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ARMSTRONG GORDON



ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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BUSHMILLS

Former Mill Between 86 –87 Woodvale Road

BT57 8QF

FOR SALE / TO LET

Offers Around £79,500 / £8,000 Per Annum

028 7083 2000
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ACEmap® Single

Printed: 20/07/2018 Customer Ref:

Centre Point (Easting, Northing): 294121, 440892

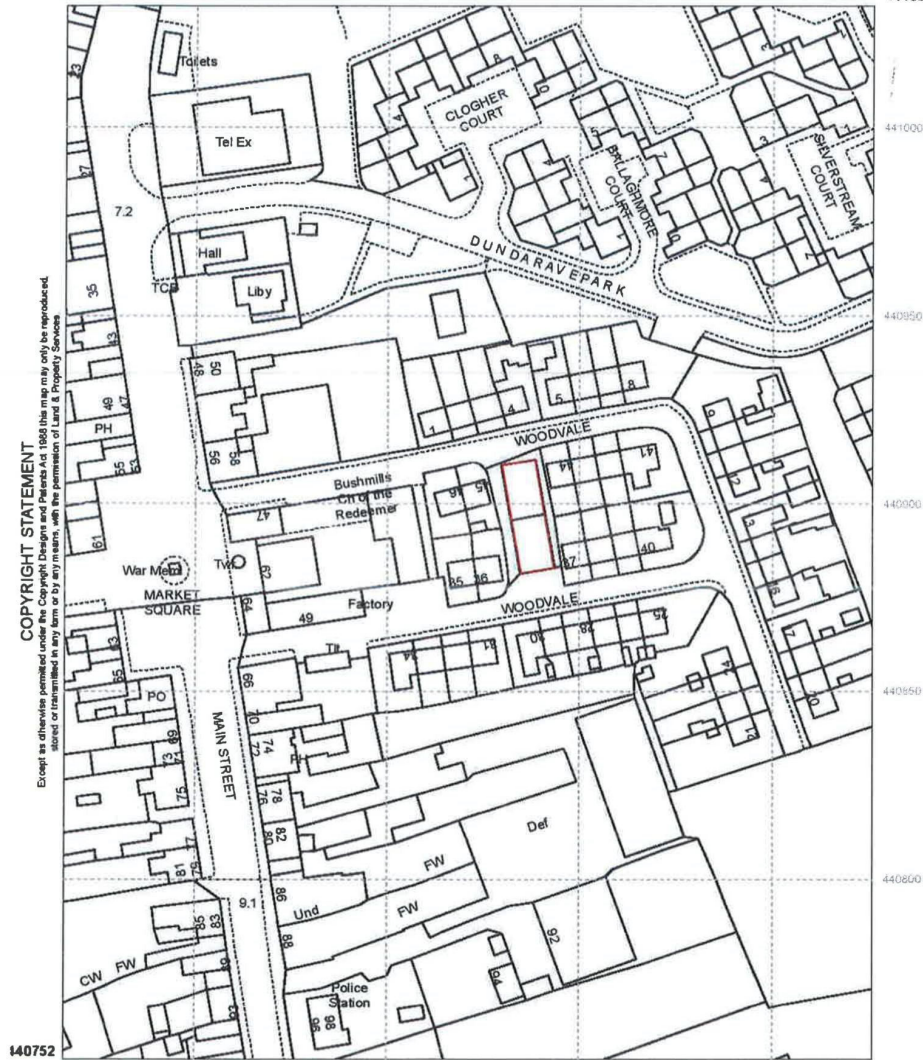
LA01/2018/0903

Scale: 1:1,250

Order no. ORD57841

Plan No. 00705SW

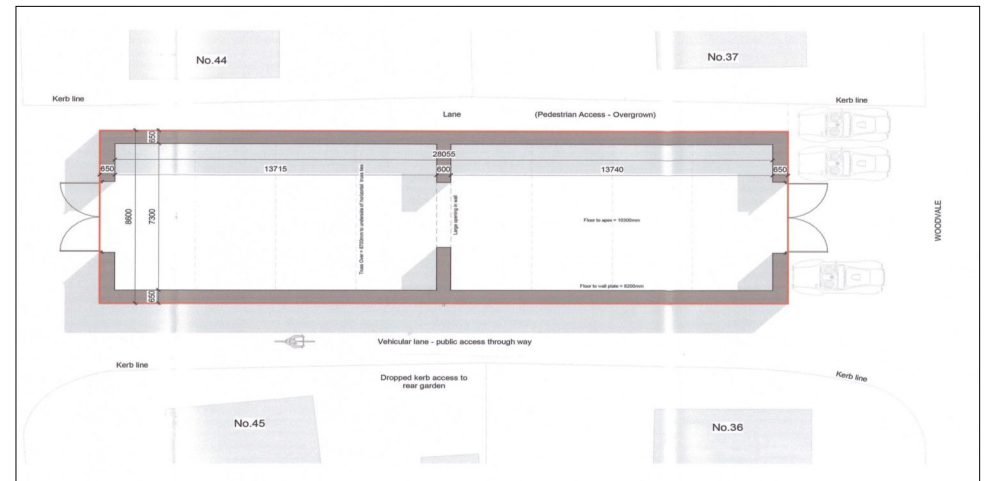
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APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA01/2018/0903/F**

Date of Application: **25th July 2018**

Site of Proposed
Development:

**The Stores
Woodvale Park
Bushmills
BT57 8QF**

Description of Proposal:

**Existing warehouse to be converted into 3 no. apartments,
with access and associated parking at ground floor level
within the building footprint.**

Applicant: Mr Pascal Emere
Address: 7 Westminster Park
Portstewart
BT55 7JD

Agent: Montgomery Irwin Architects
Address: 7-9 Stone Road Coleraine
BT52 1EP

Drawing Ref: 01, 02, 03D, 04D

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.

Application No. LA01/2018/0903/F

LA01



2. The proposed windows on the East Elevation shall be finished in obscure glass in accordance with the stamped approved drawings Nos. 03D and 04D date received 23rd December 2020 and permanently retained as such.

Reason: In the interests of residential amenity.

3. The angled louvers for the terraces in the West Elevation shall be erected in accordance with the stamped approved drawings Nos. 03D and 04D date received 23rd December 2020 and permanently retained as such.

Reason: In the interests of residential amenity.

4. None of the apartments hereby approved shall be occupied until hard surfaced areas have been constructed in accordance with approved Drawing No. 04D bearing date stamp 23rd December 2019 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

Informatives

1. This 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.
2. 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.
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 determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
5. You should refer to any other general advice and guidance provided by consultees in the process of this planning application by reviewing all responses on the Planning Portal at <http://epicpublic.planningni.gov.uk/publicaccess/>.

Dated: 1st October 2020

Authorised Officer —

Application No. LA01/2018/0903/F

