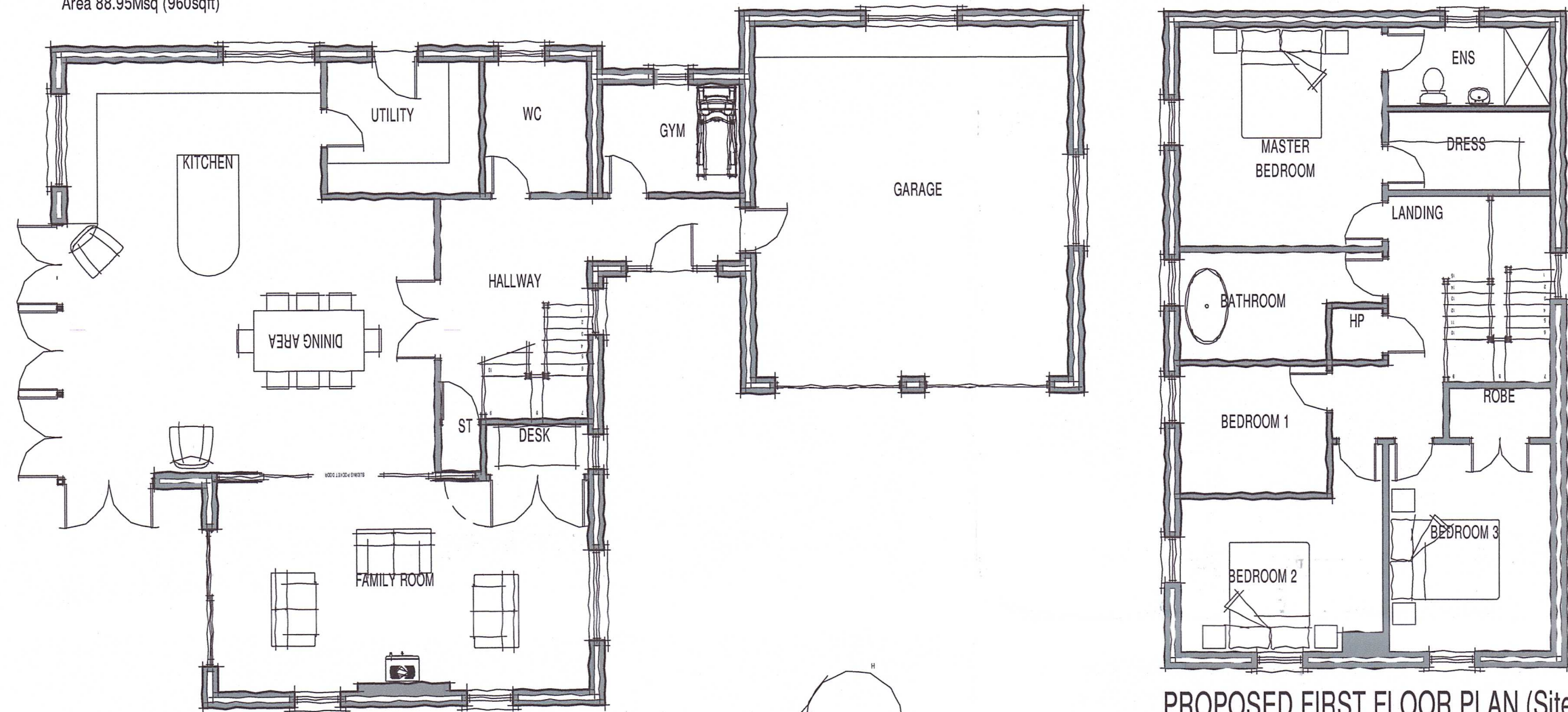


PROPOSED GROUND FLOOR PLAN (Site 1)
Area 160.2Msq (1725sqft)

