

<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2025/0378/F</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>27<sup>th</sup> August 2025</b>
<b>For Decision or For Information</b>	<b>For Decision – Council Interest Item</b>
<b>To be discussed In Committee YES/NO</b>	<b>NO</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Cohesive Leadership
Outcome	Council has agreed policies and procedures and decision making is consistent with them
Lead Officer	Senior Planning Officer

<b>Estimated Timescale for Completion</b>	
Date to be Completed	

<b>Budgetary Considerations</b>	
Cost of Proposal	Nil
Included in Current Year Estimates	N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Legal Considerations	
Input of Legal Services Required	NO
Legal Opinion Obtained	NO

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	N/A	Date:
	EQIA Required and Completed:	N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	N/A	Date:
	RNA Required and Completed:	N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	N/A	Date:
	DPIA Required and Completed:	N/A	Date:

<b><u>App No:</u></b>	LA01/2025/0378/F	<b><u>Ward:</u></b>	Ballymoney North
<b><u>App Type:</u></b>	Full		
<b><u>Address:</u></b>	Adjacent to 215 Seacon Road, Ballymoney		
<b><u>Proposal:</u></b>	Proposed Single Storey Dwelling (Amended Site Plan)		
<b><u>Con Area:</u></b>	N/A	<b><u>Valid Date:</u></b>	23/04/2025
<b><u>Listed Building Grade:</u></b>	N/A	<b><u>Target Date:</u></b>	06/08/2025
<b>Agent:</b>	2020 Architects. 33 Church Street Ballymoney, BT53 6AN.		
<b>Applicant:</b>	Mervyn Storey. 215 Seacon Road. Ballymoney		
<b>Objections:</b>	0	<b>Petitions of Objection:</b>	0
<b>Support:</b>	0	<b>Petitions of Support:</b>	0

## **Executive Summary**

- Full Planning Permission is sought for a Proposed Single Storey Dwelling within the existing curtilage of No 215 Seacon Road, Ballymoney
- The site is located within the Settlement Development Limit of Ballymoney Town and is not identified for any specific use as per the Northern Area Plan 2016.
- The application has been assessed against the relevant policies within the NAP, the SPPS, PPS2, PPS3, PPS7, Addendum to PPS7, NAP 2016 and other material considerations.
- The proposal is acceptable in principle, is compatible with the surrounding land use and character and does not raise any significant issues in relation to the potential impact on surrounding properties.
- Consultation has been carried out with DFI Roads, NI Water (Single Units) and CCG Environmental Health. No objections have been raised by consultees.
- 0 representations have been received.
- Approval is recommended.

**Drawings and additional information are available to view on the Planning Portal-**

**<https://planningregister.planningssystemni.gov.uk/simple-search>**

## **1 RECOMMENDATION**

- 1.0 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 and resolves to **APPROVE** planning permission as set out in section 10.

## **2.0 SITE LOCATION & DESCRIPTION**

- 2.1 The subject site comprises a fairly narrow, rectangular plot measuring approximately 46 x 26.5m and extending to approximately 0.11ha. The site relates to the front garden of an existing dwelling at No 215 Seacon Road which comprises a roadside plot 78.5 x 26.5m and extending to 0.2ha. The site is located within a primarily residential area with the exception of 219 Seacon Road which consists of a daycare centre.
- 2.2 The existing residential plot currently comprises a single storey, detached dwelling with integral garage projecting forward of the main building. The dwelling is set approximately 44m back from the site frontage with a centrally positioned sweeping driveway and formal front garden to either side. The front (roadside boundary) is defined by a 2m clipped coniferous hedge while a number of mature conifer trees exist along the eastern boundary which is defined by a combination of formal walling and timber slatted fencing. The opposite boundary to No 213 is defined by a low timber post and rail fence extending into a 1m wooden slatted fence. This area forms the current subject site.
- 2.3 To the rear of the existing dwelling, the site incorporates a patio area and rear lawn extending to approximately 24m x 25m which backs onto Newbridge Road. The rear boundary is defined by formal planting and a belt of mature conifer trees. A 3m high clipped coniferous hedge defines the rear eastern boundary with

a 2m wooden slatted fence to the opposite side forming the boundary to No 213.

