

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA03/2022/0358/O**

Date of Application: **20th April 2022**

Site of Proposed Development: **Approx. 50m NE of 14 British Road, Crumlin, BT29 4DH**

Description of Proposal: **Proposed site for dwelling and garage and associated ancillary works**

Applicant: **Mr Brian Moore**
Address: **14 British Road**
Crumlin
BT29 4DH

Agent: **BDB Architectural Design**
Address: **28 Old Forge**
Old Forge Road
Magheralin
BT67 0RS

Drawing Ref: **01**

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 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. Full particulars, detailed plans and sections of the reserved matters required in Conditions 1 and 2 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site

4. The proposed dwelling and garage shall be sited within the area coloured orange on Drawing No. 01 bearing the date stamped 20th April 2022.

Reason: To ensure that the development is visually linked with buildings on the farm and is integrated into the landscape in accordance with the requirements of Planning Policy Statement 21: Sustainable Development in the Countryside.

5. The proposed dwelling shall have a ridge height of no more than 7.5 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with Planning Policy Statement 21.

6. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.3 metres at any point.

Reason: In the interest of visual amenity.

7. 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 Council.

Reason: To ensure the dwelling integrates into the landform.

8. The existing hedgerow and vegetation along the boundary as indicated in green on the approved plan Drawing No. 01 date stamped 20th April 2022 shall be retained at a minimum height of 2 metres for hedging/shrubs and 4 metres for trees and shall be allowed to grow on or as agreed in writing with the Council.

Reason: To ensure the maintenance of screening to the site.

9. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

10. At the reserved matters stage full details of all proposed tree and shrub planting and a programmed of works shall be submitted to and approved in writing with the Council. The works shall be carried out during the first available planting season after the occupation of any part of the development or in accordance with a programme to be submitted to and agreed in writing with the Council.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

11. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access location to be constructed and other requirements in accordance with the attached RS1 form.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Informatives

1. This permission grants planning consent only and other statutory approvals may be required.
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. 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.
4. Note to Applicant: Please see attached note from Northern Ireland Water

Dated: 8th July 2022

Authorised Officer



The detailed access requirements for the above proposal are set out in the box below. A plan of not less than 1:500 scale incorporating these requirements must be submitted as part of the Reserved Matters application.

1. Layout to be in accordance with Diagram 2 overleaf.
 2. Visibility Splays X = 2.4 metres Y = 7.5 metres. To edge of carriageway or the tangent point.
 3. Width of Access 4.2 metres minimum for first 5m outside the road boundary (if different from diagram).
 5. Forward Sight Distance = 75 metres both horizontally and vertically.
 6. Minimum radii (if different from diagram). Entry 5 metres, Exit 5 metres.
 7. Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary.
- Access position: To provide the above standards and in accordance with concept sketch layout plan.
- Other requirements: Car parking to comply with current standards.
0. SIGNED Development Control Manager DATE 23rd May 2022.
1. The proposed access details shall also be in accordance with Development Control Advice Note 15 (2nd Edition) "Vehicular Access Standards" some portions of which are reproduced below for convenience.

Notes to be adhered to and detailed where appropriate.

VISIBILITY SPLAYS

1. The area within visibility splays (both those beside the minor road and those required for forward visibility) must be cleared to provide a surface no higher than some 250 mm above the level of the adjacent carriageway and shall be retained and kept clear thereafter. Any pole or column materially affecting visibility must also be removed. No work shall commence on site until the visibility splays have been provided.
2. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any new trees or shrubs be planted at least 3.0 m back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting must be kept trimmed behind visibility splays.

DRAINAGE

3. Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the access. The appropriate drainage arrangements must be detailed on the plan.
4. Any open drains in the road verge shall be piped to the satisfaction of DfI Roads Service. Open drains behind the fence/hedge line shall be piped to the satisfaction of the Department for Infrastructure – Rivers Agency.

GRADIENT

5. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1:25) maximum and 2.5% (1:40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

