

Marie Ward
Chief Executive



Comhairle Ceantair
**an Iúir, Mhúrn
agus an Dúin**
**Newry, Mourne
and Down**
District Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA07/2020/1477/O**

Date of Application: **15th October 2020**

Site of Proposed
Development:

**Lands immediately adjacent and west of 61 Ameracam Lane
Cranfield
BT34 4LN**

Description of Proposal:

Proposed infill dwelling

Applicant: Thomas Clarke
Address: 61 Ameracam Lane
Cranfield
Kilkeel
BT34 4LN

Agent: Planning Permission Experts
Address: 32a Bryansford Avenue
Newcastle
BT33 0LG
declan@planning-experts.com

Drawing Ref: 001RevA and 002RevA

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.

**Oifig an Iúir
Newry Office**
O'Hagan House
Monaghan Row
Newry BT35 8DJ

**Oifig Dhún Pádraig
Downpatrick Office**
Downshire Civic Centre
Downshire Estate, Ardglass Road
Downpatrick BT30 6GQ

0330 137 4000 (Council)
council@nmandd.org
www.newrymournedown.org

**Ag freastal ar an Dún
agus Ard Mhacha Theas**
**Serving Down
and South Armagh**



2. The development hereby permitted shall take place in strict accordance with the following approved plans: **001RevA and 002RevA.**

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

3. 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.

4. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

5. The dwelling hereby approved shall be single storey/1 ½ storey, with a ridge height not exceeding 6.5m at any point.

Reason: In the interest of visual amenity.

6. The proposed dwelling shall exhibit the traditional elements of rural design, particularly in form, proportion and finishes, as set out in Planning Policy Statement 21 - CTY13, and Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

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

7. 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 Council at reserved matters stage.

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

8. No development shall take place until there has been submitted to and approved by the Council at reserved matters stage a landscaping scheme showing the retention and augmentation of trees and hedgerows. This scheme shall include the planting of a native species hedgerow or trees including details of the site preparation, planting methods, medium and additives together with species, size and time of planting.



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

Reason: To ensure the dwelling integrate into the landform.

9. Prior to commencement of development the applicant shall submit a copy of a consent to discharge for the proposed site, to be agreed in writing by the Planning Authority.

Reason: To protect the environment and to comply with CTY 16 of Planning Policy Statement 21- Sustainable Development in the Countryside

10. No development shall take place until a plan of the site has been submitted to and approved by the Council indicating the existing and proposed contours, the finished floor levels of the proposed building and the position, height and materials of any retaining walls. Development shall be carried out in accordance with the approved plans.

Reason: To ensure the development takes account of the site's natural features and to safeguard the amenities of the proposed dwellings.

11. A suitable buffer of at least 10m shall be maintained between the location of all construction including refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc. and the southern boundary of the site.

Reason: To protect the integrity of European designated sites and coastal designated sites.

12. There shall be no direct discharge of untreated surface water run-off during the construction and operational phases to the southern boundary of the site.

Reason: to protect the coastal designated sites.

13. No development activity, including ground preparation or vegetation clearance, shall take place until a final Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by Newry City, Mourne and Down District Council Planning. The approved CEMP shall be implemented in accordance with the approved details and all works on site shall conform to the approved CEMP, unless otherwise approved in writing by Newry City, Mourne and Down District Council Planning. The CEMP shall include the following:
 - a) Details of all proposed excavations and construction areas;
 - b) Details of pollution prevention measures to be employed during the construction and operational phases.

Reason: To prevent likely significant effects on Carlingford Lough ASSI, SAC, SPA and Ramsar site.



Informatives

1. The Reserved Matters submission shall be broadly in line with the indicative site layout plan.
2. 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.
3. 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.
4. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.
5. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
6. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
7. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.
8. **EXISTING WATER AND SEWER INFRASTRUCTURE**
 - The onus is on the householder/developer to find out if there is existing water and sewer infrastructure within their property.
 - It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.
 - House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.
 - Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder/developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc.



