

APPROVAL OF RESERVED MATTERS

Planning Act (Northern Ireland) 2011

Application No: **LA07/2023/3621/RM**

Date of Application: **20 November 2023**

Site of Proposed
Development:

**Lands between 1 Lissaraw Road and 12 Chapel Road
Camlough
Newry
BT35 7HL**

Description of Proposal:

2 Infill Dwellings

Applicant: Brian O'Callaghan
Address: 2 Lissaraw Road
Camlough
BT35 7HL

Agent: Neil Mullen
Address: 17A Barrons Hill
Camlough
NEWRY
BT35 7HJ

Drawing Ref: 1015-200, 1015-201 Rev E, 1015-202 Rev A, 1015-203 Rev B, 1015-204, 1015-205 Rev A, 1015-206 Rev A and 1015-207.

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above. The Council in pursuance of its powers under the above-mentioned Act and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.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 following approved plans: 1015-200, 1015-201 Rev E, 1015-202 Rev A, 1015-203 Rev B, 1015-204, 1015-205 Rev A, 1015-206 Rev A, 1015-207
REASON: To define the planning permission and for the avoidance of doubt
3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 1015-201 Rev E published date 04th October 2024, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.
REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
4. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.
REASON: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
6. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out during the first available planting season following occupation of the dwelling hereby approved.
REASON: To ensure the provision, establishment and maintenance of a high standard of landscape.
7. 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.
8. The existing natural screenings of the site, shall be retained 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.

9. The materials to be used in the construction of the external surfaces of the dwellings hereby permitted, shall be in accordance with those detailed on the approved drawings; 1015-203 Rev A, 1015-204, 1015-206 Rev A and 1015-207

REASON: In the interest of visual amenity and to ensure the proposal is in keeping with the rural area.

10. Prior to commencement of development the applicant shall submit a copy of a 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 Planning Policy Statement 21- Sustainable Development in the Countryside.

Informatives

1. The applicant's attention is drawn to the need to comply with all conditions imposed on the outline planning permission, some of which may need to be satisfied prior to the commencement of any work on the site pursuant to that permission and to this approval of reserved matters.
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. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is 3 Springhill Road, Newry. A monetary deposit will be required to cover works on the public road
5. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor
6. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site.

Dated:



Authorised Officer:

