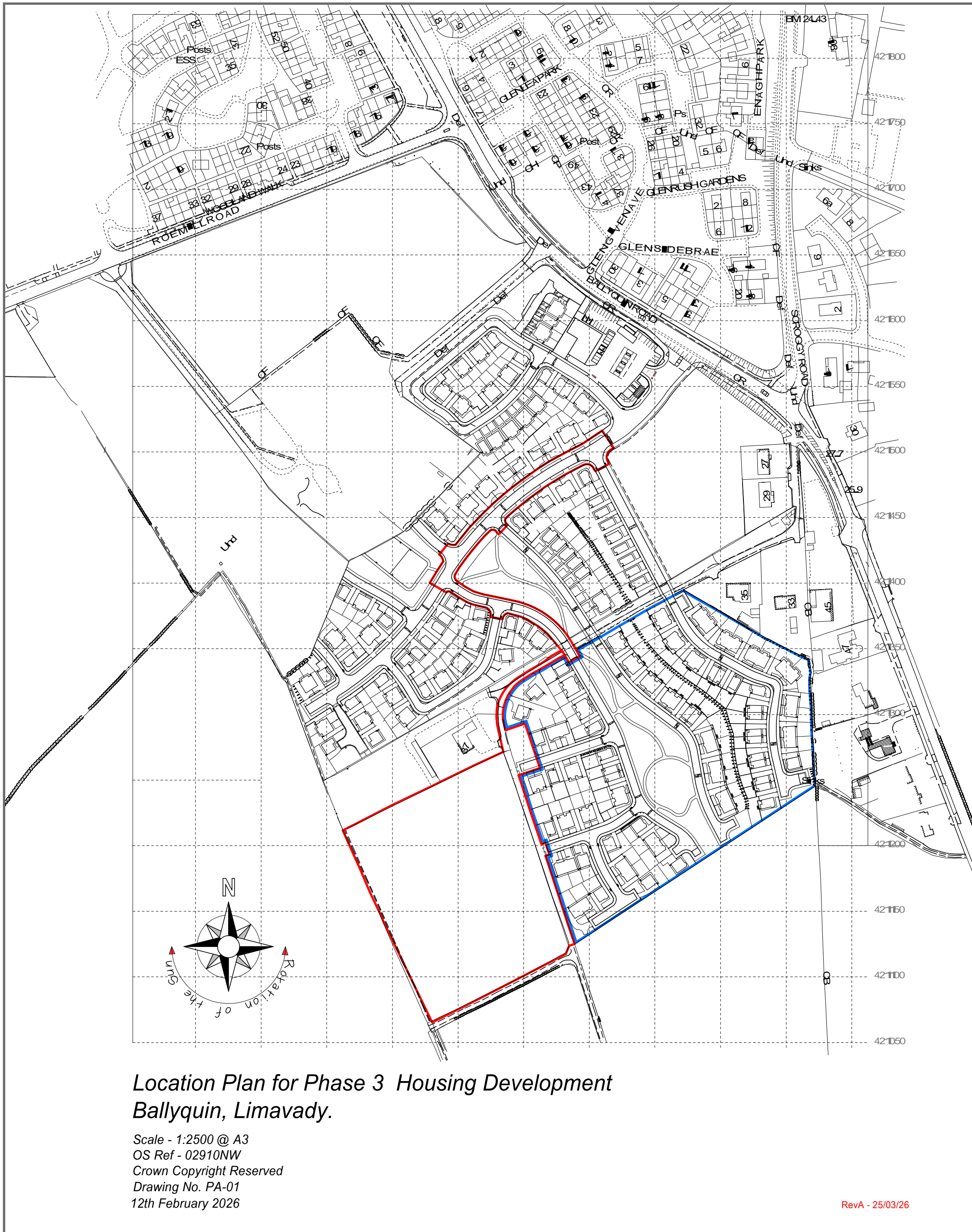
028 7116 1364



info@grayscommunications.com

Closing date for feedback – **Friday 19th June 2026, 5pm**

Site Context and Location



Site Location Plan
(site outlined in red)

Strategic Map
(site outlined in red)



Braidwater

GROUP

Northern Ireland's Target to Deliver 100,000 Homes by 2039

Delivering 100,000 new homes by 2039 is a critical step in easing Northern Ireland's housing pressures and helping local communities thrive. The Housing Supply Strategy 2024–2039 sets out how this ambition can be met through better planned growth, improved housing quality and more sustainable development.