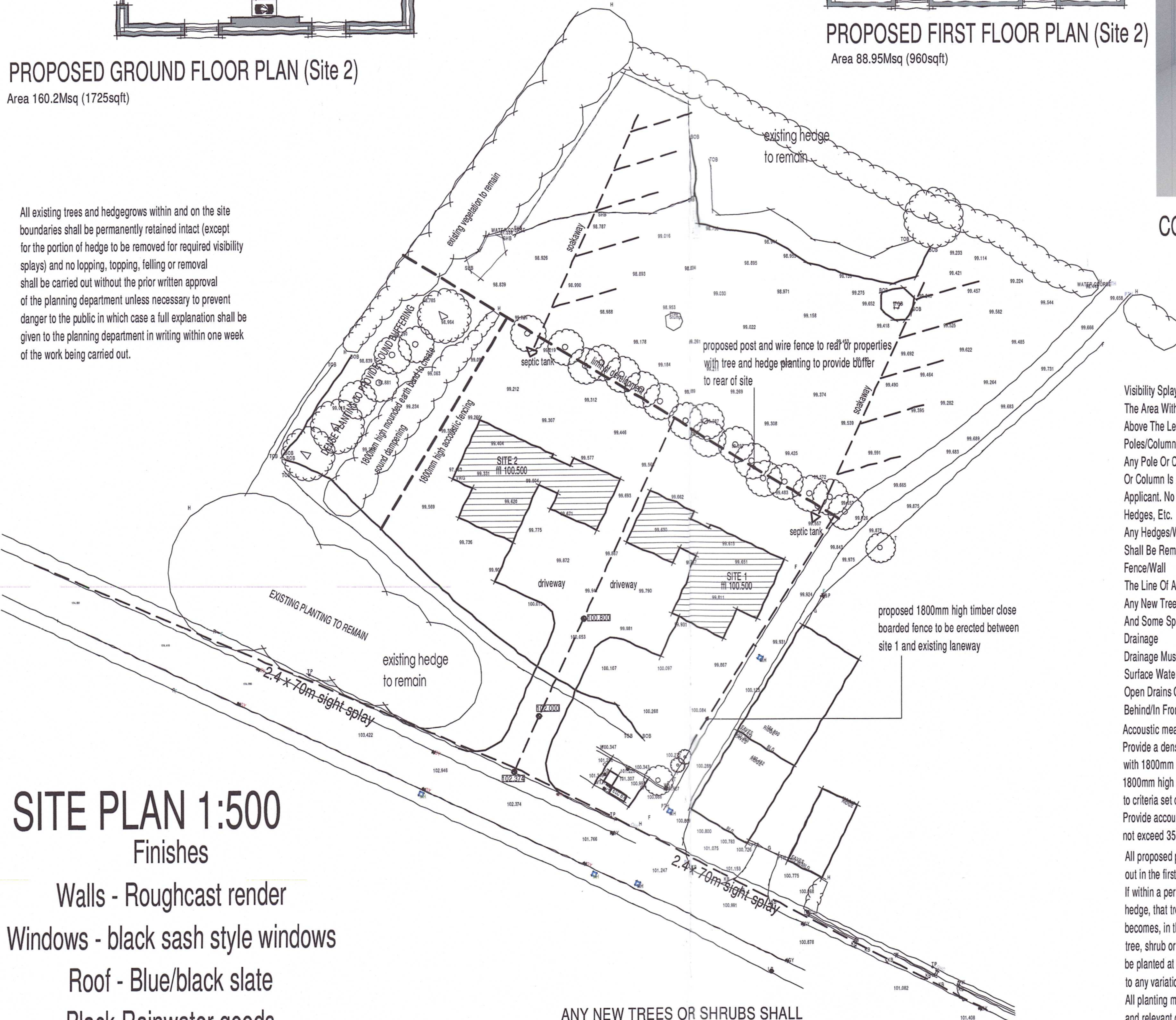
PROPOSED FIRST FLOOR PLAN (Site 1)
Area 88.95Msq (960sqft)



PROPOSED FIRST FLOOR PLAN (Site 2)
Area 88.95Msq (960sqft)

PROPOSED GROUND FLOOR PLAN (Site 2)
Area 160.2Msq (1725sqft)

All existing trees and hedgerows within and on the site boundaries shall be permanently retained intact (except for the portion of hedge to be removed for required visibility splays) and no topping, lopping, felling or removal shall be carried out without the prior written approval of the planning department unless necessary to prevent danger to the public in which case a full explanation shall be given to the planning department in writing within one week of the work being carried out.

