

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA05/2017/0120/F**

Date of Application: **27th January 2017**

Site of Proposed
Development:

**54 Creevytennant Road
Ballynahinch**

Description of Proposal:

**Replacement dwelling and garage (renewal of
S/2011/0826/F)**

Applicant:

Agent: **James Anderson**

Address:

Address: **202 Belfast Road
Ballynahinch
BT24 8UR**

Ballynahinch

Drawing Ref: **01, 02, 03/2**

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 construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the

approved plan No. 01 date stamped 27th January 2017, is demolished, all rubble and foundations have been removed and the site restored in accordance with the details on the approved plans.

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

3. The vehicular access, including any visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 03/2, bearing the date stamp 27th November 2017, prior to the commencement of any other works or other development hereby permitted.

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

4. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm 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 interest of road safety and the convenience of road users

5. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses footway or verge, 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.

6. The dwelling shall not be occupied until hard surfaced areas have been constructed in accordance with approved drawing no. 03/2, bearing the date stamp 27th November 2017 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

7. Any existing street furniture or landscaping obscuring or located within the proposed carriageway, sight visibility splays, forward sight lines or access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

Reason: In the interest of road safety and the convenience of road users.

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 dwellings for the removal of or building on the party wall or boundary whether or not defined.
4. 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.
5. Notwithstanding the terms and conditions of the approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure - Road's 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 DFI - Roads Section Engineer whose address is Lisburn & Castlereagh Section Office, 40a Benson Street, Lisburn. A monetary deposit will be required to cover works on the public road
6. All construction plant and materials shall be stored within the curtilage of the site.
7. It is the responsibility of the developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site.
8. 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 watermains, 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 watermains 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.

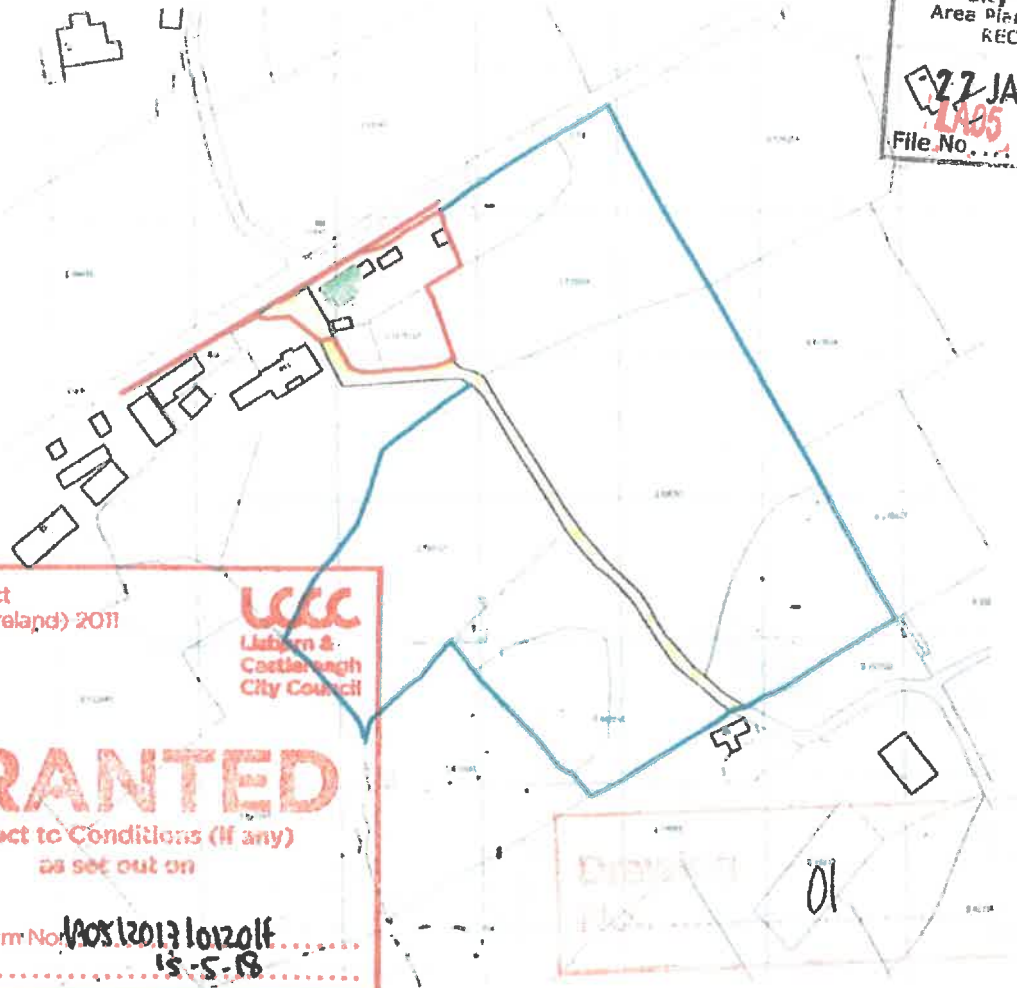
Dated: 15th May 2018

Authorised Officer



Lisburn & Castlereagh
City Council
Area Planning Office
RECEIVED

27 JAN 2017
1465 / 117 / 0120
File No.



Planning Act
(Northern Ireland) 2011



GRANTED

Subject to Conditions (if any)
as set out on

Decision form No. 1405/2017/1012016
Date... 15-5-18



 Denotes Dwelling
to be Replaced

 Denotes area of
Right of Way

Site Location Plan

Proposed Replacement Dwelling & Garage Area 0.241 HA Scale 1:2500
At 54 Creevytennant Road Ballynahinch, BT24 8UJ

