



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA08/2020/0397/F**

Date of Application: **19th March 2020**

Site of Proposed
Development:

No. 20 Fir Tree Lane Scarva Banbridge

Description of Proposal:

Erect replacement dwelling and detached garage

Applicant: Robert & Suzanne Graham
Address: 12 Highfield Avenue
Chesterfield
Derbyshire
S41 7AX

Agent: Quinn Design & Engineering
Address: Services
36 Carrogs Road
Burren
Warrenpoint
BT34 3PY

Drawing Ref: 01, 02, 03

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 vehicular access, including visibility splays and any forward sight line shall be provided in accordance with the approved plans, prior to the commencement of any works or other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the levels 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 interests of road safety and the convenience of road users.

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 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.

4. All hard landscape works shall be carried out in accordance with the approved details prior to the occupation of the dwelling.

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

5. All soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out during the first available planting season after the occupation of the dwelling.

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

6. 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.

7. Prior to the occupation of the dwelling hereby approved the proposed sewerage disposal shall be implemented in accordance with the approved plans.

Reason: In the interests of public health.

8. The development hereby permitted shall not take place other than in accordance with the approved drawings nos.01, 02 and 03.

Reason: To ensure the development is carried out in accordance with the approved plans.

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. 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. All construction plant and materials shall be stored within the curtilage of the site.

6. 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.

7. You are advised you may require a separate consent from the Council's Building Control Department.

Dated: 8th October 2020

Authorised Office