- 2.4 The site context is suburban, characterised by quite low-density development with mature areas of planting extending from the junction with Newbridge Road. Seacon Road comprises an eclectic mix in terms of architectural styles and materials and differs significantly between the southwestern and northeastern side. Neighbouring development within the immediate site context extending from the junction with Newbridge Road is primarily characterised by single storey detached dwellings set back from the public road with increasingly large front gardens.
- 2.5 Both the overall site at No 215 and neighbouring plots extend between Seacon Road and Newbridge Road accessing onto Seacon Road. The adjacent dwelling at No 217 differs from the majority of surrounding development in that it is orientated fronting Newbridge Road with the garden area extending to Seacon Road functioning as private amenity space. However, access remains taken from Seacon Road.
- 2.6 The site is within the settlement limit of Ballymoney Town and is not zoned for any specific use as defined by the Northern Area Plan. The existing southern boundary of No 215 forms part of the defined SDL but is unaffected by the current proposal. No watercourses or flooding affects the site, it is approximately 750m from nearest listed building and does not access onto a protected route. The site is not affected by any archaeological designations or sites.

### **3.0 RELEVANT HISTORY**

D/2002/0668/F - 219 Seacon Road, Ballymoney. Change of use from dwelling to daycare facility and alterations / extensions to same. Permission Granted 1-08-2003.

D/2004/0780/F - 215 Seacon Road Ballymoney Alterations and Additions to House. Permission Granted 31-12-2004.

D/2013/0106/O - 205A Seacon Road. Proposed 2no Detached Dwellings for residential purposes. Approved on Appeal (2014/A0231).

LA01/2019/0282/F - 190 & 191A Seacon Road. Proposed Residential development of 4no Two Storey Detached dwellings, including demolition of 191 Seacon Road. Permission Granted 28-10-2019.

#### **4.0 THE APPLICATION**

Full planning permission is sought for a single storey dwelling within the existing curtilage of No 215 Seacon Road, utilising the existing access.

#### **5.0 PUBLICITY & CONSULTATIONS**

##### **External**

5.1 **Advertising:** Advertised on 7<sup>th</sup> May 2025

**Neighbours:** No letters of objection have been received.

##### **Internal**

5.2 DFI Roads - Statutory: Advice  
Environmental Health – Internal Advice - Substantive Response.  
NI Water (Single-units West) – Statutory - No Objection

#### **6.0 MATERIAL CONSIDERATIONS**

6.1 Section 45(1) of the Planning Act (Northern Ireland) 2011 requires that all applications must have regard to the local plan, so far as material to the application, and all other material considerations. Section 6(4) states that in making any determination where regard is to be had to the local development plan, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

6.2 The development plan is:

- Northern Area Plan 2016 (NAP)

- 6.3 The Regional Development Strategy (RDS) is a material consideration.
- 6.4 The Strategic Planning Policy Statement for Northern Ireland (SPPS) is a material consideration. As set out in the SPPS, until such times as a new local plan strategy is adopted, councils will apply specified retained operational policies.
- 6.5 Due weight should be given to the relevant policies in the development plan.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7.0 RELEVANT POLICIES & GUIDANCE**

[Regional Development Strategy 2035](#)

[Northern Area Plan 2016](#)

[Strategic Planning Policy Statement \(SPPS\) 2015](#)

[Planning Policy Statement 2 \(PPS2\): Natural Heritage](#)

[Planning Policy Statement 3 \(PPS3\): Access Movement and Parking](#)

[DCAN 15 – Vehicular Access Standards](#)

[PPS7 – Quality Residential Environments](#)  
[Policy QD1 – Quality in New Residential Development.](#)

[Addendum to PPS7 – Safeguarding the Character of Established Residential Areas.](#)

[PPS12 – Housing in Settlements](#)

[Development Control Advice Note 8 – Housing In Existing Urban Areas](#)

[A Planning Strategy for Rural Northern Ireland.](#)

SP18 – Design In Towns And Villages– To promote high standards of siting and design within towns and villages.