For local areas, building more homes gives people greater choice, supports families and young people to stay in their communities, and creates stronger, more connected neighbourhoods. As a housebuilder, playing our part in delivering these homes means helping to shape places that are not just well built, but future proof and truly fit for the people who live in them.

Braidwater Group: Building More Than Buildings

Braidwater is a homegrown, family-led housebuilder with deep roots in Northern Ireland and a longstanding commitment to delivering quality homes people are proud to live in. From our beginnings in the North West to becoming one of the region's leading private and social builders, Braidwater has consistently focused on building more than just houses, creating places shaped by strong values, local knowledge, and a team that takes pride in every project.

We have been delivering high value projects for over four decades, and our ongoing investment in new developments reflects our commitment to playing a meaningful role in meeting local housing needs and helping communities grow in a way that is sustainable and genuinely connected to the areas we serve.

Powered by People

We believe that building strong, lasting relationships with local communities is central to everything we do. We are committed to listening, engaging openly, and working in partnership with residents and stakeholders so that our developments reflect the needs and priorities of the area. Our approach is founded on transparency, respect, and accountability, ensuring that local voices are heard, understood, and taken into account.

We welcome your feedback on this application and will continue to involve and inform local residents and stakeholders throughout the planning process and as the project moves forward, keeping the community at the heart of our plans.

The Site and Surrounding Context

The 2.63 ha site is located on lands to the west of Ballyquin Road, Limavady, to the south west of the town. This application represents phase 3 of the Gorteen Lands, and is a continuation of the housing developments currently under construction.

The surrounding context is largely residential and is surrounded by agricultural fields. The site is ideally located with good connections towards Limavady town centre and other strategic road networks towards neighbouring towns and villages. Roe Valley Integrated Primary and Roe Valley Resort are located within the locality of the site.

The site itself comprises a generally flat agricultural field with vegetated boundaries. The residential character of the area generally comprises two-storey detached dwellings and includes some single-storey properties. The materiality of dwellings is predominantly rendered in a range of colours and red brick.

Planning history on the site is as detailed below:

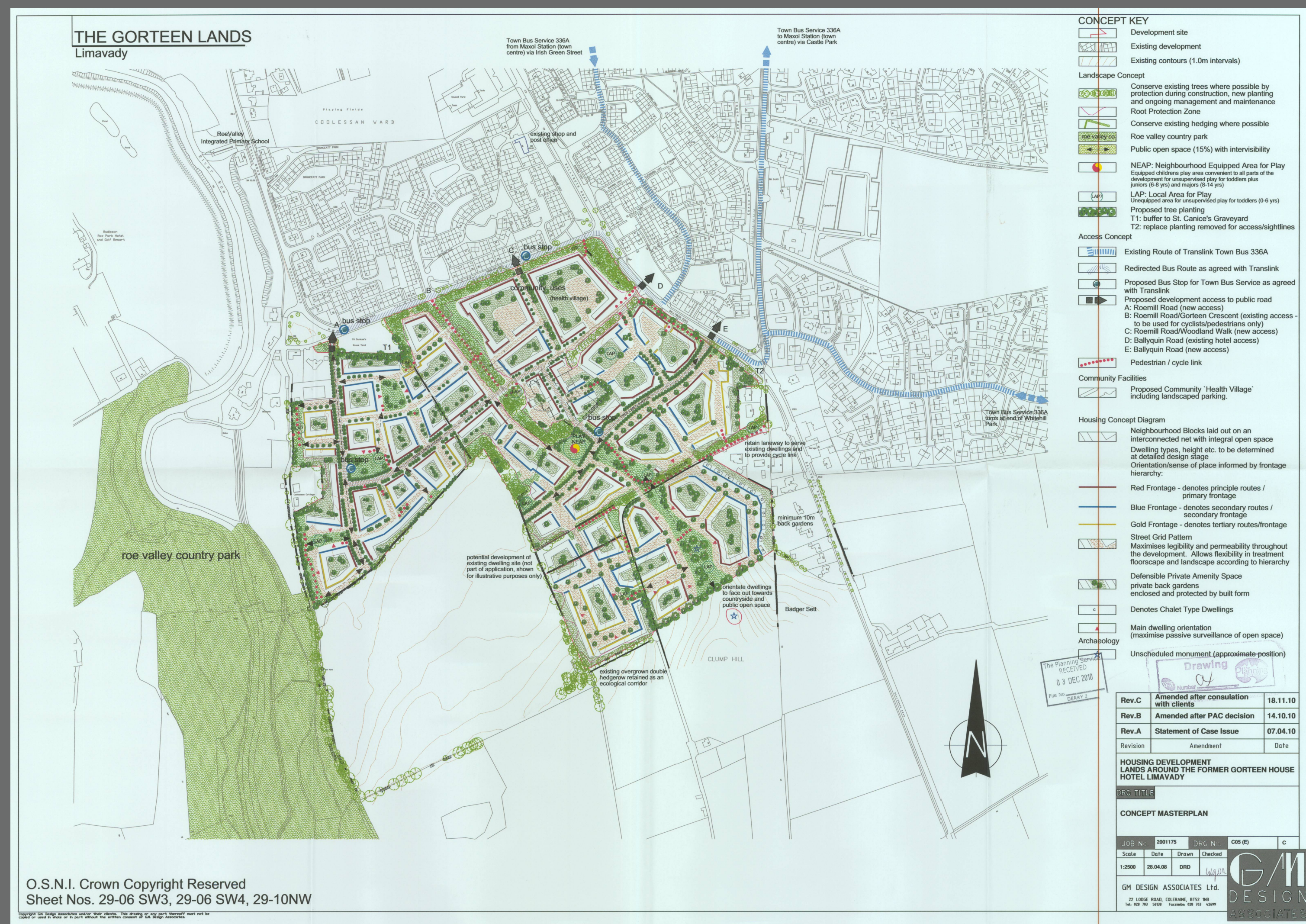
Reference: B/2010/0440/O

Location: 183 & 187 Roemill Road Limavady including lands to the north east south and west of the former Gorteen House Hotel Junctions of Roemill Road/Catherine Street Irish Green St/Greystone Road/...

Proposal: Demolition of existing buildings, erection of housing with associated open space and landscaping, and community facilities. Improvements to existing road junctions in the vicinity.

Status: Granted 20 Oct 2011

Braidwater GROUP



Concept – Master Plan

Reference: LA01/2016/1258/RM

Location: Land opposite 30 Glengiven Avenue and 3 5 and 15 Glenside Brae (land to East and South of the former Gorteen House Hotel) and to the rear of 27 29 33 35 47 and 59 to 63 Ballyquin Road Limavady...

Proposal: Construction of housing development comprising 201 dwellings providing a mix of 4 bedroom two-storey detached and semi-detached dwellings and 4 bedroom semi-detached chalet dwellings, 3 bedroom two-storey detached and semi-detached dwellings and 3 bedroom detached and semi-detached chalet dwellings, associated access roads and footpaths, landscaping and public open space.

Status: Granted 02 Jul 2019

Reference: LA01/2022/0636/F

Location: Land opposite 30 Glengiven Avenue and 3 5 & 15 Glenside Brae (Land to East and South of Former Gorteen House Hotel) and to the rear of 17 29 33 35 47 and 59 -63 Ballyquin Road Limavady...

Proposal: Application for the Proposed Erection of 7 No. Dwellings at plot 55, 56, 58, 59, 68, 69 and 70 (Change of House Type from Approved Dwellings under LA01/2016/1258/RM) and all Associated Site and Access Works.

Status: Granted 31 Aug 2022

Policy Considerations

Planning Act (Northern Ireland) 2011

Section 45 (1) of the Planning Act (Northern Ireland) 2011 requires regard to be had to relevant policies and designations within the Development Plan, and to any other material considerations.