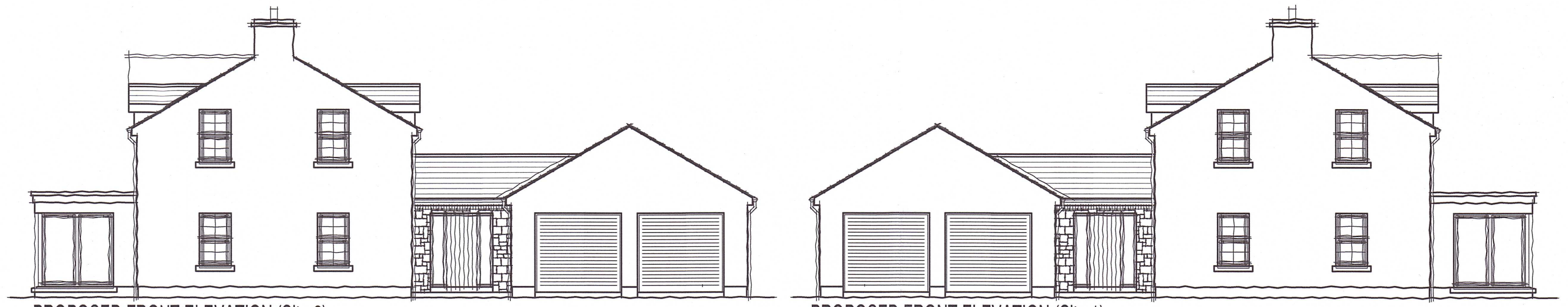


SITE PLAN 1:500

- Finishes
Walls - Roughcast render
Windows - black sash style windows
Roof - Blue/black slate
Black Rainwater goods
Precast conc sills

ANY NEW TREES OR SHRUBS SHALL BE PLANTED AT LEAST 30M BACK FROM THE SIGHT LINE

Visibility Splays
The Area Within The Visibility Splays Shall Be Cleared To Provide A Level Surface No Higher Than 250mm Above The Level Of The Adjoining Carriageway And Shall Be Retained And Kept Clear There After.
Poles/Columns
Any Pole Or Column Materially Affecting Visibility Must Also Be Removed. A Maximum Of One Pole Or Column Is Acceptable In Each Visibility Splay. The Cost Of Removing Columns/Poles Is Borne By The Applicant. No Work Shall Commence On Site Until The Visibility Splays Have Been Provided.
Hedges, Etc.
Any Hedges/Walls/Fences/Trees/Shrubs, Etc (Of Any Height) Located In Front Of The Visibility Splays Shall Be Removed.
Fence/Wall
The Line Of Any New Fence Or Wall Must Be Positioned Behind The Visibility Splays. It Is Recommended That Any New Trees Or Shrubs Be Planted At Least 1.0m Back From The Visibility Splays To Allow For Future Growth And Some Species Will Require Additional Set Back.
Drainage
Drainage Must Be Provided To Prevent Water From The Access Flowing Onto The Public Road And Vice-Versa. Surface Water From The Roof Of The Development Must Not Flow Onto The Public Road, Including The Footway. Open Drains Or Outlets In The Road Vege Shall Be Piped To The Satisfaction Of DRD Roads Service. Water Courses Behind/In Front Of A Hedge/Fence Line Shall Be Piped To The Satisfaction Of The Rivers Agency.
Acoustic measures
Provide a dense landscaped area of planting along edge of site with 1800mm high planted earth bund to give sound dampening, provide an 1800mm high acoustic fence to reduce noise level in amenity spaces down to criteria set out in BS8233
Provide acoustic glazing and ventilation to ensure noise levels within bedrooms does not exceed 35db (daytime) and 30db (nighttime) all in accordance with BS8233:2014
All proposed planting approved by the planning department shall be carried out in the first planting season following the occupation of the dwelling on site. 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 department, 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 department gives its written consent to any variation.
All planting must be carried out in accordance with good horticultural practice and relevant codes of practice.
All planting must be adequately protected from animals and construction work throughout.