DES2- Townscape - To require development proposals in towns and villages to be sensitive to the character of the area.

Design Guide Creating Places.

## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to the principle of the development, character / site context, access / parking, design, overlooking / privacy, contamination / land use, flooding / drainage, natural heritage and other matters.
- 8.2 The RDS 2035 seeks to promote more sustainable housing development within existing urban areas through encouraging compact urban forms as well as promoting more housing within existing urban areas by recycling land and buildings and by making use of other suitable sites. The RDS emphasises the need for the creation of high-quality accessible housing within existing urban areas without causing unacceptable damage to the local character and environmental quality or residential amenity of these areas.
- 8.3 PCP1 of PPS12 promotes increased density in housing development where appropriate, in line with the RDS by encouraging more compact urban forms. PCP1 also states that in established residential areas any increase in housing density needs to be handled sensitively in relation to character, environmental quality, amenity, density, form, scale massing and layout to prevent town cramming.
- 8.4 The Strategic Planning Policy Statement for NI (SPPS) was published in September 2015 and states that a transitional period will operate until such times as a Plan Strategy for the whole of the council area has been adopted. During the transitional period planning authorities will apply existing policy contained within identified policy documents together with the SPPS.

- 8.5 The SPPS promotes sustainable development throughout the planning system. The guiding principle for planning authorities is that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause demonstrable harm to interests of acknowledged importance.

### **Principle of development**

- 8.6 The site is located within an area which is primarily residential in character with the exception of 219 Seacon Road which is a daycare centre. The subject site forms part of an existing residential plot which lies within the settlement development limits of Ballymoney Town and is not zoned for any specific use. The existing vehicular access is utilised to serve the proposed development, and the existing dwelling is retained. Planning history on the subject site is limited to alterations to the existing dwelling. However, within the wider context of Seacon Road a number of previous applications have been granted permission for the redevelopment of existing residential plots.
- 8.7 Based on the site context which is within the defined settlement development limit and is primarily residential in character, the principle of development is considered acceptable subject to all other planning and environmental criteria.
- 8.8 As DCAN 8 is guidance, it is PPS7, The Addendum to PPS7 (safeguarding the character of established residential areas), and PPS12 which are the main policy context for considering the current proposal. The preamble to PPS7 indicates that the policies contained in this Statement apply to all residential development proposals with the exception of single dwellings in the countryside.
- 8.9 Policy QD1 states that planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment. All proposals for residential development are expected to conform to all of the criteria outlined which can be considered under the following headings.

## **Character / Site Context**

- 8.10 The surrounding site context is primarily residential and is suburban in character defined by detached dwellings with mature vegetation and planting extending from the junction with Newbridge Road. The immediate residential character along the south-western side of Seacon Road comprises low density development consisting of detached single-storey dwellings set back from the public road with increasingly large plots and front gardens.
- 8.11 Beyond No 207 the character changes somewhat due to fairly recent residential development schemes utilising front garden areas to extend development to the public road. This includes D/2013/0106/O which was approved on appeal (2014/A0231) for two detached dwellings at 205A Seacon Road, as well as application LA01/2019/0282/F which approved residential development for four detached dwellings at Nos 190 & 191A Seacon Road. No 201 is a much more established development comprising a detached dwelling sited forward in the site and gable to the road.
- 8.12 These schemes remain within the context of the subject site and although not directly comparable to the current scheme, have had the effect of introducing a similar form of development within the wider site context.
- 8.13 Development Control Advice Note 8 (DCAN 8) provides guidance to ensure that urban and environmental quality is maintained, amenity preserved, and privacy respected when proposals are being considered for new housing development within existing urban areas. Within DCAN8, advice is provided regarding the requirements for successful backland development. Although the current proposal is not considered backland development as is commonly understood, it does provide a number of comparable design principles. Of note is the requirement for a plot depth of 80m, below which proposals are likely to be unacceptable. The current residential plot extends to 85m at its greatest extent with the existing dwelling set considerably back into the site.

- 8.14 The current application proposes the erection of a single storey dwelling within the front garden of the existing property at No 215 Seacon Road utilising the existing access and retaining the existing dwelling to the rear. The site is quite level in terms of topography and does not require significant alterations to existing site levels to facilitate the development. The proposed dwelling is sited approximately 7m back from the site frontage which abuts the public footpath and is orientated gable to the road. The dwelling is modest in scale at approximately 16.5m x 6.5m and incorporates in-curtilage car parking to the front with a narrow rear garden extending to approximately 3.5m. An additional amenity area is proposed to the southern gable which extends to approximately 11m x 6m with additional residual space to the front and opposing gable.
- 8.15 The dwelling comprises a fairly simple, modern design comprising a linear, single storey dwelling which is reflective of the surrounding context with a positioning and orientation comparable to existing development within the site context. The utilisation of the existing access limits significant alterations to the site frontage with the majority of existing road frontage vegetation retained. The parking area serving number 215 remains unaffected with sufficient amenity space retained to serve that dwelling and separate in-curtilage parking to serve the proposal. Existing boundaries remain generally unaffected with existing trees along the eastern boundary indicated as being retained. A number of these trees are within the adjoining property and although both mature and in close proximity to the proposed dwelling, they are generally lacking lower-level branches or foliage and are unlikely to impact significantly on the proposed dwelling.
- 8.16 Retention of the existing screening along the site frontage in conjunction with the scale and design of the proposed dwelling is likely to have limited visual impact. Density levels within the plot remain acceptable, the urban grain is generally retained, and the proposal is not considered to impact significantly on existing character.

## **Archaeology, Built Heritage and Landscape Features and Natural Heritage.**

- 8.17 The subject site is not located within an area of archaeological potential as defined within the Northern Area Plan, nor does it fall within the consultation zone or affect any identified monument or archaeological site. The nearest listed building is located approximately 750m away. An Historic Park / Demesne (Leslie Hill) exists on the opposite side of Newbridge Road from the existing plot at No 215 but has no visual relationship with the current proposal.
- 8.18 Existing landscape features on the site are limited but include some mature conifer trees along the eastern boundary as well as a clipped conifer hedgerow along the site frontage. Existing trees and planting are indicated to be retained providing continued screening and enclosure.
- 8.19 Given the sites urban location and limited habitat on site it is not considered to represent significant biodiversity or habitat value. As no significant vegetation removal or building demolition is proposed, the current scheme will not impact on landscape features or natural heritage nor will the proposal impact upon existing archaeology or built heritage.

### **Public and private open space**

- 8.20 Due to the scale / nature of the proposal there is no requirement for the provision of public open space. The application incorporates redevelopment of part of the existing residential plot and therefore it is essential that sufficient amenity space is retained to serve both the existing and proposed dwellings.
- 8.21 The Design Guide "Creating Places" recommends that for houses, private back gardens should be around 70sqm per house or greater, while smaller areas will be more appropriate for smaller houses with 1 or two bedrooms or houses located opposite public or communal open space. Creating Places also determines that an area of around 40sqm will generally be unacceptable. Minimum floorspace standards are also laid out in Annex A of the Addendum to PPS7.

