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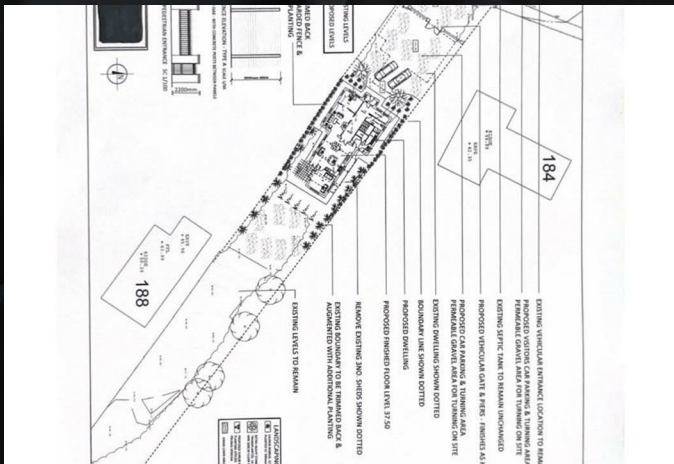
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**PLANNING PERMISSION**

Planning Act (Northern Ireland) 2011

Application No: LA05/2024/0328/F

Date of Application: 24 April 2024

Site of Proposed Development: 186 Ballylesson Road, Belfast, BT8 6JU

Description of Proposal: Erection of replacement dwelling

Applicant: Agent: Tumilty Design  
Address: 16 Glenvale Road  
Newry  
BT34 2RN

Drawing Ref: 01, 02a, 03b, 05

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:

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

## A Possible Hole In One!

Rarely does an opportunity arise to acquire a site to build your forever home in such a convenient location with stunning countryside views. 186 Ballylesson Road offers this in abundance. Just six miles from Belfast City Centre and six miles from Lisburn, a wide range of schools, shops and award winning restaurants are all close by. Planning consent has been approved for a 2800 sq ft detached property with a sweeping gravel drive and separate off road guest parking. The site is also conveniently located directly opposite the new proposed new site for Balmoral Golf Club ( subject to planning ).

The site is circa 0.4 acres with full planning permission and can be found under Planning Application No: LA05/2024/0328/F

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| 4. | 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.<br><br>Reason: In the interest of road safety and the convenience of road users.                                                                                                   |
| 5. | All hard and soft landscape works shall be carried out in accordance with the approved proposed site plan drawing no. 02b, published to the Planning Register on 15th October 2024 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out during the first planting season, after the occupation of the dwelling.<br><br>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape. |
| 6. | The existing natural screenings of this site as illustrated on the approved proposed site plan drawing no. 02a, published to the Planning Register on 15th October 2024 shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.<br><br>Reason: To ensure the development integrates into the surroundings and to ensure the safety of the public.               |

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| 2. | The 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.                                                                                      |
| 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. | 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. | The Department for Infrastructure – Roads has pointed out that the existing vehicular access to the dwelling is sub-standard and that, in your interests and that of other road users, measures should be taken to provide acceptable visibility.                                           |
| 6. | 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. |
| 7. | All construction plant and materials shall be stored within the curtilage of the site                                                                                                                                                                                                       |
| 8. | 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                                                                                                                     |

Registrars team via [waterline@niwater.com](mailto:waterline@niwater.com) if they have any queries

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| 15. | Where the sewers within the proposal serves two or more properties the developer must enter into an Agreement for Adoption of Sewers under Article 161 of the above Order. Sewers must be designed to meet the criteria as set out in the current Sewers for Adoption Northern Ireland specification. A connection to the public sewer will not be permitted until the Article 161 Agreement has been authorised by NI Water.                     |
| 16. | If your proposal is for more than 1 property it may be eligible for the provision of a public watermain. Single property if accessed directly from a public road / area. For multiple properties each must have an individual supply direct from the proposed public watermain under Article 76 of the above order                                                                                                                                |
| 17. | For single properties where there is no sewer NI Water provide an annual septic tank desludge/emptying service. Further information is available by contacting Waterline on 03457 448800 or <a href="mailto:waterline@niwater.com">waterline@niwater.com</a> . Desludge/emptying request is also available via NIW Self Service Portal at <a href="https://selfservice.niwater.com/DesludgeOpen">https://selfservice.niwater.com/DesludgeOpen</a> |
| 18. | Upon receipt of this statutory consultation and to discuss any areas of concern, the applicant is advised to contact Waterline on 03457 440088 or <a href="mailto:waterline@niwater.com">waterline@niwater.com</a> . Alternatively, guidance notes and application forms are available to download from NI Water website at <a href="https://www.niwater.com">https://www.niwater.com</a>                                                         |

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| 19. | If during the course of developing the site the developer discovers a site not to be a breeding site or resting place of such an animal;<br>or<br>e) To damage or destroy a breeding site or resting place of such an animal.<br><br>If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Inspector's Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 028 9056 9605.                                                                                                                                                                                                                                                                                                                                 |
| 22. | The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:<br>• kill, injure or take any wild bird; or<br>• take, damage or destroy the nest of any wild bird while that nest is in use or being built; or<br>• at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or<br>• obstruct or prevent any wild bird from using its nest; or<br>• take or destroy an egg of any wild bird; or<br>• disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or<br>• disturb dependent young of such a bird.<br><br>Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence. |

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