GATES/SECURITY BARRIERS

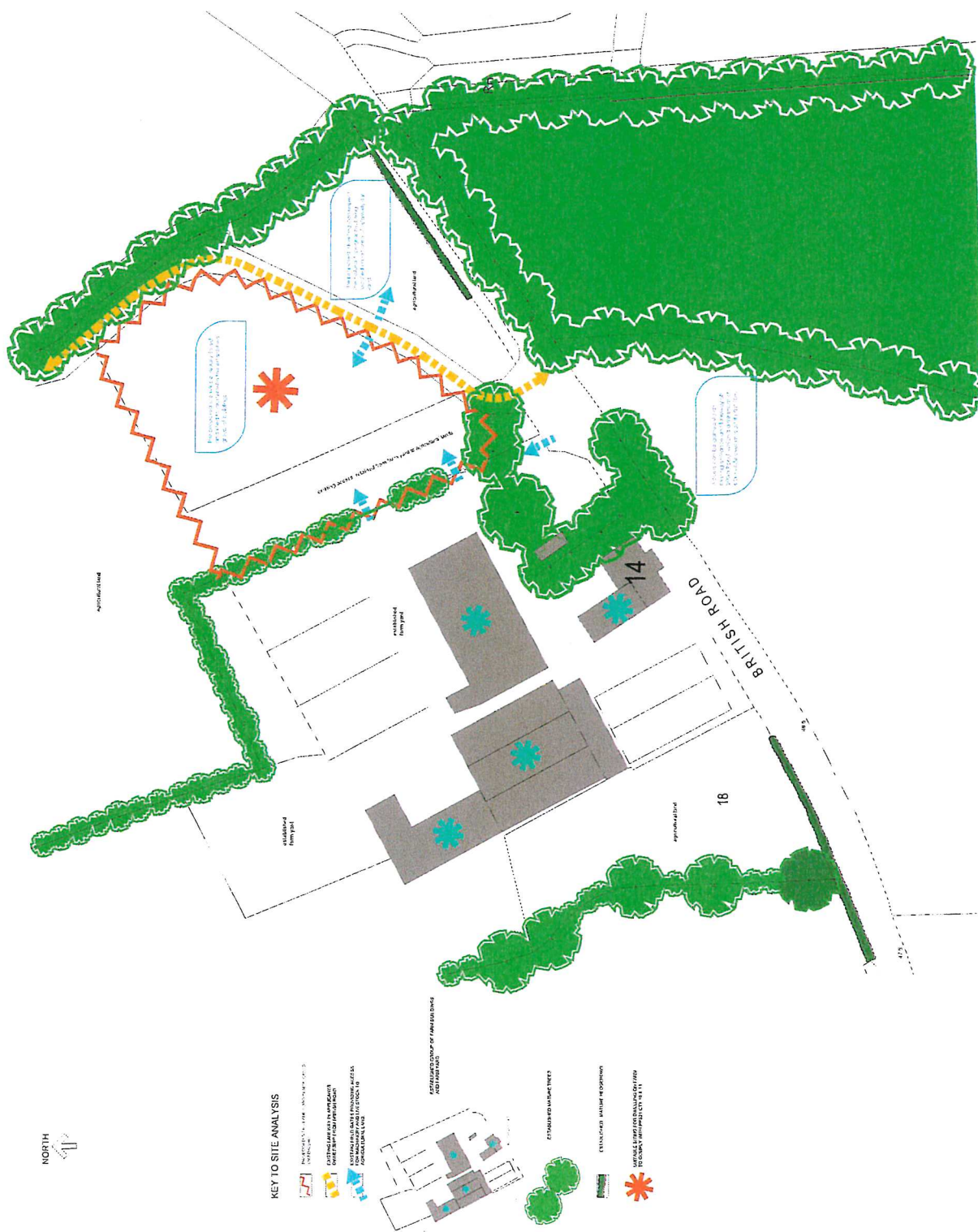
6. Entrance gates, where erected, should be sited at least 5 metres from the edge of the carriageway. Where this is not possible, they shall be sited so that when open they do not project over the footway, verge, or carriageway.
7. In the case of industrial premises or other major accesses, gates or security barriers shall be located at a distance from the edge of the carriageway that will allow the largest vehicle likely to use the access to stop clear of the carriageway when the gates or barriers are closed.

PARKING/TURNING

8. The required vehicle parking and turning areas to be provided within the curtilage of the site.

SEPTIC TANKS

9. Position of the septic tank to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road.



17 **SUBSTITUTED AMINO ACIDS**

- The term *honey bee* was established in 1913 and is popular, but is not appropriate for *Apis mellifera* (the only species of *Apis* found in North America) and *Apis cerana* (the only species of *Apis* found in Asia).

U.S. DISTRICT COURT, SOUTHERN DISTRICT OF NEW YORK, 91 Civ. 00043, 1991 WL 52342 (S.D.N.Y. 1991).

- Thus, the self has an extremely systematic influence on the self-concept, and the self-concept has a systematic influence on the self.

LA 055416.5 (C107.4, C145.4, L107.4, L145.4) 000111.10 C 1.0 1.0 - 30000.1 0.756302627937

- The frequency of use of the word "community" in the published literature on the topic was analyzed by age, sex and 2 magazine printing covering the period from 1960 to 1980.

