



## APPROVAL OF PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

Application No: **P/2015/0090/F**

Date of Application: **30th January 2015**

Site of Proposed  
Development:

**6 Hilltown Road  
Mayobridge  
Newry.**

Description of Proposal:

**Part demolition of existing garage block to facilitate the  
erection of two No. retail units with single apartment above.  
Extensions and alterations to existing convenience shop  
with parking provision and associated site works.**

Applicant: **Brian Grant**  
Address:

Agent: **CGDM**  
Address: **27 Patrick Street  
Newry  
BT35 8EB**

Drawing Ref: 01, 02, 03, 04, 05, 06, 07,

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

### GRANTS 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 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.



2. The gross retail floor space of the two additional units hereby approved shall not exceed 72 square metres when measured internally.

Reason: To control the scale and range of commercial activity to be carried out at this location

3. The gross retail floor space of the additional two units hereby approved shall be used for retail sale and ancillary storage as a shop as defined in Class A1 of Planning (Use Classes) Order (NI) 2015 and for no other purpose.

Reason: To control the nature, range and scale of commercial activity to be carried out at this location.

4. The retail units hereby permitted shall not be open to customers outside of the following hours 9am to 6pm.

Reason: To safe-guard the living conditions of residents in adjoining and nearby properties.

5. No deliveries shall be taken at or dispatched from the site outside the hours of 9am to 6pm.

Reason: To safeguard the living conditions of residents in adjoining and nearby properties.

6. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02 bearing the date stamp 9<sup>th</sup> February 2017, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line 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.

7. The access gradient to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

8. Details of proposal to remove the existing footway as indicated on drawing no 02 shall be agreed in writing with the Planning Authority prior to commencement of works and carried out to the satisfaction of Transport NI Newry Section Office.

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 notice relates to drawing Nos. 01, 03 and 04 dated 30<sup>th</sup> January 2015, 02 dated 9<sup>th</sup> February 2017, drawing Nos. 05, 06 and 07 which were received on 21<sup>st</sup> November 2016.





2. Comments from Environmental Health dated 8th February 2017 are enclosed for your attention.
3. Notwithstanding the terms and conditions of the Council approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructures consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site.

The consent is available on personal application to the Transport NI Section Engineer whose address is 1 Cecil St Newry. A monetary deposit will be required to cover works on the public road.

4. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
5. This approval does not apply to any signs or advertising material which the developer or occupier may wish to erect at the premises.
6. Signs may require separate approval under the Planning (Control of Advertisements) Regulations (NI) 2015. Their size, construction, content and siting should be approved by the Planning Authority BEFORE any such signs are erected.
7. 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.
8. 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.

Dated: 9th May 2017

Authorised Officer

