



**OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011**

Application No: **LA01/2020/0100/O**

Date of Application: **27th January 2020**

Site of Proposed
Development:

**Land Approx 40M North West of 197 Glenhead Road
Limavady**

Description of Proposal:

Proposed Infill Dwelling and Garage

Applicant:
Address:

Agent: **Henry Marshall Brown
Architectural Partnership
10 Union Street
Cookstown
BT80 8NN**

Drawing Ref: **01 REV 01, RS1**

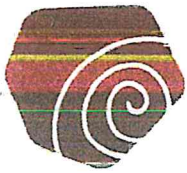
The Council in pursuance of its powers under the above-mentioned Act hereby

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. As required by Section 62 of the Planning Act (Northern Ireland) 2011, application for approval of the reserved matters shall be made to the Planning Authority 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





**Causeway
Coast & Glens
Borough Council**

- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: Time Limit

2. 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 Planning Authority in writing, before any development is commenced.

Reason: To enable the Planning Authority to consider in detail the proposed development of the site.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Planning Authority and shall be carried out as approved.

Reason: To enable the Planning Authority to consider in detail the proposed development of the site.

4. 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 in the landform

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

Reason: In the interests of visual amenity

6. The proposed dwelling shall have a ridge height no greater than 6.5 metres above finished floor level and a low angle of roof pitch not exceeding 35-40 degrees.

Reason: To ensure that the development is not prominent and satisfactorily integrates into the landscape in accordance with the requirements of the Strategic Planning Policy Statement for NI and Planning Policy Statement 21: Sustainable Development in the Countryside

7. The frontage length of the proposed dwelling, if single storey, shall not exceed





16m, or if one and a half storey shall not exceed 10m.

Reason: To ensure the proposal is in keeping with the rural character of the area.

8. No development shall take place on the site until a landscaping scheme has been submitted to and approved by the Planning Authority showing
 - details of all proposed soft and hard landscaping;
 - details of all existing and proposed site boundary treatments
 - all existing vegetation to be permanently retained.

The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of development. 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 Planning Authority gives written consent to any variation.

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

9. If, during the proposed development, any ground contamination is encountered then all works on the site shall cease. Causeway Coast and Glens Borough Council Environmental Health Department shall be informed and sufficient information to assess potential risks arising from the former use of the land shall be submitted to the Planning Authority in consultation with the Environmental Health Department. Any necessary mitigation / remediation measures shall be clearly specified. The above work should be undertaken by a suitably competent person/s and in accordance with current government guidance.

Reason: In the interest of public health.

10. 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 dated 12th January 2020.

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





Informatives

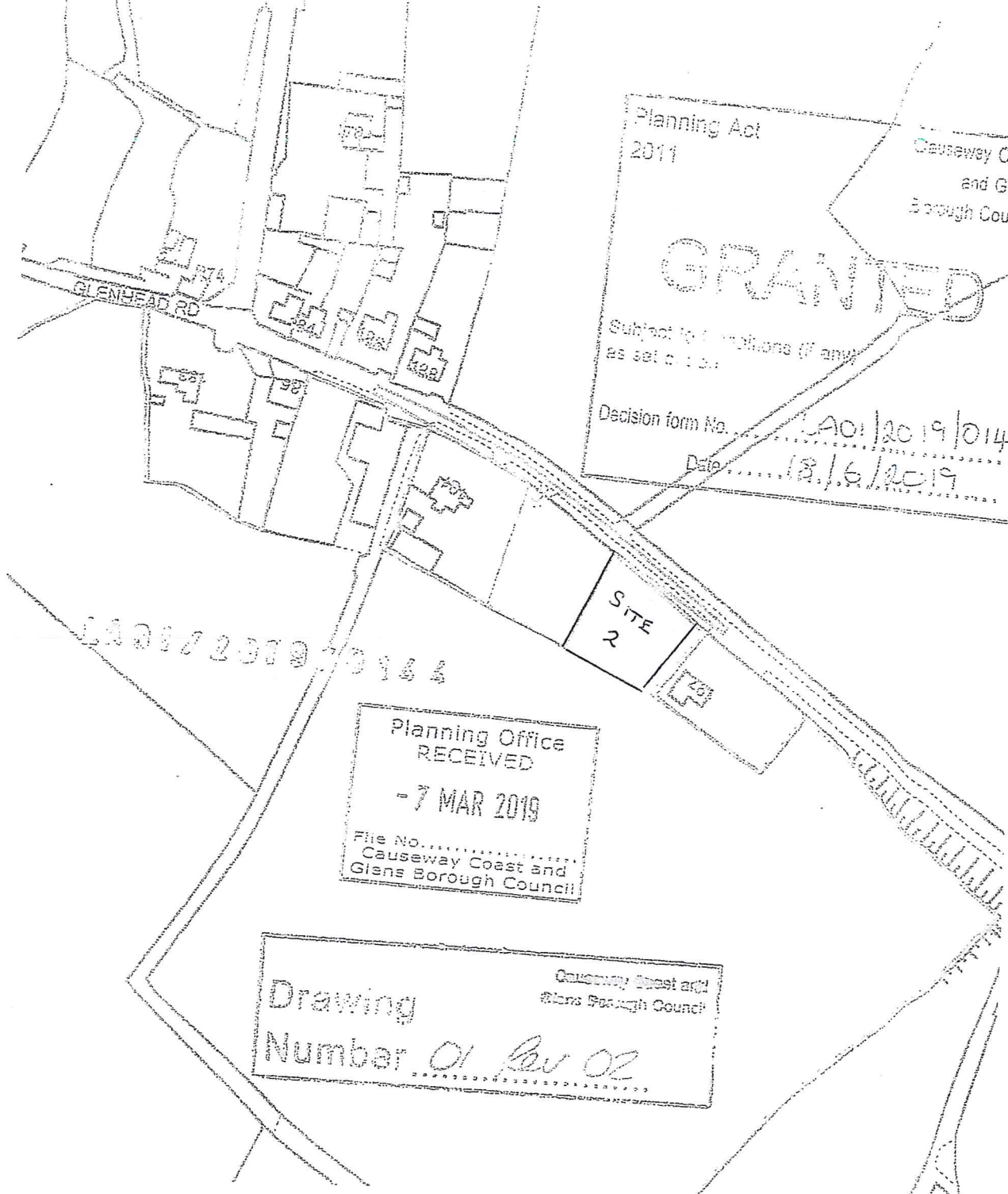
1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. The 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.
4. 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.
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:
<http://epicpublic.planningni.gov.uk/publicaccess/>.

Dated: 6th May 2020

Authorised Officer

Deanne Wilson





Planning Act
2011

Causeway Coast
and Glens
Borough Council

GRANTED

Subject to conditions (if any)
as set out in:

Decision form No. LA01/2019/0144/H/C

Date 18/6/2019

Planning Office
RECEIVED

- 7 MAR 2019

File No.
Causeway Coast and
Glens Borough Council

Causeway Coast and
Glens Borough Council

Drawing
Number 01 Rev 02

Revision:	A	AMENDMENTS FOR DFI ROADS	05/03/19	DR
Client:				
Scheme:				
Drawing:	LOCATION MAP		AREA EDGED RED - 0.27Ha	
Scale:	1:2500 @ A4	Date:	FEB. 2019	
Dwg No:	1915-01	Drawn By:	DR	
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