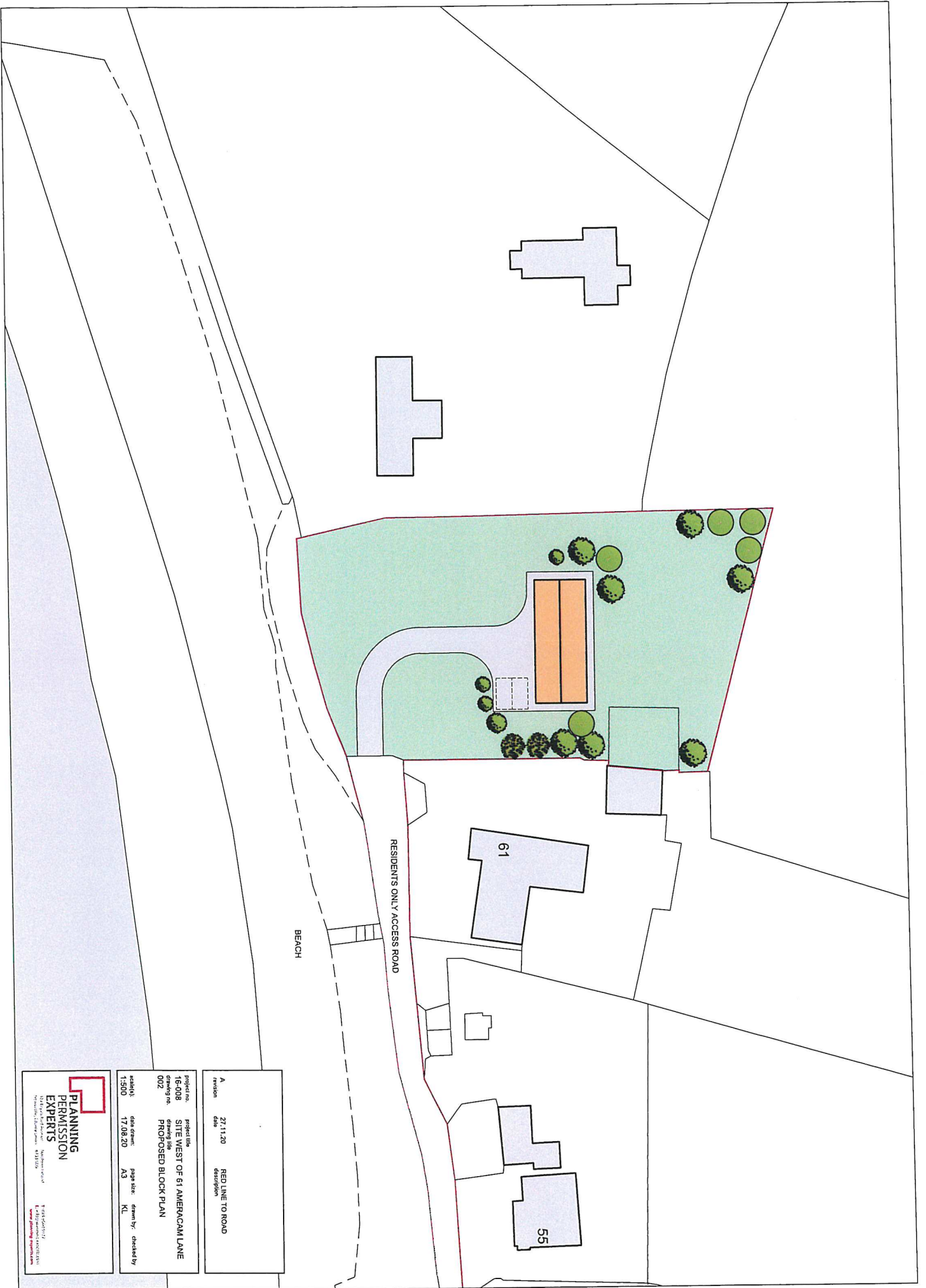
- It is the responsibility of the house builder/builder/developer to establish if existing public watermain, foul/storm sewers, together with appropriate waste water treatment facilities, have adequate capacity to serve the proposal. To establish how best any development may be served by existing public water and sewerage infrastructure, a Pre Development Enquiry (PDE) would require to be submitted. There is a charge for this service.
 - If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NI Water to extend the public watermain or foul/storm sewer system to service your development. This can be done by requisitioning a watermain under Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermain and sewers.
 - Septic Tank emptying. The applicant must provide a hard standing area with a 3.5m wide access capable of supporting the weight of a sludge tanker within 30 metres of the septic tank.
 - If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-Ordination Team.
 - Copies of our Application Forms can be obtained by contact the Developers Services Business Line 08458770002 or by downloading from our web page www.niwater.com/servicesfordevelopers.asp and Forms.
9. Wild birds
- The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:
 - kill, injure or take any wild bird; or
 - take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
 - at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or
 - obstruct or prevent any wild bird from using its nest; or
 - take or destroy an egg of any wild bird; or
 - disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
 - disturb dependent young of such a bird.
 - Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.
 - It is therefore advised that any tree or hedgerow loss or vegetation clearance should be kept to a minimum and removal should not be carried out during the bird breeding season (e.g. between 1st March and 31st August).
10. Seals
- The applicant's attention is drawn to Article 10 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:
 - kill, injure or take any wild animal included in Schedule 5 of this Order, which includes the common seal (*Phoca vitulina*) and grey seal (*Halichoerus grypus*);
 - disturb common or grey seals;
 - damage or destroy, or obstruct access to, any structure or place which seals use for shelter or protection;
 - damage or destroy anything which conceals or protects any such structure.



- Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.
 - If there is evidence of seals on the site, all works should cease immediately and further advice sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT7 2JA. Tel. 028 9056 9558 or 028 9056 9557.
11. The applicant should be aware that any future requirements to protect the site from coastal erosion or sea level rise may not be permitted. This could result in damage to property and/or decommissioning of structures. NIEA advised in its consultation response that the application site lies in close proximity to several marine protected areas and is situated within an area at high risk of coastal erosion and the impacts of climate change such as sea level rise and increased storm events.

Dated: 28th July 2021

Authorised Officer



revision	date	description
A	27.11.20	RED LINE TO ROAD

project no.	16-008	project title	SITE WEST OF 61 AMERACAM LANE
drawing no.	002	drawing title	PROPOSED BLOCK PLAN
scale(s)	1:500	date drawn	17.08.20
		page size	A3
		drawn by	NL
		checked by	

PLANNING PERMISSION EXPERTS
100% SUCCESS RATE
10 YEARS EXPERIENCE
100% SATISFACTION GUARANTEE
100% FREE QUOTES
100% FREE ADVICE
100% FREE SITE VISITS
100% FREE DRAUGHTSMAN
100% FREE ARCHITECTURAL
100% FREE PLANNING APPLICATIONS