

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA07/2022/1691/O**

Date of Application: **24 October 2022**

Site of Proposed
Development:

**77 Cullyhanna Road
Cullyhanna
Newry
BT35 0JF**

Description of Proposal:

Off-site replacement dwelling house and garage

Applicant: Bernard McKeown
Address: 3 Cully Road
Silverbridge
Newry
BT35 9LP

Agent: 43 New Road
Address: Silverbridge
Newry
BT35 9NB

Drawing Ref: M22-106-4C, M22-106-4C Rev A

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 if 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. The dwelling hereby approved shall take place in strict accordance with the following approved plans: M22-106-4C and M22-106-4C Rev A
REASON: To define the planning permission and for the avoidance of doubt.
3. 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.
4. Full particulars, detailed plans and sections of the reserved matters required in Conditions 02 and 03 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.
5. No development shall commence until the existing dwelling, outlined in green on the approved plan M22-106-4C is demolished, all rubble and foundations have been removed and the site restored in accordance with the details on the approved plans.
REASON: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.
6. The dwelling hereby approved shall be sited in accordance with the 1/500 scale site Layout Plan as noted on approved drawing M22-106-4C Rev A
REASON: In the interest of visual amenity
7. The curtilage of the proposed dwelling shall be as indicated in yellow on the approved plan M22-106-4C Rev A
REASON: To ensure that the amenities incidental to the enjoyment of the dwelling will not adversely affect the landscape.
8. The proposed dwelling shall have a ridge height of no more than 6.5 meters above finished floor level.
REASON: To ensure that the development is not prominent and is satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21 and the Strategic Planning Policy Statement.
9. The depth of understanding between finished floor level and existing ground level shall not exceed 0.3 meters at any point.
REASON: In the interest of visual amenity.

10. 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.

11. No development shall take place until there has been submitted to and approved by the Council at reserved matters stage a landscaping scheme showing the retention and augmentation of trees and hedgerows. This scheme shall include the location, numbers, species and sizes of trees and shrubs to be planted.

The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development. Trees and shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

REASON: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

12. No vegetation clearance/removal of hedgerows, trees or shrubs/demolition of buildings or structures shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a detailed check for active bird's nests immediately before clearance/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.

13. Trees and hedges shall be retained along the SE and NE boundaries as indicated in yellow on approved plan M22-106-4C. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use another tree or trees shall be planted at the same place and that/those tree(s) shall be of such size and species and shall be planted at such time as may be specified by the Council.
REASON: To ensure the continuity of amenity afforded by existing trees.

14. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.
REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.

15. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1. Access, sight visibility splays and forward sight distance (where applicable) are a pre-commencement condition.

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

16. At least one bird nest box suitable for the barn swallows species shall be installed on the replacement dwelling prior to the occupation of the dwelling hereby approved.
REASON: To minimise the impact of the proposal on the biodiversity of the site, including protected and priority species

Dated: 13 November 2024

Authorised Officer:

