

APPROVAL OF RESERVED MATTERS

Planning Act (Northern Ireland) 2011

Application No: **LA03/2016/0902/RM**

Date of Application: **4th October 2016**

Site of Proposed
Development: **30m south west of 209 Castle Road, Randalstown**

Description of Proposal: **Proposed elderly persons nursing home (Class C2 use)**

Applicant: **J F McLaughlin**

Agent: **Henry Murray**

Address: **75 Loughbeg Road, Toomebridge,
BT41 3TS**

Address: **37C Claggan Road, Cookstown,
BT80 9XJ**

Drawing Ref: **01, 02, 03, 04**

Outline Application Number: **T/2013/0289/O**

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, The Council in pursuance of its powers under the above-mentioned Act and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including visibility splays, shall be provided in accordance with Drawing Ref: 02, date stamped received 4th October 2016, prior to the commencement of any other development hereby permitted. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such

splays shall be retained and kept clear thereafter.

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

3. The gradients of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary.

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

4. No operations from the building hereby permitted shall commence until hard surfaced areas have been constructed and permanently marked in accordance with the approved drawing No 02 bearing date stamp 4th October 2016 to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

5. All landscape works shall be provided in accordance with the approved 'Site Plan', drawing ref: 02, date stamped received 4th October 2016.

Trees or 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. All landscaping shall take place within the first available planting season after the commencement of the development.

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

6. The existing natural screenings of the site, as indicated in green on approved drawing ref:01, date stamped received 4th October 2016, shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council.

Reason: In the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

7. No development shall take place until measures have been agreed in writing with the Council to protect existing trees and hedgerows identified as being retained in drawing 01, date stamped received 4th October 2016, from damage during the construction period. The agreed measures shall be put in place before the commencement of the development and retained throughout the construction period.

If any retained tree is removed, uprooted or destroyed or dies within 5 years

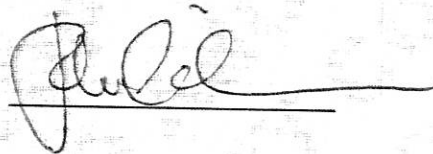
from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

Reason: To ensure that the tree (s) and hedgerows to be retained are not damaged or otherwise adversely affected by building operations.

Informatives

1. The Council would advise the developer this approval of reserved matters should be read in conjunction with outline planning permission reference T/2013/0289/O, granted 21st October 2013.
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. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
5. All construction plant and materials shall be stored within the curtilage of the site.
6. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.

Dated: 6th December 2016 Authorised Officer



LA03 / 2016 / 0902

Planning Section
RECEIVED
04 OCT 2016
File No.


Drawing
Number... 01



Antrim and
Newtownabbey
BOROUGH COUNCIL



Planning Act
(NI) 2011

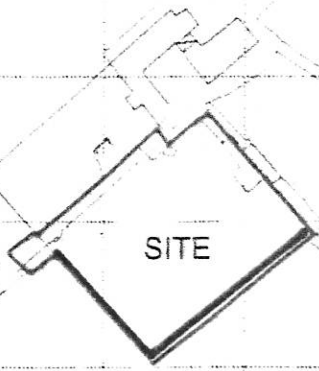


Antrim and
Newtownabbey
BOROUGH COUNCIL

GRANTED

Subject to Conditions (if any)
as set out on

Decision form No. LA03/2016/0902/24
Date..... 6/12/16...



PROPOSED NURSING HOME

LOCATION - 30M. S.W. OF 209 CASTLE ROAD,
RANDALSTOWN

FOR :

Scale	1: 2500	Date	Sept. 2016
Drg.No.	1	Ref.	

Form P19

EXPLANATORY NOTES TO ACCOMPANY APPROVALS

Type of Approval	See Notes
(a) Planning Permission or Approval of Reserved Matters	1, 2, 3 & 4
(b) Consent to Display Advertisements	1, 2, 4 & 5
(c) Listed Building Consent	1, 2, 4 & 6

Notes

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Council or Department for Infrastructure (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website (www.pacni.gov.uk) or by contacting the Commission directly at the aforementioned address.
2. You should check whether further approval is required under other legislation, such as the Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water, etc to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to the approval plans or comply with conditions attached to this permission is a contravention of the Planning Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in enforcement action.
5. If you intend to display an advertisement on land which is not in your possession you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained Listed Building Consent to demolish a building you must not do so before the Department for Communities Historic Environment Division has:
 - (i) Been given reasonable access to the building for one month following the granting of consent; or
 - (ii) Stated that it has completed its record of the building; or
 - (iii) Stated that it does not wish to record it.

The Department for Communities Historic Environment Division can be contacted at HEDPlanning.General@doeni.gov.uk or Tel: (028) 9082 3177 or (028) 9082 3126.