



**Mid & East  
Antrim**  
Borough Council

## OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA02/2023/1841/O**

Date of Application: **6 October 2023**

Site of Proposed  
Development:

**71 UPPER ROAD  
WEST DIVISION  
CARRICKFERGUS  
ANTRIM**

Description of Proposal:

**BT38 8RH Mid & East  
PROPOSED SINGLE DWELLING AND GARAGE TO REAR  
GARDEN**

Applicant:  
Address:

Agent: Simon Houston  
Address: 5 Highgate Manor  
Newtownabbey

Drawing Ref: 02

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. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements 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.

4. No development shall take place on site until the method of sewage disposal has been agreed in writing with Council or a consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: In the interest of public health.

5. The existing trees along the southern and eastern boundaries of the site shall be retained at a minimum height of 8 metres unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: In the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

6. That no development shall proceed beyond sub-floor construction until a suitable dedicated surface water solution has been agreed upon. The applicant may requisition NI Water in accordance with Article 154 of the Water and Sewerage Services (Northern Ireland) Order 2006, for this purpose.

Reason: To ensure a practical solution to the disposal of surface water from this site.

7. The development hereby approved shall be developed in accordance with the plan referenced at the beginning of this decision notice.

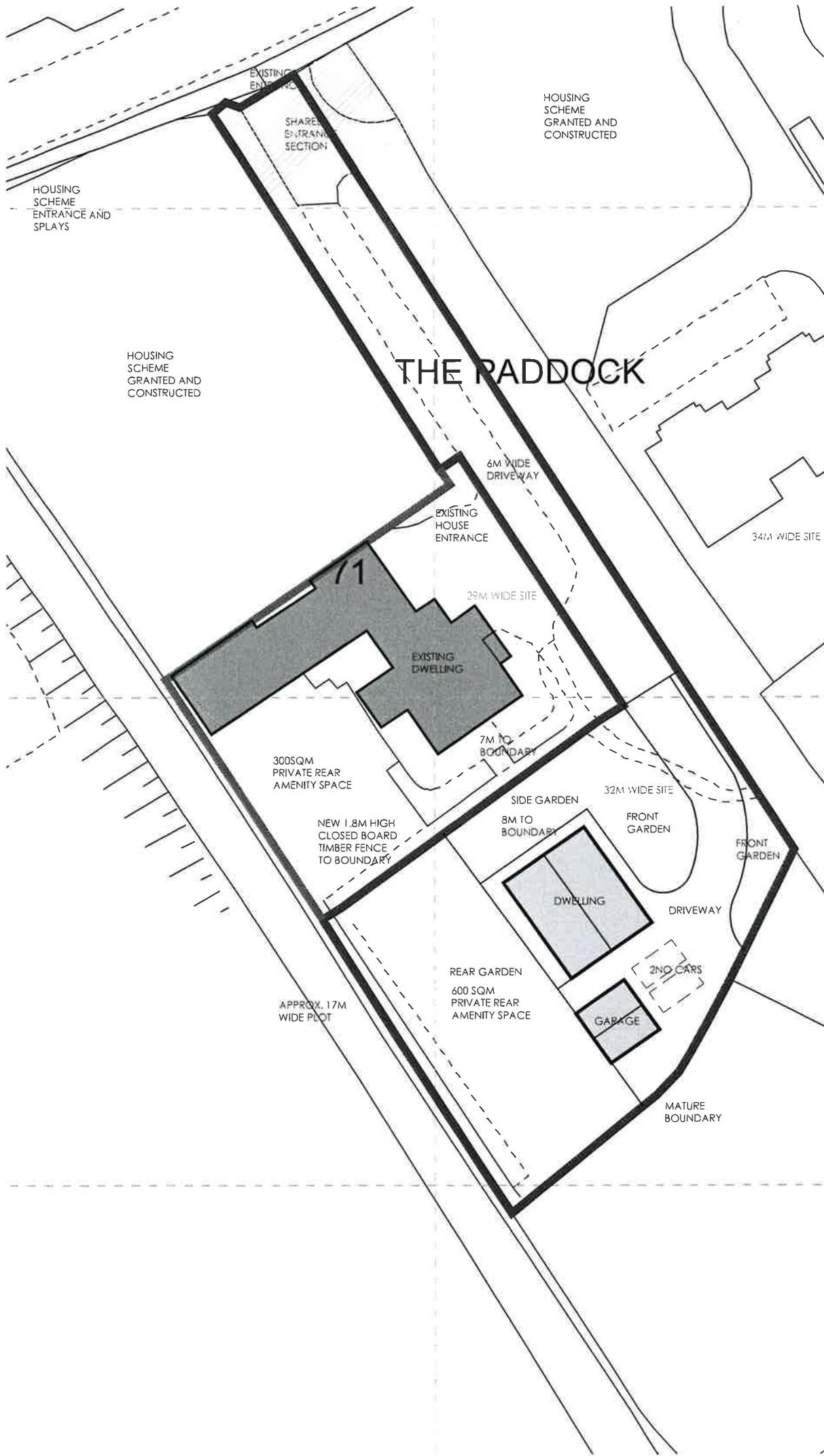
Reason: To ensure that the development is developed in accordance with the approved plan.

### **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.
3. There is no public surface water sewer within 20m of the proposed development boundary however access is available via extension of the existing public surface water network, or via direct discharge to a designated watercourse, at an agreed discharge rate. Any discharges into a NIW surface water sewer will be restricted to a rate which does not exceed Greenfield Runoff of 10 litres/second/hectare, unless otherwise agreed in writing. If the applicant wishes to requisition a sewer extension, external to the site (Article 154), applications and guidance documents can be found at [www.niwater.com](https://www.niwater.com) at the following link - [https://www.niwater.com/services-for-developers\\_multi-unitdevelopments\\_wastewater-services\\_sewer-requisition/](https://www.niwater.com/services-for-developers_multi-unitdevelopments_wastewater-services_sewer-requisition/)

Dated: 27<sup>th</sup> February 2024 Authorised Officer:





# THE PADDOCK



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