

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA07/2023/3589/O**

Date of Application: **20 November 2023**

Site of Proposed Development: **Between 44 and 46 Leode Road, Mayobridge, BT34 5TJ**

Description of Proposal: **Two no. dwellings with domestic garage on gap/infill site.**

Applicant: P & J Morgan
Address: 9 Tamary Road
Mayobridge
BT34 2HW

Agent: John Collins
Address: Collins & Collins
11 Marcus Street
Newry
BT34 1ET

Drawing Ref: 10122-12880 A

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. The development hereby permitted shall take place in strict accordance with the site location map drawing no. 10122-12880 A.

Reason: To define the planning permission and for the avoidance of doubt.

3. 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.

4. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.3.

5. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

6. A plan indicating floor levels of the proposed dwellings in relation to existing and proposed ground levels shall be submitted at Reserved Matters stage.

Reason: To ensure the dwelling integrates into the landform.

7. 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. The access and visibility splays shall be constructed prior to the commencement of any other works.

REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users

8. At the Reserved Matters stage a plan indicating full details of all proposed tree and shrub planting and a programme of works, shall be submitted to and approved by the Council.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

9. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

10. Prior to commencement of development the applicant shall submit a copy of the consent to discharge for the proposed site, to be agreed in writing by the Planning Authority.

Reason: To protect the environment and to comply with CTY 16 of PPS 21.

11. During the first available planting season after the occupation of the building for its permitted use, trees shall be planted along the boundaries of the site in accordance with a scheme submitted to and approved by the Council.

REASON: In the interest of visual amenity and to ensure the development integrates into the countryside.

12. The ridge height of the proposed dwellings shall not exceed 6 metres above finished floor level, the design of which shall be in accordance with the Building on Tradition design guide.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21.

Dated: 7 March 2025

Authorised Officer:

