



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA07/2020/1398/F**

Date of Application: **21st September 2020**

Site of Proposed
Development: **9 Main Street
Ballynahinch
Co down
BT24 8DN**

Description of Proposal: **Demolish existing public house and replace with a
proposed shop and 2 No. 2 bedroom apartments**

Applicant: Ali Avci
Address: 67 Newcastle Street
Kilkeel
BT34 4AQ

Agent: Mourne Architectural Design
Address: 19 The Square
Kilkeel
BT34 4AA

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

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. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.



2. The development hereby permitted shall take place in strict accordance with the following approved plans: 01B, 02B 03.

Reason: To define the planning permission and for the avoidance of doubt.

3. The ground floor premises shall be used only for retail and for no other purpose in Use Class A1: Shops of the Schedule to the Planning (Use Classes) Order (NI) 2015.

Reason: To prohibit a change to an unacceptable use within this Use Class.

4. The hours of operation for the retail unit shall be Monday to Saturday 08:00am to 08:00pm.

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

Informatives

1. Environmental Health advise that bin storage shall include a blue, brown and black bin each for the apartments. It is advised that the shop cardboard with tile breakage waste from the shop shall be removed weekly by Mark Skip Hire 126 Greencastle Rd, Kilkeel, Newry BT34 4JP.
2. Environmental Health advise that the building fabric should ensure that the internal noise levels of bedrooms can be maintained at suitable level as advised by the agent Mourne Architectural Design.
3. Environmental Heath advise that the 2 apartments shall have a domestic cooker hood and a domestic extract fan in shower rooms.
4. Environmental Heath advise that no noise producing equipment shall be installed on the outside of the building.
5. This decision relates to planning control and does not cover any other approval which may be necessary under other legislation.
6. Although it has been determined above if NIW infrastructure is within 20m of your proposal, consultation with NIW is required at an early design stage by means of a Predevelopment Enquiry to obtain details of the availability of existing water and sewerage infrastructure and how their proposal may be serviced if not already applied for.
7. This approval does not apply to any signs or advertising material which the developer or occupier may wish to erect at the premises.
8. 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.
9. 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.



10. 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: 3rd August 2021

Authorised Officer

Anthony McGray