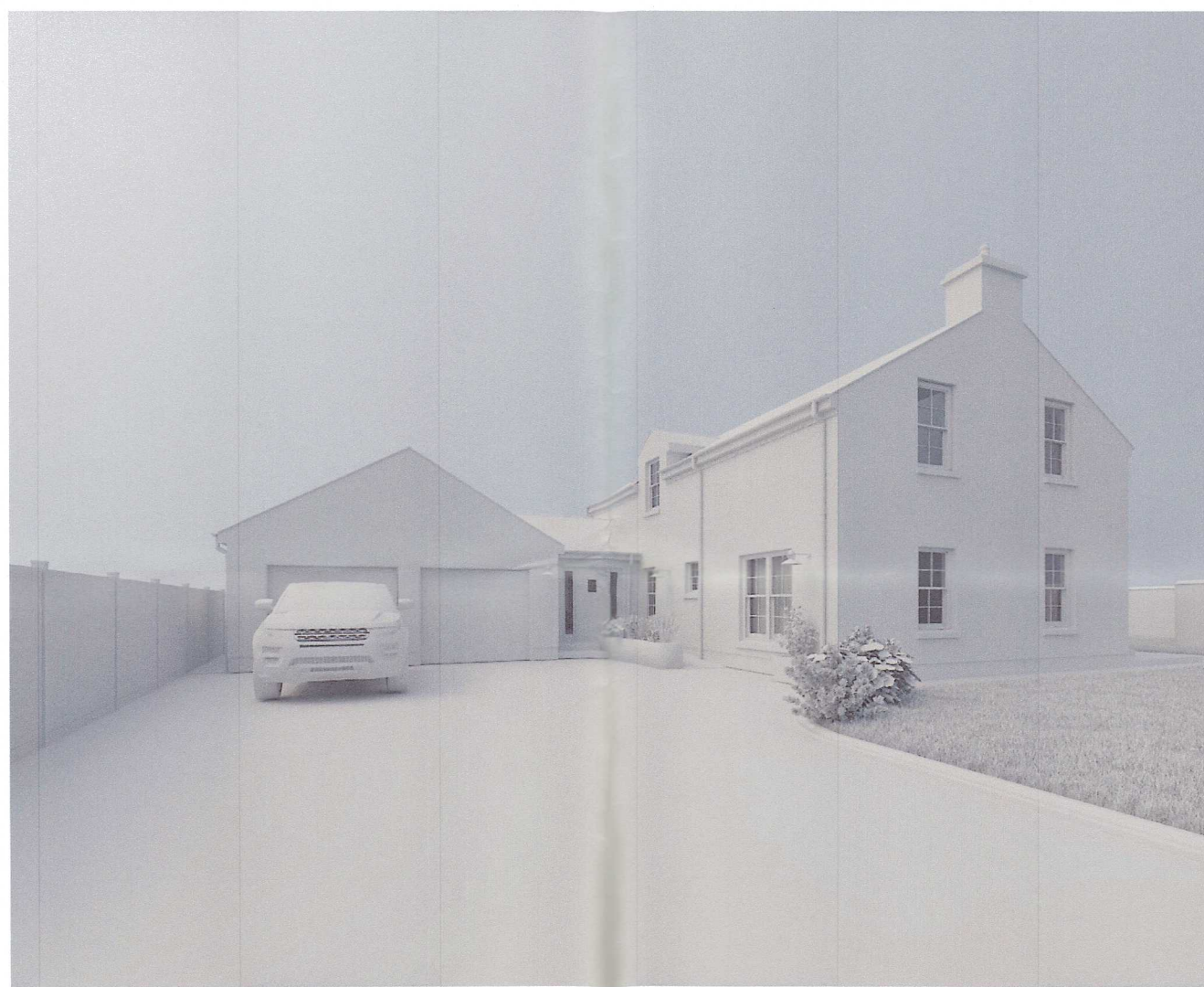
PROPOSED FRONT ELEVATION (Site 2)

PROPOSED FRONT ELEVATION (Site 1)



PROPOSED REAR ELEVATION (Site 1)

PROPOSED REAR ELEVATION (Site 2)



CONCEPTUAL 3D VISUALISATION



PROPOSED SIDE ELEVATION (Site 2)

PROPOSED SIDE ELEVATION (Site 1)