Northern Area Plan 2016

Within the Northern Area Plan (NAP) 2016, the site is located inside and adjacent to the settlement limit of Limavady and forms most of the residential zoning LYH 01. As a 'Committed Housing Site', there are no Key Site Requirements associated with the zoning.



Northern Area Plan Extract

Policy HOU 2 Social and Supported Housing

There is a requirement under Policy HOU 2 (Social and Supported Housing) that for schemes of 25 units or more or on a site of 1 hectare or more, will be required to contribute to meeting the needs of the wider community, where there is an established need for social or specialist housing as established by the Housing Needs Assessment. Where a need is identified, a minimum of 20% of the total number of dwellings in the scheme will be required to be provided.

Local Development Plan 2038

The draft Plan Strategy is expected to be published in Autumn / Winter 2026. Until the Plan Strategy is adopted, the policies and plans contained within the Northern Area Plan 2016 remain operational. However, there is the possibility that the new policy in the Plan Strategy may allow Affordable Housing to be delivered, which can include Intermediate Housing for sale or rent (e.g. Co-Ownership).

Site Proposals

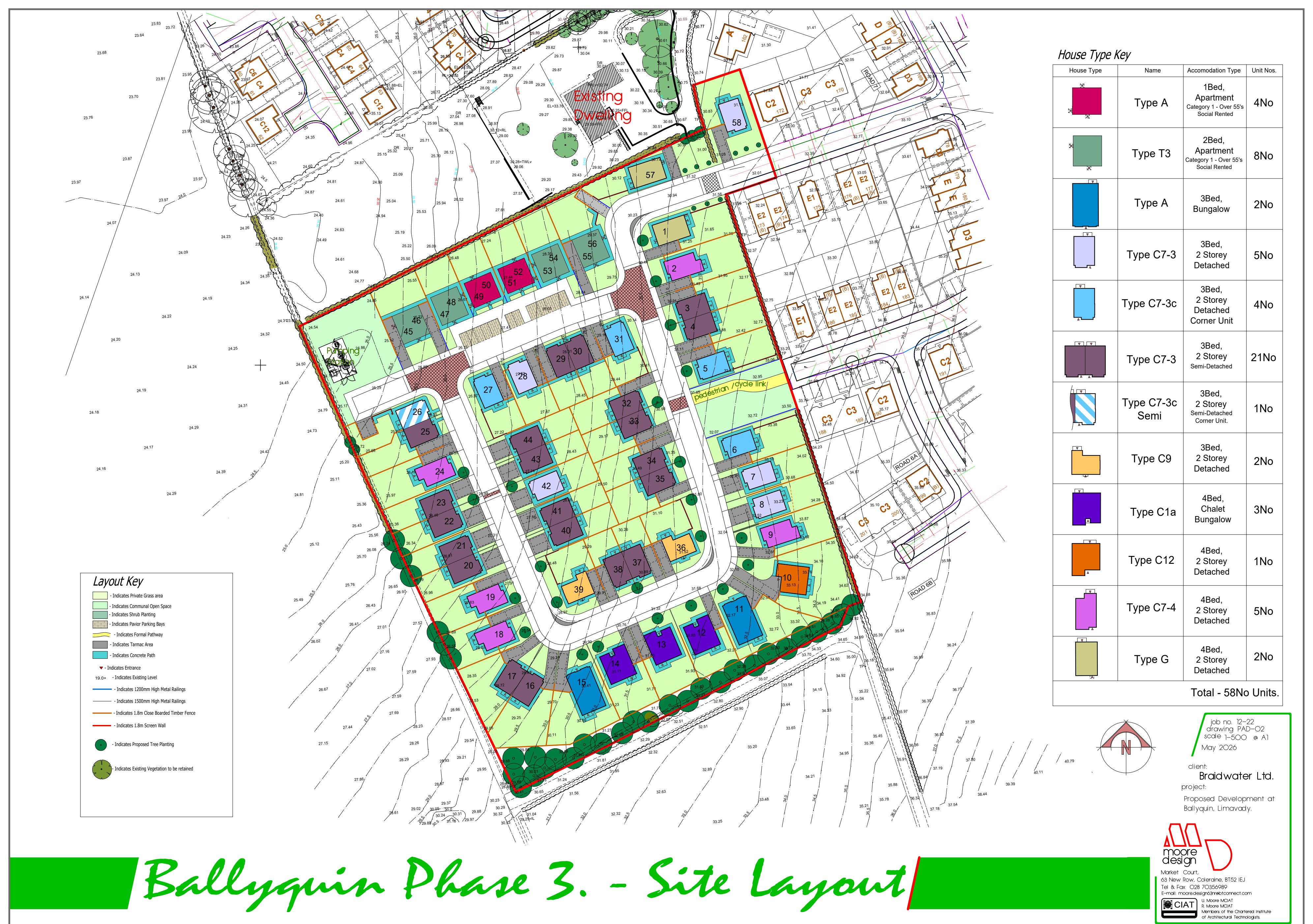
The proposed development will include of a total of c.60 dwellings, comprising a mix of:

- 12 no. apartments
- 19 no. detached dwellings
- 22 no. semi-detached dwellings
- 5 no. bungalows.

Other aspects of the proposed development include:

- Internal road access;
- Public open space;
- Parking; and
- Landscaping

As noted, the site and wider lands benefit from Outline Planning Permission under reference: B/2010/0440/O. The layout has been designed to be in broad conformity with the approved Concept Masterplan and remains consistent with the key design and layout principles established.



Ballyquin Phase 3. - Site Layout



CGI Elevation of Type C9



CGI Elevation of Type C1a



CGI Elevation of Type C1a



CGI Elevation of Type C7-3



CGI Elevation of Type C7-3c



CGI Elevation of Type C7-3c



CGI Elevation of Type C7-3



CGI Elevation of Type C7-4



CGI Elevation of Type C7-4

Ballyquin Phase 3 - Typical House Type Elevations



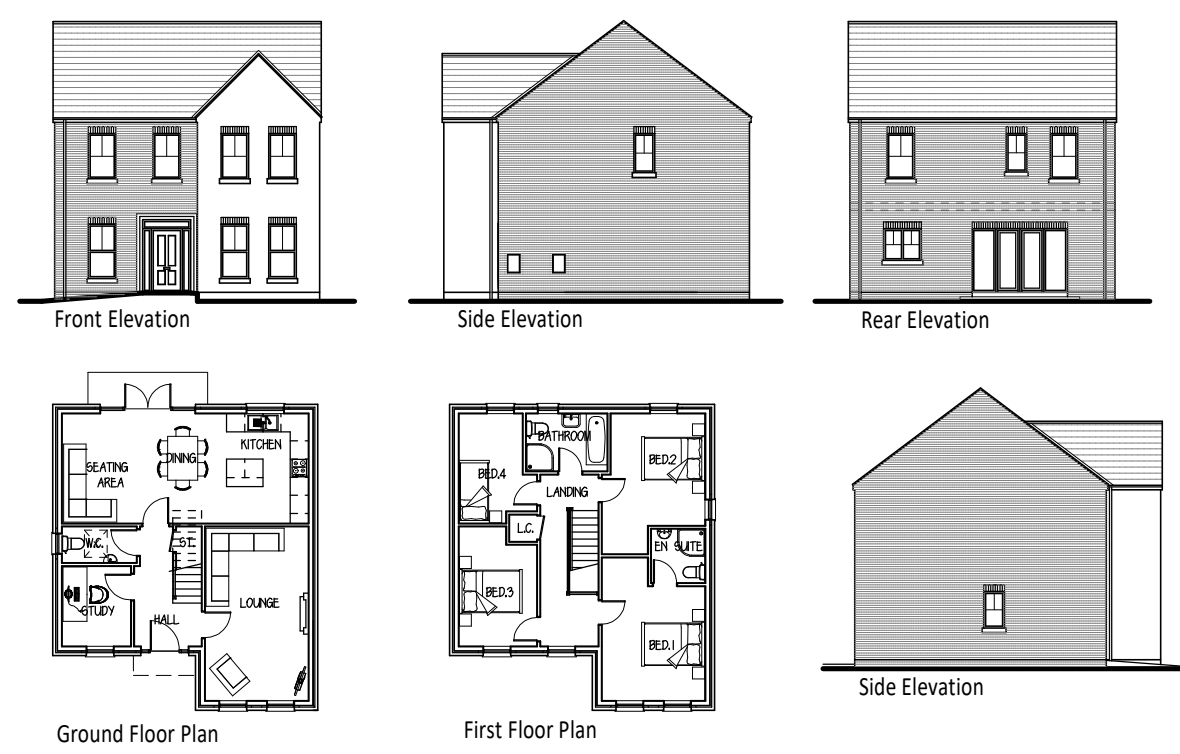
Type G7-3c



Type G1a



Site Layout



Type G12



Type G7-4



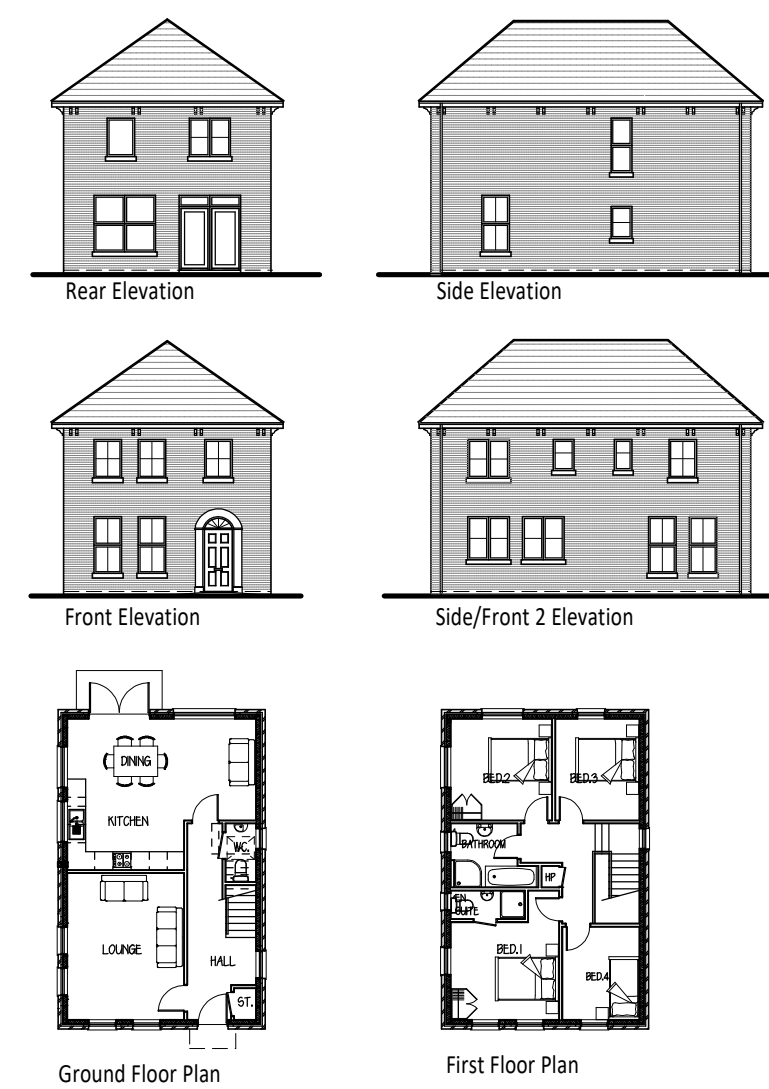
Type G9



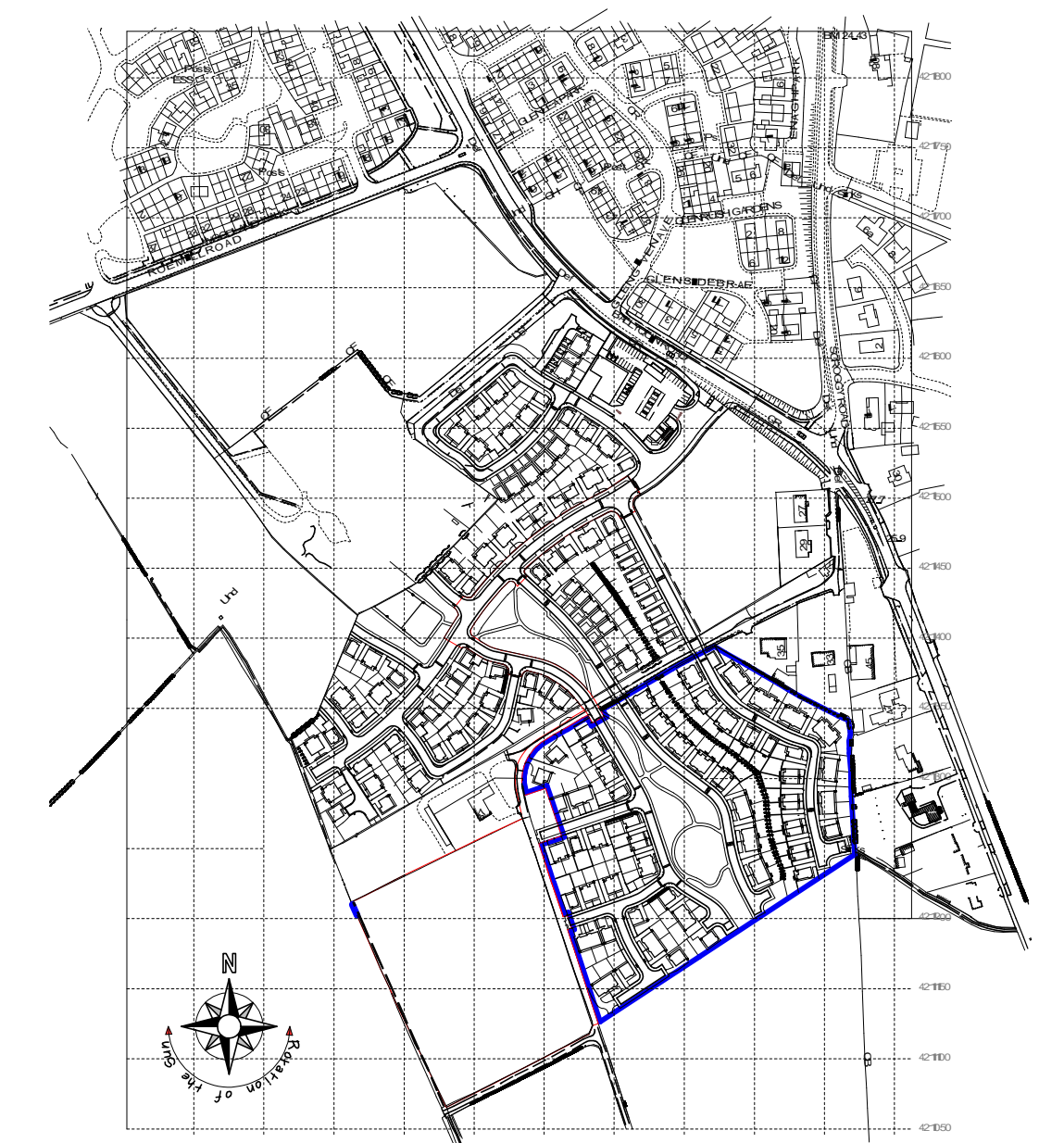
Type T3



Type A



Type G



Location Plan

Ballyquin Phase 3 - Typical House Types

Benefitting the Community

The development proposals will deliver a number of community and economic benefits as outlined below:

- Provision of c.150 construction jobs
- Investment of c. £10m in the local economy
- Creation of high demand new family homes

Have Your Say

Get in Touch

Visit our Website



This consultation (braidwater.com/ballyquin-road-limavady) is available for viewing from Tuesday 19th May 2026 and will be available for the minimum period of 28 days.

Give Us a Call

If you would like a member of the team to discuss our proposals over the phone with you, you can call us on **028 7116 1364**.

Write to Us

If you wish to make comments on the proposals, you can also do so in writing by sending a letter to:

Gray's Communications
19 Clarendon Street
Derry~Londonderry
BT48 7EP



Complete a Comment Card

Comment cards can be completed at the consultation event and returned to a member of our project team. These can also be taken home and posted to the above address.

Electronic comment cards can be completed on the consultation webpage.



Closing date for feedback – **Friday 19th June 2026**