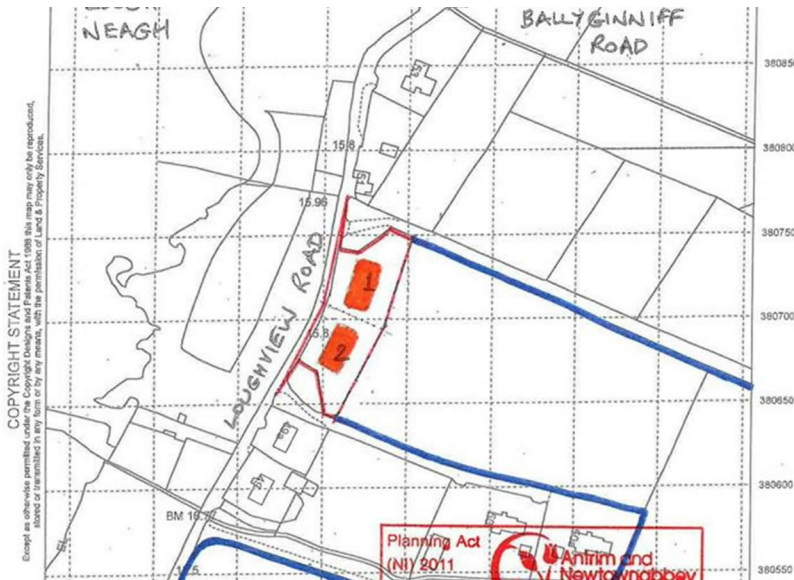


Site 2, Between 49A & 51 Loughview Road, Crumlin, BT29 4RF



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Application No: LA03/2022/0013/O

Date of Application: 20th December 2021

Site of Proposed Development: **Between 49A and 51 Loughview Road, Crumlin**

Description of Proposal: **Site for 2 infill dwellings**

Applicant: ██████████
Address: ██████████
██████████

Agent: Park Design Associates
Address: Parkmore House
Parkmore Heights
Ballymena
BT43 5DB

Drawing Ref: 01

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. 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

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. At the reserved matters stage a plan indicating floor levels of the proposed dwellings in relation to existing and proposed ground levels shall be submitted to and approved in writing by the Councils.

Reason: To ensure the dwelling integrated into the landform and to ensure the residential amenity of existing residents in relative proximity is not adversely affected.

4. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access location to be constructed and other requirements in accordance with the attached RS1 form.

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

5. The proposed dwellings shall be sited in the area outlined in orange on Drawing No. 01, date stamped 20th December 2021.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21.

6. The proposed dwellings shall have a ridge height of no greater than 5.5 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated into the landscape and respects the scale of the adjoining buildings.

7. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.3 metres at any point.

or in accordance with a programme to be submitted to and agreed in writing with the Council.

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

Informatives

1. This permission grants planning consent only and other statutory approvals may be required.
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. Note to Applicant: Please see attached note from Northern Ireland Water.
5. The Applicant is advised to refer to DAERA Standing Advice - Multiple Dwellings available at: <https://www.daera-ni.gov.uk/publications/standing-advice/development-may-have-effect-water-environmentincluding-groundwater-and-fisheries>
6. An application form for consent to discharge under the Water (NI) Order 1999 can be obtained by contacting NIEA Water Management Unit at: 17 Antrim Road, Tonagh, Lisburn, BT28 3AL. Or by visiting our website: <https://www.daera-ni.gov.uk/articles/regulating-water-discharges>

PRICE Offers Around £95,000

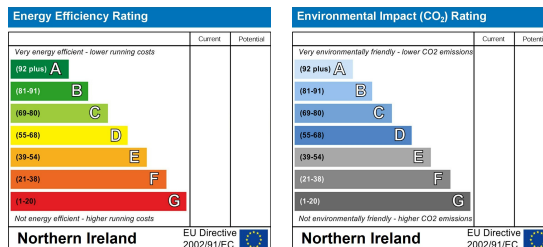
>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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