



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA10/2020/0987/O

Date of Application: 12th October 2020

Site of Proposed Development: Land to the rear of No.77 Main Street
Brookeborough

Description of Proposal: 2 storey dwelling

Applicant:
Address:

Agent: David J McKenna Chartered
Address: Architect
86 Main Street
Aghalun
Brookeborough
BT94 4EZ

Drawing Ref: 01 rev 1, 02 rev 1

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. Approval of the details of the 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 and to ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed buildings.

2. No development shall take place until detailed plans/cross sections of the site has been submitted to and approved by the Council indicating the existing and





proposed contours, the finished floor levels of the proposed dwelling and the position, height and materials of any retaining walls/features. 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 existing/proposed dwelling.

3. No development shall take place until detailed plans of the site has been submitted to and approved by the Council indicating the proposal in context with its surroundings. Development shall be carried out in accordance with the approved plans.

Reason: To ensure that the materials used are of appropriate quality in the interests of maintaining the character and appearance of the listed building and the setting of the listed buildings.

4. The proposed dwelling shall be sited as per indicated on the approved plan No 02 rev 1 date stamped 28th January 2021.

Reason: In the interests of the visual and residential amenity of the area.

5. The existing mature trees and vegetation within and around the entire site boundaries shall be retained intact except where it is required to provide sight lines.

Reason: In the interests of the visual and residential amenity of the area.

6. A detailed scheme of structure landscaping and boundary treatments for the site shall be submitted at 'Reserved matters' stage - at the same time as the details of species, numbers, sizes, siting and spacing of trees and hedge plants. The planting as shall be approved shall be implemented in full during the first available planting season after the occupation of the dwelling which is hereby approved.

Reason: To protect neighbouring residential amenity and to ensure the maintenance of screening to the site.

7. A plan at 1:500 scale (min.) shall be submitted as part of the reserved matters application, showing the access point 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.

8. 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.

Informatives

1. It will be necessary for the applicant to demonstrate at reserved matters that the dwelling, if permitted, would not be adversely impacted by noise.
2. The applicant is advised to engage the services of a competent acoustician to assess the likely impact of the nearby commercial/entertainment premises on the proposed dwelling and mitigation measures required. Good acoustic design principles should be followed.
3. The developer is advised that the concept plans/cross sections submitted to the Planning Service as additional information with this application are considered to be a broadly acceptable form of development for the site in question. The plans should be used as a guide to the development of the site.
4. 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.
5. 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.

Dated: 24th March 2021

Authorised Officer

