



**OUTLINE PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA02/2021/0555/O**

Date of Application: **27th May 2021**

Site of Proposed Development: **35 Maboy Road  
Portglenone**

Description of Proposal: **Site of replacement dwelling and garage**

Applicant:

Address:

Agent:

Address:

Drawing Ref: 01

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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.

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

2. The under-mentioned reserved matters shall be as may be approved, in writing, by the Council :-

Siting; the two dimensional location of buildings within the site.

Design; the two dimensional internal arrangement of buildings and uses and the floor space devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, number of storeys, general external appearance and suitability for the display of advertisements.

External appearance of the Buildings; the colour, texture and type of facing materials to be used for external walls and roofs.

Means of Access; the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site.

Landscaping; the use of the site not covered by building(s) and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means, the laying out of gardens and the provisions of other amenity features.

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

3. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the approved plan 01, date stamped 27th may 2021 is demolished, all rubble and foundations have been removed and the site restored in accordance with a scheme to be submitted to the Council and approved in writing.

Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

4. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species





hedgerow and trees and shrubs of mixed woodland species planted on the inside.

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

Informatives

1. 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.
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 approval does not dispense with the necessity of obtaining the permission of the owners of adjacent properties for the removal of or building on the party wall or boundary whether or not defined.
4. The use of a Septic Tank is subject to the written consent being obtained from Northern Ireland Environment Agency.

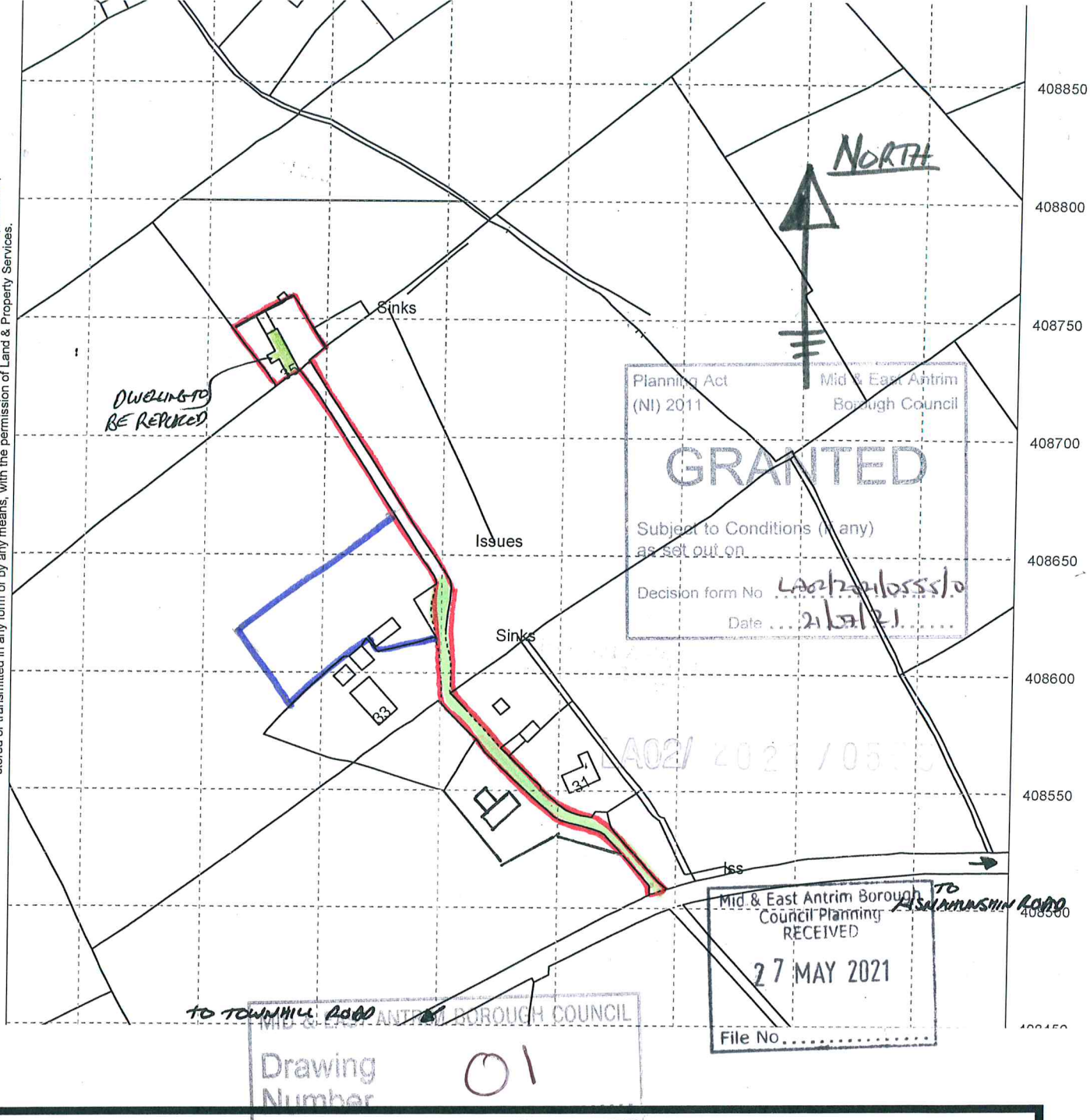
Dated: 21st July 2021

Authorised Officer



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Planning Act (NI) 2011  
Mid & East Antrim Borough Council  
**GRANTED**  
Subject to Conditions (if any) as set out on  
Decision form No. LA02/2021/0510  
Date ... 21/5/21 ...

Mid & East Antrim Borough Council Planning RECEIVED  
27 MAY 2021  
File No. ....

TO TOWNHILL ROAD  
MID & EAST ANTRIM BOROUGH COUNCIL  
Drawing Number 01

<b>IVAN McCLEAN</b> <b>(Planning Advisor) Ltd</b> 64 Old Portglenone Road, Ahoghill BT42 1LQ	Date: MAY 2021
	IG/OS Ref: 54-11
	Scale: 1: 2500
	Drg. No: 4102/21

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**SITE OF REPLACEMENT DWELLING AND GARAGE**

At: 35 Maboy Road, Portglenone

For:

Of: