



**APPROVAL OF PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA01/2019/0182/F**

Date of Application: **19th February 2019**

Site of Proposed  
Development:

**24m NE of 50/51 Kerr Street  
Portrush**

Description of Proposal:

**Proposed 2 storey, 3 bedroom cottage with pitched roof and  
single storey side projections and front porch and a double  
domestic store with covered log store.**

Applicant: Porter Property Ltd  
Address: 3 Portman Business Park  
Lissue Ind. Estate  
Rathdown Road  
Lisburn  
BT28 2XF

Agent: Darren McCaffrey Associates  
Address: Beech Cottage  
Blaney  
Enniskillen  
BT93 7EQ

Drawing Ref: 01 Rev 3, 02, 03

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. As required by Section 61 the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.



2. All soft and hard landscaping incorporated in the stamped approved Drawing No.01 Rev 3 bearing Planning Authority date stamp 16th September 2020 shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice before occupation of the first residential unit in the development.

Reason: To ensure the provision of a high standard of landscape and adequate amenity space, consistent with Planning Policy Statement 7 'Quality Residential Environments'.

#### 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: 27th January 2021

Authorised Officer 