- 8.22 The current application proposes retention of the existing dwelling at No 215 served by the amenity area located to the rear of the dwelling. This area extends to over 650sqm providing an extensive area of amenity space which is practical, private and remains separate from the proposed development. To the front of No 215, the existing turning area is retained which provides sufficient vehicular parking and manoeuvring as well as separation between the existing and proposed dwellings which acts as defensible space and retains a degree of privacy.
- 8.23 The proposed dwelling is two bedroom providing sufficient accommodation for up to four people and meets the relevant space standards outlined in Annex A of the Addendum to PPS7 (Safeguarding the Character of Residential Areas). The proposed dwelling is sited in proximity to the south-eastern boundary with limited garden depth to the rear of the dwelling extending to approximately 3.5m. While this provides reasonable separation to the adjoining boundary it does not provide a practical area of amenity considered sufficient to serve the dwelling. To provide the necessary amenity space the scheme incorporates an amenity area to the southern gable of the dwelling which extends to approximately 11m x 6m which is sufficient to meet guidance and is enclosed with a 2m boundary fence to provide privacy.
- 8.24 In addition, the application includes a separate area at the opposing gable as well as a small garden area to the front which provides defensible space and separation to the shared access. The amenity space provided incorporates a variety of residual space as well as more practical amenity areas which are separate from the existing dwelling providing a sufficient degree of amenity.

### **Access and Parking**

- 8.25 Shared access is provided, utilising the existing driveway which serves No 215. The necessary visibility splays exist due to the extensive verge and footpath extending along the site frontage and only the access width is required to be altered. Existing parking and turning is retained to serve No 215 with a further two in-curtilage car parking spaces provided to serve the

proposed dwelling with turning available onto the driveway. The proposed dwelling is quite modest and although scope exists within the site to provide a third space the extent of in-curtilage car parking is sufficient, particularly given on-street parking available. DFI Roads has been consulted and raises no objections to the proposal in terms of access or road safety.

## **Design**

- 8.26 The immediate site context comprises well established development, the character of which is primarily defined by an eclectic mix of single storey dwellings of various architectural styles and finishes. More recent contemporary dwellings exist further north-west along Seacon Road from 205B onwards.
- 8.27 The subject dwelling consists of a single storey dwelling of simple, contemporary design which is reflective of the linear form found within the locality. The proposed dwelling is modest in scale, incorporating two bedrooms, a bathroom and a combined living / kitchen area within the main body of the dwelling with a utility porch and small office within a single storey, flat roofed front projection.
- 8.28 The dwelling is finished in smooth render while the front projection is finished in natural timber. Windows consist of black frames with the roof finished in slimline concrete tile (dark colour). The dwelling includes large picture windows with sliding patio doors on the southern elevation and a mid-roof flue.
- 8.29 The proposed dwelling is fairly modest but exceeds the minimum space standards for a dwelling comprising this level of accommodation as set out in Annex A of the Addendum to PPS7 (Safeguarding).
- 8.30 The proposed dwellings are acceptable from a design perspective and do not appear incongruous or inappropriate within the surrounding urban context. The proposed dwelling design and finishes / materials are considered acceptable within the site context and surrounding character.

### **Privacy / Conflict with adjacent land uses.**

- 8.31 The proposed residential development is compatible with the surrounding context which is also almost exclusively residential. Although the proposal utilises the front garden of an existing residential property, this is not a form of development which is absent within the wider site context.
- 8.32 Given the existing residential use there is no indication that the site is not suitable for the use proposed or that it is likely to impact on surrounding land or properties as a result of issues such as flooding or contamination. Noise disturbance from the proposed residential use will be generally restricted to construction works which are temporary and can be satisfactorily controlled. Beyond this, any noise associated with the proposal will be domestic in nature which is unlikely to cause unacceptable disturbance and is compatible with the surrounding context. The existing road network can accommodate the limited additional vehicular traffic and existing access arrangements are utilised. The local Environmental Health Department has been consulted and raise no objections to the current proposal.
- 8.33 The existing residential plot at No 215 Seacon Road as well as neighbouring plots from 219-207 extend between Seacon Road and Newbridge Road with vehicular access taken from Seacon Road. All of these properties are orientated fronting towards Seacon Road with the exception of the adjacent dwelling at No 217. This dwelling has a different plot arrangement as it fronts Newbridge Road although the access serving the property is similarly taken from Seacon Road. As a result, the neighbouring garden area which is adjacent the proposed development site effectively comprises a private garden area.
- 8.34 The proposed site is quite level requiring little alterations to existing ground levels. The proposed dwelling is single storey, positioned approximately 3.5m from the common boundary and is sited perpendicular to neighbouring dwellings with a number of rear elevation windows facing the garden area of No 217. Although there is no potential for overshadowing or loss of light

to No 217, given the use of this area as rear amenity space, the current proposal has the potential to impact on its existing residential amenity and privacy due to the garden arrangement.

