



**Mid & East  
Antrim**  
Borough Council

## OUTLINE PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

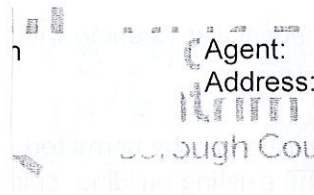
Application No: **LA02/2024/0244/O**

Date of Application: **22 March 2024**

Site of Proposed Development: **60m Approx. NE of 145 Doury Road, Ballymena**

Description of Proposal: **Site of replacement dwelling and garage (Renewal of LA02/2021/0381/O)**

Applicant:  
Address:



Agent:  
Address:

Drawing Ref: 01

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. 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.

2. Approval of the details of the siting, 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.

3. The existing natural screenings of this site 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.

Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.

4. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species hedgerow/trees and shrubs of mixed woodland species planted on the inside.

Reason: To ensure the proposal is in keeping with the character of the rural area.

5. 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 01 published 26th March 2024 is demolished, all rubble and foundations have been removed 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.

6. The development hereby approved shall be developed and operated in accordance with the plans referenced at the beginning of this decision notice.

Reason: To ensure that the development is developed/operated 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 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.

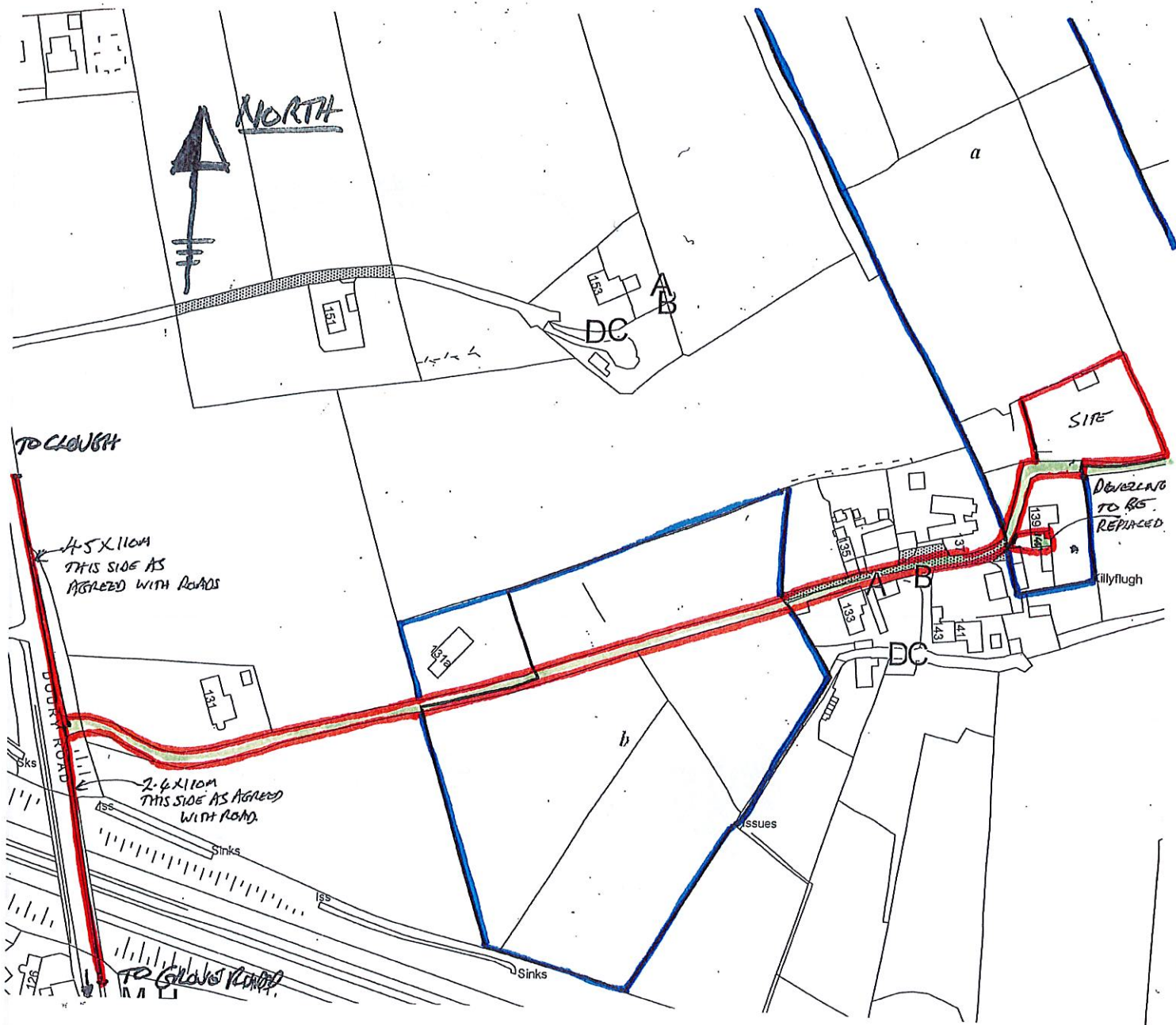
Dated: 26/4/24

Authorised Officer:



Mid & East  
Antrim  
Borough Council





Date: MARCH 2024

IG/OS Ref: 55-16

Scale: 1: 2500

Drg. No: 4398/24

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## SITE OF REPLACEMENT DWELLING AND GARAGE

At: 60m Approx. NE of 145 Doury Road, Ballymena

For:

Of:

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