



**Causeway  
Coast & Glens  
Borough Council**

**OUTLINE PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA01/2018/1342/O**

Date of Application: **31st October 2018**

Site of Proposed  
Development:

**Site between 23a and 25a Glenedra Road  
Feeny**

Description of Proposal:

**Proposed infill dwelling and garage**

Applicant:

Agent:

Address:

Address:

Drawing Ref: 01 REV 01, RS1

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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

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LA01





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

- 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 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 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.

4. 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

5. The proposed dwelling shall have a ridge height no greater than 5.5 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

- 6 The proposed dwelling shall have a maximum external roof span of 8.5 metres.

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

7. The proposed dwelling shall have a maximum frontage length of 16 metres.

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





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8. The design, materials and external wall finish of the proposed dwelling shall be in accordance with the Supplementary Planning Guidance to Planning Policy Statement 21 Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside. Details of all proposed external finishes and materials shall be submitted as part of the Reserved Matters.

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

9. 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.

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 3rd December 2018.

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

11. No development shall take place until details of gates, fences, walls or any other proposed structures in addition to the proposed dwelling have been submitted to and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is in keeping with the locality.





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12. All existing trees and hederows along the boundaries of the site 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, prior to removal.

Reason: To safeguard visual amenity and improve integration.

13. A clearly defined buffer of at least 10 m must be maintained between the location of all construction works including refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc. and the watercourse bordering the southern edge of the red line boundary. This 10m buffer should be detailed on a site plan at reserved matters stage.

Reason: To prevent polluting discharges entering and impacting on the site integrity of River Roe and Tributaries SAC

14. No development or earth moving shall take place, nor material or machinery brought onto site, until protective silt fencing has been erected between the construction site and the adjacent watercourse. The fencing must be suitable to prevent egress of water from the construction site into the watercourse. This protective fencing to be fully maintained for the duration of the construction period.

Reason: To prevent polluting discharges entering and impacting on the site integrity of River Roe and Tributaries SAC.

15. A detailed site plan must be submitted at reserved matters Stage to show the location of the surface water soakaways.

Reason: To prevent polluting discharges entering and impacting on the site integrity of River Roe and Tributaries SAC.

16. A 5m maintenance strip adjacent the watercourse shall be marked up on a drawing and annotated to be protected from impediments (including tree planting, hedges, permanent fencing and sheds), land raising or future unapproved development.

Reason: To facilitate a maintenance strip for the piped watercourse.

17. A suitable buffer of at least 10m must be maintained between the location of the septic tank and/or soakaway and any watercourse/designated site.





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Reason: To minimise the risk of pollution impacted the River Roe and Tributaries River SAC/ASSI.

18. If during the development works, new contamination or risks to the water environment are encountered which have not previously been identified, works should cease and the Department shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Department in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

19. After completing any remediation works required under condition 18 and prior to occupation of the development, a verification report needs to be submitted in writing and agreed with Department. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

20. No development shall take place until context and section plans indicating levels of the proposed dwelling in relation to neighbouring properties and details of any proposed retaining structures has been submitted to and approved by the Council.

Reason: In the interests of residential amenity.

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. 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.



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4. This 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

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/>.

6. It is the developer's responsibility to assess the flood risk and drainage impact and to mitigate the risk to the development and any impacts beyond the site.

Perspective purchasers whose property backs onto this watercourse should be made aware of their obligations to maintain the watercourse under Schedule 5 of the Drainage Order Northern Ireland 1973.

Under the terms of Schedule 6 of the Drainage (Northern Ireland) Order 1973 the applicant must submit to DfI Rivers, for its consent for any proposal to carry out works which might affect a watercourse such as culverting, bridging, diversion, building adjacent to or discharge of storm water etc. Failure to obtain such consent prior to carrying out such proposals is an offence under the aforementioned Order which may lead to prosecution or statutory action as provided for.

7. The purpose of Conditions 18 and 19 are to ensure that the site risk assessment and remediation work is undertaken to a standard that enables safe development and enduse of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks.

Dated. 6th March 2020      Authorised Officer —



## Site Location Plan

55211-1255

05 Map Reference: =  
062-04 SWSide Area = 1239m<sup>2</sup> / 0.24ha[illegible]

Doan's.

Planning Act  
2011

# GRANTED

Subject to Conditions (if any)

0-017018L1342

LAU 1, 40.0

Date: 4/12/2014

Planning Office  
RECEIVED  
19 NOV 2018

LA01/2018/1342

Drawing Number

**o.r.q.** architecture  
architecture and planning consultancy

[illegible]

1512-2700

CPA for Infill dwelling and garage at site between 23a &amp; 25a

Glenelg Road, Feeny

Co.L. Derry BT47 4TW

מחברת: ד"ר אסתר שניידר

LOCATION MAP

2007-07-26

701-17 PD-01

**THE**

1 1250 [A:] 16 CS 17 100

Giuseppe  
Giuseppe DiKane