- 8.35 Although separation to the common boundary is limited, restricting the design to single storey significantly reduces the potential for impact on privacy of the adjoining plot. Screening is provided along the common boundary and it is noted that the most private area to the immediate rear of No 217 is enclosed within a 2m wooden slatted fence which separates it from the remainder of the garden area extending to Seacon Road. Although the proposed dwelling incorporates patio doors on the southern gable facing towards No 217, the plot is enclosed within a 2m wooden slatted fence along the southern boundary which restricts any significant direct overlooking between the proposed dwelling and No 217 or the existing enclosed amenity area to its rear.
- 8.36 In addition to the existing garden area to the rear of No 217, a further area exists between the dwelling and Newbridge Road which extends to approximately 410sqm. Although technically to the front of 217, no access is taken from Newbridge Road and the area is enclosed with a post and rail fence and laurel hedging, effectively functioning as a private amenity area which remains unaffected by the proposed development. Given the existing urban grain, current plot arrangement and extent of private amenity retained as part of No 217 the proposed development is not considered to significantly impact on the privacy or amenity of No 217.
- 8.37 Separation between the proposed development and the common boundary to the adjacent property at No 213 extends to approximately 17m which limits the impact on privacy and ensures there is no potential for overshadowing or loss of light to the neighbouring dwelling. The neighbouring garden area serving 213 comprises a formal front garden area and is open aspect with limited boundary planting or screening. The area of private amenity to the rear of this dwelling is unaffected and the current proposal is therefore not considered to impact on the privacy or amenity of No 213.

## **Drainage**

- 8.38 Surface water will be disposed of via the existing storm drainage network while foul sewer is also proposed to be taken to the existing mains network. NIW has confirmed that there is available capacity at the receiving Wastewater treatment Works and there is a public foul sewer within 20m of the proposed development boundary which can adequately service the proposal.
- 8.39 NIW has also advised that while no public surface water sewer is within 20m of the proposed development boundary, access is available via an extension of the existing public surface water network. No objections have been raised by NIW subject to a proposed condition.

## **Representations**

- 8.40 No representations have been received in relation to the current proposal.

## **9.0 CONCLUSION**

- 9.1 The proposal is compatible with the surrounding land use and character and does not raise any significant issues in relation to the potential impact on surrounding properties. The design is acceptable, the relevant access requirements and parking standards are met, and the proposal is not considered to impact on the existing road network. Connection to storm and sewer mains is achievable and existing boundary vegetation is to be retained. Amenity space proposed to serve the development proposal is considered acceptable with sufficient private amenity retained as part of the existing residential plot. The proposal is considered acceptable having regard to the Northern Area Plan 2016 and all other material considerations and approval is recommended.

	Drawing Nos: 01, 02B & 03A.
	<b>Conditions</b>
1	<p>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.</p> <p>Reason: Time Limit.</p>
2	<p>Finished floor levels and finishes ground levels shall be as indicated on drawing 02B.</p> <p>Reason: In the interest of residential amenity and to ensure a satisfactory form of development.</p>
3	<p>The existing hedgerow along the north-eastern boundary of the site as indicated on drawing 02B shall be permanently retained at a height not less than 2.5 metres unless necessary to provide retaining structures in which case a full explanation shall be given to the Council in writing within 28 days.</p> <p>Reason: To ensure the maintenance of a high standard of landscape.</p>
4	<p>All planting comprised in the approved details of drawing No 02B shall be carried out during the first planting season following the commencement of the development and any shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>

