



**OUTLINE PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA08/2021/0471/O**

Date of Application: **26th March 2021**

Site of Proposed  
Development:

**Between 33 and 39 Barrack Hill  
Banbridge  
Down  
BT32 4HE**

Description of Proposal:

**Renewal of previously approved infill site for a dwelling  
house and domestic garage in accordance with CTY8 of  
PPS21.**

Applicant: Mr & Mrs Mervyn Russell  
Address: 10 Willesden Park  
Stranmillis Road  
Belfast  
BT9 5GX

Agent: Ian McGaw Architect  
Address: 66 Kiln Lane  
Banbridge  
BT32 4DT

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. 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. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01, 02 and 03 shall be submitted in writing to the Council and shall be carried out as approved.

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

5. A scale plan at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

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

6. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 2 spaces per dwelling and a further space outside the curtilage of the dwelling.

Reason: To ensure adequate (in -curtilage) parking in the interests of road safety and the convenience of road users.

7. 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 level(s) of the proposed building(s) 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.

8. The depth of under building between finished floor level and existing ground level shall not exceed 0.3 metres at any point.

Reason: In the interest of visual amenity.

9. The proposed dwelling shall have a ridge height of less than 7 metres above finished floor level.

Reason: To ensure that the development is not prominent in and satisfactorily integrated into the landscape.





10. No development including site clearance works, lopping, topping or felling of trees, trucking machinery over tree roots, shall take place until full details of both and hard and soft landscape works have been submitted to and approved in writing by the Department and these works shall be carried out as approved. These details shall include: (proposed finished levels/existing and proposed contours/means of enclosure/car parking layout/vehicle and pedestrian access and circulation areas/hard surface materials/minor artefacts and structures e.g. street furniture, play equipment, refuse storage, lighting/existing and proposed services above and below ground/retained historic landscape features and proposals for restoration).

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

11. The existing natural screenings of the site shall be retained unless necessary to prevent danger to the public in which case a full expansion along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

12. No retained trees shall be cut down, uprooted or destroyed or have its roots damaged within the root protection area nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written consent of Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

13. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

14. Prior to the commencement of works on site details of proposed sewerage disposal shall be submitted to and approved by the council and thereafter implemented in accordance with the approved plans.





Reason: In the interests of public health.

Informatives

1. 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.
2. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.
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.
4. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road (including verge and footway) and that the existing roadside drainage is accommodated and no water flows from the public road onto the site.
5. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
6. All construction plant and materials shall be stored within the curtilage of the site.

Dated: 12th August 2021      Authorised Officer \_\_\_\_\_

