



**OUTLINE PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA02/2017/0671/O**

Date of Application: **27th July 2017**

Site of Proposed Development: **40m SE of 8 Junction Road  
Ballyclare**

Description of Proposal: **Infill dwelling and garage**

Applicant: **Rosemary Millar**  
Address: **115 Barnish Road  
randalstown**

Agent: **Slemish Design Studio LLP**  
Address: **29 Raceview Road  
Broughshane  
Ballymena  
BT42 4JJ**

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. 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.

4. The proposed dwelling and garage including access, parking and turning arrangements shall be sited in the area shaded orange on the approved plan 01 date stamped 27 July 2017.

Reason: To ensure that all development in relation to this application will take place beyond the extents of the 1 in 100 year fluvial floodplain.

5. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and re-enacting that Order, no building, structure, hard surface or enclosure (including swimming pools and gardens) incidental to the enjoyment of the dwelling hereby permitted, or access onto an unclassified road, shall be erected, provided, maintained or improved without the direct Permission of the Planning Authority.

Reason: To ensure that all development in relation to this application will take place beyond the extents of the 1 in 100 year fluvial floodplain.

6. The proposed dwelling shall be single storey and have a ridge height of less than 6 meters above existing ground level.

Reason: To ensure that the development is satisfactorily integrated into the





landscape and does not impact on the residential amenity of adjacent dwellings in accordance with the requirements of Planning Policy Statement 21 and the Strategic Planning Policy Statement.

7. The proposed dwelling shall have a footprint of not more than 150sq. metres measured externally, excluding any domestic garage or outbuildings and shall be orientated gable to road.

Reason: To ensure that the character of the development is similar to that of the surrounding property appropriate to the area.

8. No development shall take place until a plan of the site has been submitted to and approved by the Council indicating the existing and proposed contours, the finished floor levels of the proposed buildings and the position, height and materials of any retaining walls. Development shall be carried out in accordance with the approved plans.

Reason: To ensure the development takes account of the site's natural features and to safeguard the amenities of the proposed dwellings.

9. No development including site clearance works, lopping, topping or felling of trees, trucking machinery over tree roots, shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Department and these works shall be carried out as approved. These details shall include proposed finished levels, existing and proposed contours, means of enclosure, car parking layout, vehicle and pedestrian access and circulation areas, hard surface materials, septic tank including soakaways, minor artifacts and structures e.g. street furniture, play equipment, refuse storage, lighting/existing and proposed services above and below ground.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

10. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed 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.

#### Informatives

1. Applicant to be aware that the responsibility for the accuracy, acceptance and





implementation of the proposed flood risk measures rests with the developer and their professional advisors. (refer to section 5.1 of PPS 15).

Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc requires the written consent of DfI Rivers. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.

2. **EXISTING WATER AND SEWER INFRASTRUCTURE**

- a. The onus is on the householder/developer to find out if there is existing water and sewer infrastructure within their property.
- b. It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.
- c. House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.
- d. Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder/developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc.
- e. It is the responsibility of the house builder/builder/developer to establish if existing public watermains, foul/storm sewers, together with appropriate waste water treatment facilities, have adequate capacity to serve the proposal. To establish how best any development may be served by existing public water and sewerage infrastructure, a Pre Development Enquiry (PDE) would require to be submitted. There is a charge for this service.
- f. If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NI Water to extend the public watermain or foul/storm sewer system to service your development. This can be done by requisitioning a watermain under Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermains and sewers.
- g. Septic Tank emptying. The applicant must provide a hard standing area with a 3.5m wide access capable of supporting the weight of a sludge tanker within 30 metres of the septic tank.





**Mid & East  
Antrim**  
Borough Council

If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-Ordination Team.

Copies of our Application Forms can be obtained by contact the Developers Services Business Line 08458770002 or by downloading from our web page [www.niwater.com/servicesfordevelopers.asp](http://www.niwater.com/servicesfordevelopers.asp) and Forms.

3. An application to install a septic tank should be made to NIEA Water Management Unit, a Consent to Discharge under the Water Order (NI) 1999 will also be required.
4. 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.
5. 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.
6. 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.

Dated: 1st February 2018    Authorised Officer

