



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA08/2021/0608/O**

Date of Application: **22nd April 2021**

Site of Proposed
Development:

**Between 9 and 27 Ballymore Road
Loughbrickland
Banbridge
Down
BT32 3PG**

Description of Proposal:

Proposed site for new dwelling and garage.

Applicant: Paul Swindell
Address: 9 Ballymore Road
Loughbrickland
Banbridge
BT32 3PG

Agent: Jon Bailie Design
Address: 27 Abbot Court
Newtownards
BT23 8US

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 under-mentioned reserved matters shall be as may be approved, in writing, by the Council :-

Siting; the two dimensional location of buildings within the site.

Design; the two dimensional internal arrangement of buildings and uses and the floor space devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, number of storeys, general external appearance and suitability for the display of advertisements.

External appearance of the Buildings; the colour, texture and type of facing materials to be used for external walls and roofs.

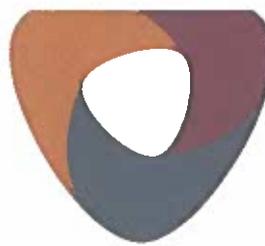
Means of Access; the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site.

Landscaping; the use of the site not covered by building(s) and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means, the laying out of gardens and the provisions of other amenity features.

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

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.

5. 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.

6. The proposed dwelling shall have a ridge height of less than 5.5 metres above finished floor level and the roof shall be of traditional pitched form.

Reason: To ensure the dwelling integrates into the landscape and to ensure the detailed design reflects the listed building in terms of scale, height, massing and alignment and that the proposal respects the overall setting of the listed building at 28 Ballymore Road..

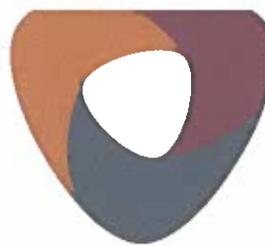
7. The proposal shall make use of traditional or sympathetic building materials and techniques, namely rendered walls.

Reason: To ensure the dwelling integrates into the landscape and to ensure the works proposed make use of sympathetic materials and that the proposal respects the overall setting of the listed building at 28 Ballymore Road.

8. The proposed dwelling shall be sited in the area shaded yellow on the approved plan 01.

Reason: To ensure that the development respects the established building line along the built up frontage, to preserve the amenity and privacy of the adjoining dwelling and to ensure the proposal respects the overall setting of the listed building at 28 Ballymore Road.





9. The proposed dwelling shall be designed so that no windows or doors overlook the dwelling at number 27 Ballymore Road.

Reason: To ensure there is no adverse impact on the residential amenity of number 27 Ballymore Road.

10. Sectional drawings to include levels with datum shall be submitted as part of the reserved matters application for agreement in writing with the Council to show proposed and existing levels, any retaining structures and the relationship with the existing dwellings at 9 and 27 Ballymore Road. .

Reason: In the interest of visual amenity and to ensure the proposal does not adversely impact on the residential amenity of adjacent dwellings.

11. The existing natural screenings of the site shall be retained intact 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: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

12. 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.

13. Prior to the commencement of works on site details of proposed sewerage disposal shall be submitted to and approved by the Council and thereafter implemented in accordance with the approved plans.

Reason : In the interests of public health.

14. A boundary planting and fencing scheme shall be submitted as part of the reserved matters application for agreement in writing with the Council along the south western boundary.





Reason: To ensure there is no adverse impact on the residential amenity of number 27 Ballymore Road.

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. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.**

Dated: 27th July 2021

Authorised Officer