5	<p>Prior to the occupation of the dwelling hereby approved, all fencing details associated with the dwelling shall be carried out in accordance with drawing No 02B.</p> <p>Reason: In the interest of residential amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.</p>
6	<p>If, during the proposed development, any ground contamination is encountered all works on the site shall cease. Causeway Coast &amp; Glens Borough Council Environmental Health Department shall be informed and sufficient information to assess potential risks arising from the former use of the land shall be submitted. Any necessary mitigation / remediation measures shall be clearly specified. The necessary work shall be undertaken by a suitably competent person/s and in accordance with current government guidance.</p> <p>Reason: In the interest of public health and to ensure the site is suitable for the proposed use.</p>
7	<p>The development hereby approved shall not proceed beyond sub-floor construction until a suitable dedicated surface water solution has been agreed in writing with NI Water. The applicant may requisition NI Water in accordance with Article 154 of the Water and Sewerage Services (Northern Ireland) Order 2006, for this purpose.</p> <p>Reason: To ensure a practical solution to the disposal of surface water from this site.</p>
8	<p>No development shall commence until a Sewer Adoption Agreement has been authorised by NI Water to permit a connection to the public sewer in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 and Sewerage Services Act (Northern Ireland) 2016.</p> <p>Reason: To prevent pollution and to ensure public safety. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 2006 and the Sewerage Services Act (Northern Ireland) 2016.</p>

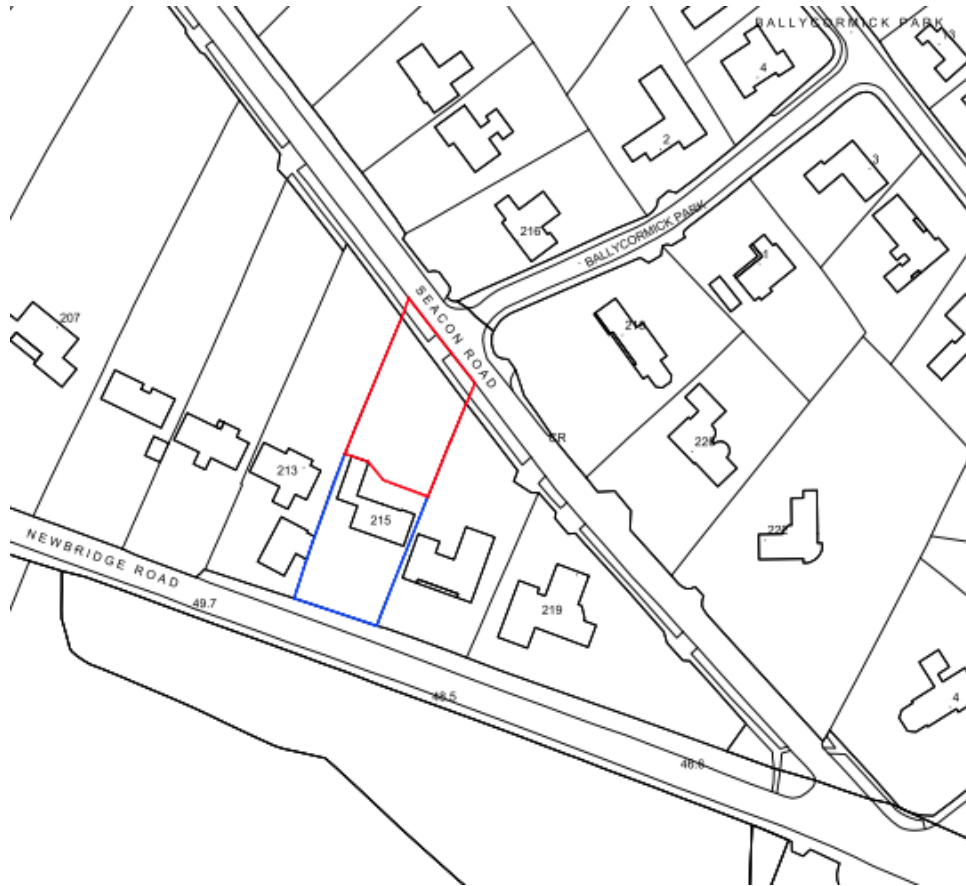
9	<p>The development hereby approved shall not be occupied until the foul water drainage works on-site and off-site have been submitted to and approved by the relevant authority and constructed by the developer in line with approved design.</p> <p>Reason: In the interest of public health.</p>
10	<p>Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order with or without modification), no extension, garage, shed, outbuilding, wall, fence or other built structures of any kind (other than those forming part of the development hereby permitted) shall be erected without express planning permission.</p> <p>Reason: Any further extension or alteration requires further consideration to safeguard the amenities of the area.</p>

### **Informatives**

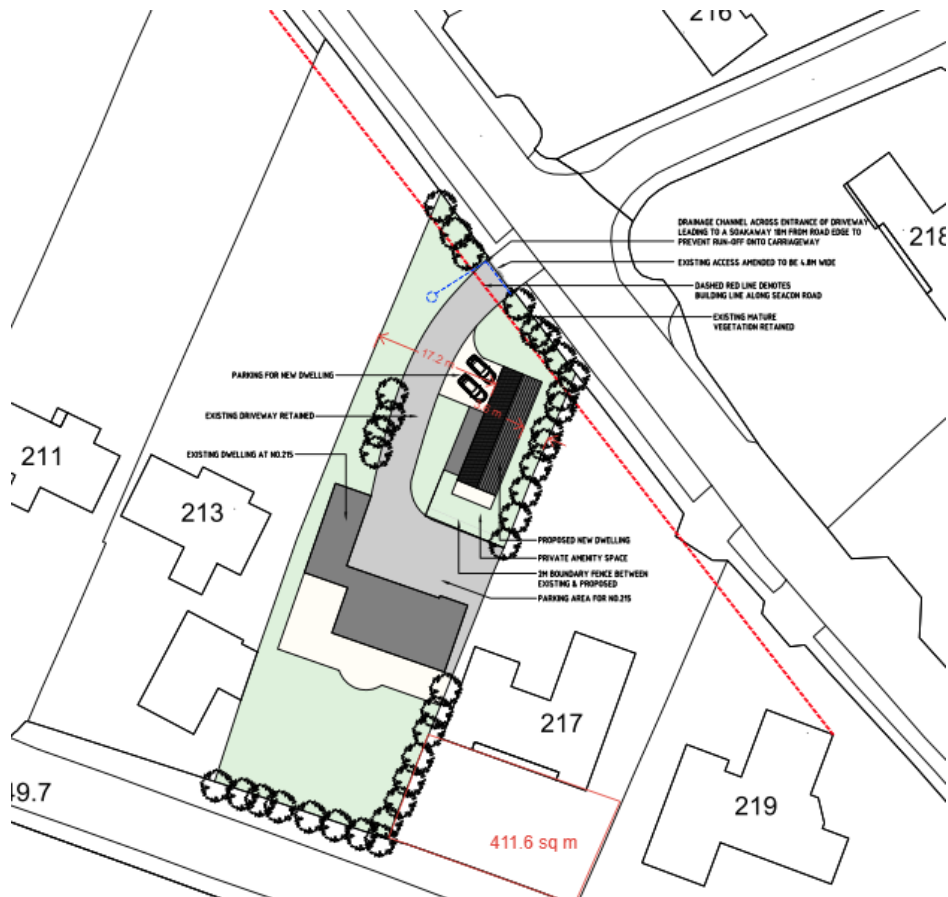
1	This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2	This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3	This 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.
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 <a href="https://planningregister.planningsystemni.gov.uk/simple-search">https://planningregister.planningsystemni.gov.uk/simple-search</a> .
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## Site Location Map



## Proposed Block Plan



## Proposed Block Plan