For David Smith of 65 Creevytennant Rd. Ballynahinch BT24 8UJ

Consultant :- Construction Management Services

Planning Act
(Northern Ireland) 2011

LCCC
Lisburn &
Castlereagh
City Council

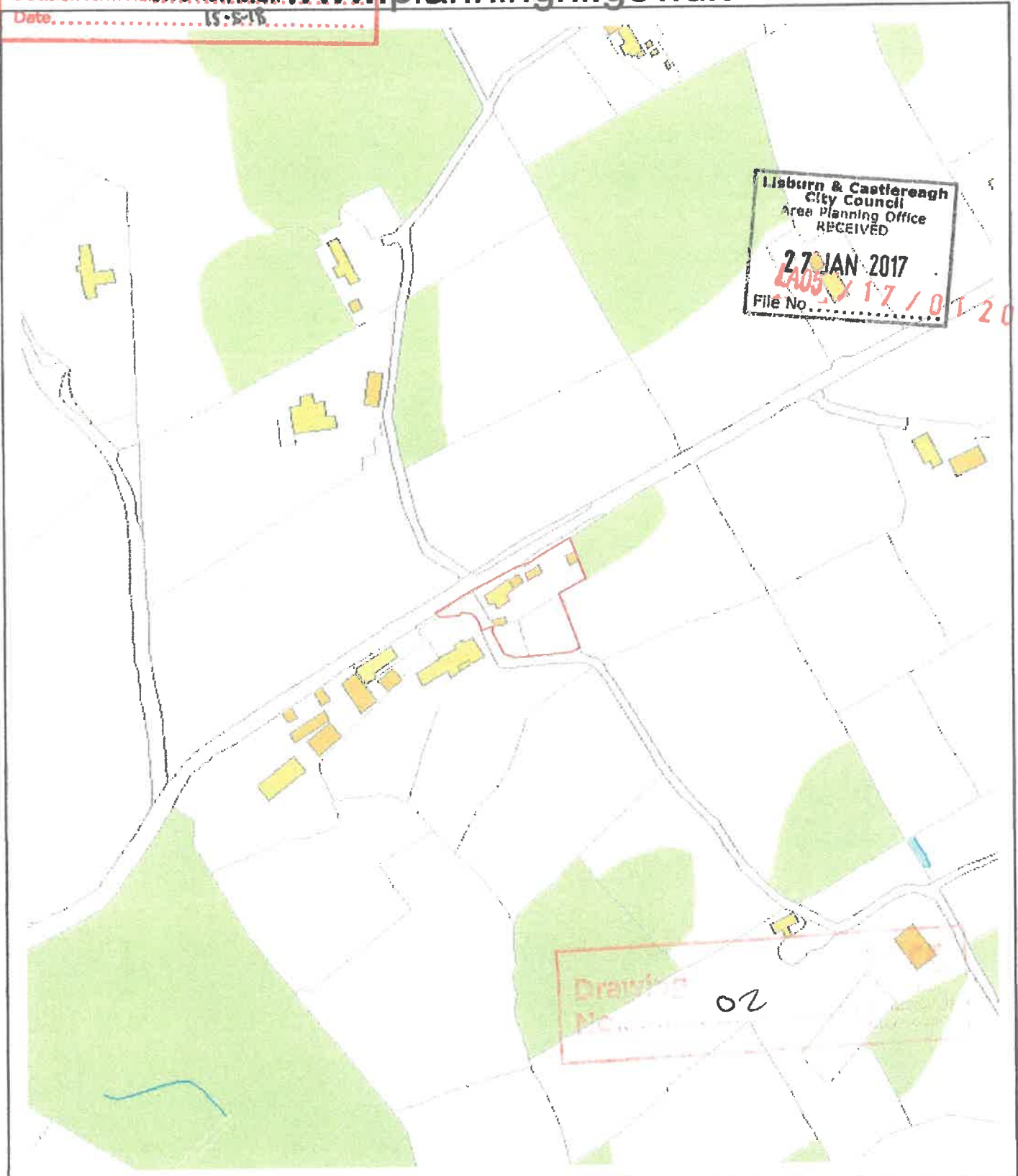
GRANTED

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as set out on

PLACEMAP

Decision form No. **LA05/2017/0120** www.planningni.gov.uk

Date **15-8-18**



Plot Scale: 1:2,500

Date: 24/10/2011 14:51:02

All work to be carried out as DOE Form RS1

Visibility splays to be 70M east & 60M to the west from centre of entrance & 2.40 M in from edge of road. Post & wire fence to be erected at visibility splays with no shrubs or trees to be nearer than 3M from the splays

The area within the visibility splays to be kept clear of any obstructive that might impair visibility & the surface of this area to be no higher than 250mm above carriageway

Any gates to be 5M from the edge of carriageway
Gradient of access to be no more than 1 : 12.5 over the first 5M

BM
118.45

garage

Exg pole behind site line

Dwelling

New Exit/ entrance hatched green

garden

Exg pole behind-site line

Denotes position of buildings to be replaced

Indicates proposed position of garage with FFL 102.50

Hall

The surface of the approach enough support for the needs of stick & crutch u for an approach

Oil tank sited less than 18 to be protected by a firew (steel) or OFS T 100 : 20 The fuel pipe from the ta with a fire valve system v 1997

Oil tank to be placed on not less than 42mm thick of the tank, of its externa 300mm. Oil tank to be b

The area within the visibi that might impair visibilit than 250mm above carri Any gates to be 5M from Gradient of access to be r