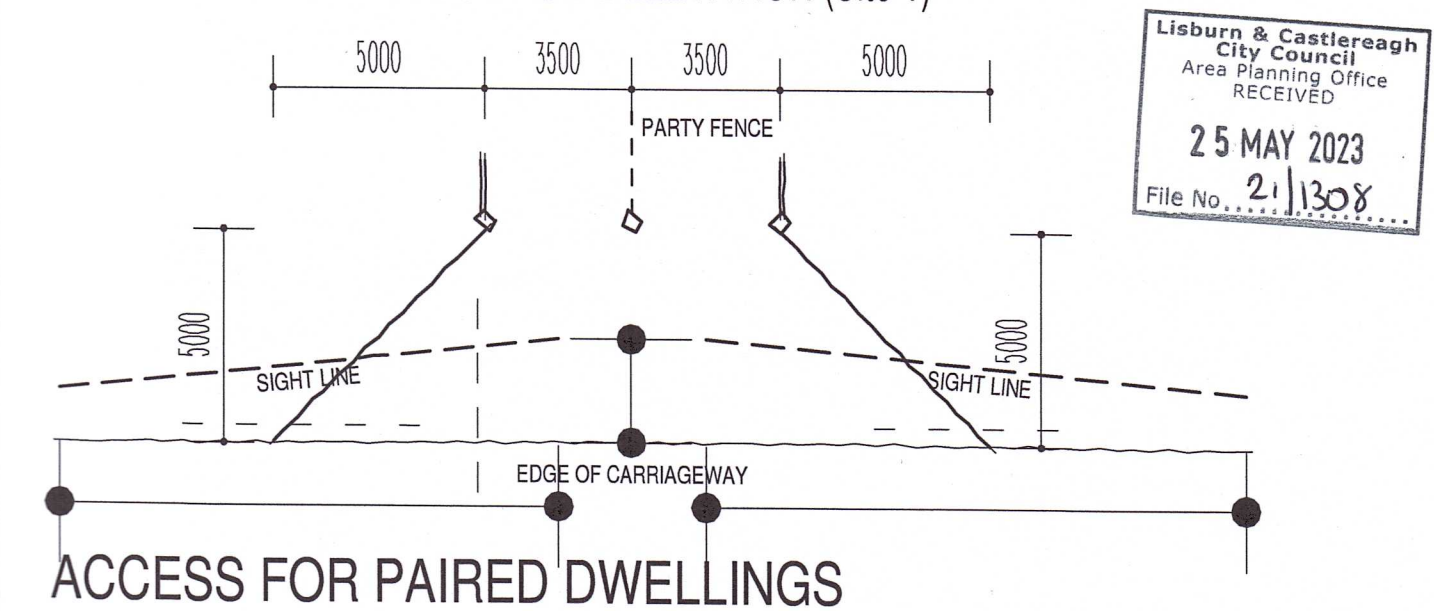


PROPOSED SIDE ELEVATION (Site 2)

PROPOSED SIDE ELEVATION (Site 1)



LOCATION MAP 1:1250



ACCESS FOR PAIRED DWELLINGS

Lisburn & Castlereagh City Council
Area Planning Office
RECEIVED
25 MAY 2023
File No. 21/1308

06/03/23	Date
12/11/22	Date
PLANNING AMENDMENTS	Amendment
A	ACCOUSTIC SPECIFICATION ADDED/SITES HANDED
B	Revision no.

Premier BUILDING DESIGN LTD
CHARTERED ARCHITECTURAL TECHNOLOGIST
BRINGING SPACES TO LIFE

Project Title: Proposed 2 no dwellings and garages at site adjacent to 58 Kesh Road Maze
Drawing Title: Proposed plans and site layout
Client: Kay and Chris Magill
Drawing no.: 2144/CO1B
Scale: 150/100/500/1250
Date: NOV 2021

Directors: WG Taggart MCIAT AJ Taggart
24 Lower Ballyinderry Road, Lisburn, BT28 2JH
Tel: (028) 9264 0774
Mob: 07711 932278
Email: billtaggart@btconnect.com
Web: www.premierbuildingdesignltd.co.uk
Company Registration No. 1018184

Drawing No. 2144/CO1B

LCCC
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