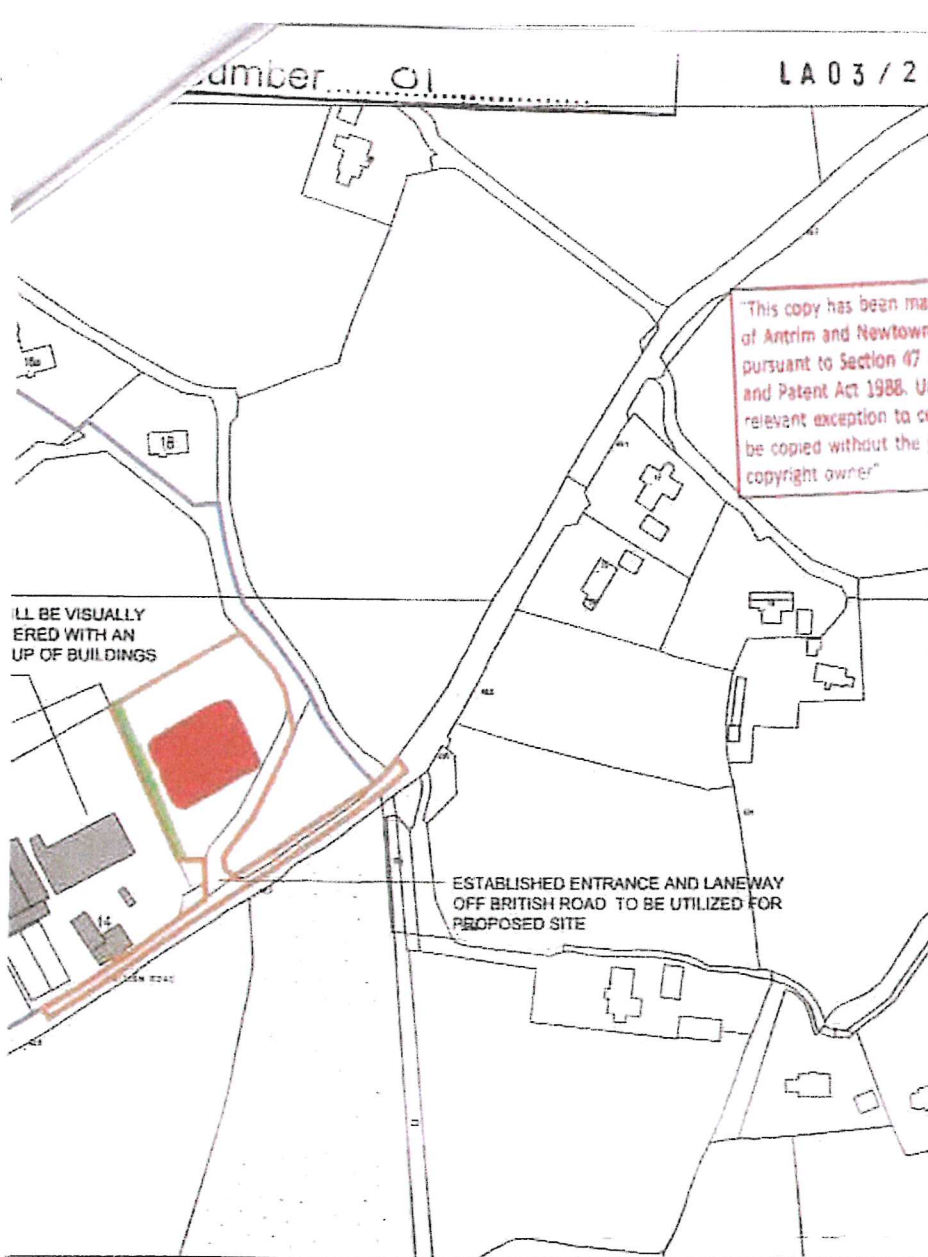
- achieve parity in funding the various sectors that education will require in a postwar economy.

- 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

- Figure 1** | **Flowchart of the study**

[illegible]

- A new design instrument played a significant role in developing several new designs, including the *Computerized Vehicle Use Analysis* and the *Transportable*.



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Planning Section
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File No.

PROJECT DETAILS	 BIDB Architectural Design Residential Design Studio 028 902 888 889 info@bidbarchitecturaldesign.com www.bidbarchitecturaldesign.com	
	PROPOSED SITE FOR DWELLING & GARAGE adj. 14 BRITISH ROAD CRUMLIN	MARCH 2022
	BRIAN MOORE	SCALE 1:2500
	01 LOCATION MAP	DWG. NO. 2021.08/OP-01

GARAGE