



Title of Report:	Planning Committee Report – LA01/2025/1239/F
Committee Report Submitted To:	Planning Committee
Date of Meeting:	25 February 2026
For Decision or For Information	For Decision – Major Item
To be discussed In Committee YES/NO	NO

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

Estimated Timescale for Completion	
Date to be Completed	N/A

Budgetary Considerations	
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:

App No: LA01/2025/1239/F

Ward: Waterside

App Type: Full Planning

Address: Coleraine Grammar School, 33 Castlerock Road, Coleraine

Proposal: Section 55 application for the removal of condition 23 (Flood Risk & Drainage Assessment) from LA01/2021/1197/F (partial demolition and extension to existing Grammar School)

Con Area: N/A

Valid Date: 21.11.2025

Listed Building Grade: N/A

Applicant: Governors of Coleraine Grammar School

Agent: Connolly & Fee

Objections: 0 Petitions of Objection: 0

Support: 0 Petitions of Support: 0

Executive Summary

- The site is located within Coleraine settlement limit and Coleraine Inst LLPA.
- No letters of objection have been received in relation to this application.
- No concerns have been raised by the statutory consultee, DFI Rivers in relation to this proposal.
- Planning Approval LA01/2021/1197/F was granted permission on 29/06/2022 at Coleraine Grammar School for Redevelopment with works to include demolition of headmasters house and former dormitories. New two storey building for the provision of classrooms, learning support, sixth form and music accommodation with solar panelling on roof. Single storey extension of technology block, refurbishment of existing music suite, art department and media studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular routes to introduce new car parking, one way traffic system and new entrance and exit points off Castlerock Road to service a dedicated bus pick up and drop off area. Works to include security lighting of car parking and bus pick up and drop off area, landscaping, retaining walls, underground drainage system to include a cesspool tank, pedestrian crossing points and associated site works.
- Further applications were approved in relation to the discharging of conditions in relation to this permission.
- This current application seeks permission to remove condition 23 from the decision notice of LA01/2021/1197/F. This condition seeks to demonstrate how any out of sewer flooding, emanating from the surface water drainage network agreed under Article 161, in a 1 in 100 year event, will be safely managed so as not to create a flood risk to the development or from the development to elsewhere.
- The Applicant submitted a Flood Risk Assessment and Drainage Assessment to support this application.
- This proposal is acceptable having regard to the Northern Area Plan 2016, SPPS and other material considerations.
- Approval is recommended.

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

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

1.0 RECOMMENDATION

- 1.1 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 subject to the conditions set out in section 10.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site comprises Coleraine Grammar School located at 33 Castlerock Road, Coleraine. The playing fields to the east of Ballycairn Road contain the remainder of the School's lands but are not part of this planning application. The site rises from east to west and is generally flat in the centre. The site is surrounded by roads to the east, south and west and is therefore easily accessible. Access is currently achieved from the Castlerock Road with the exit being onto the Ballycairn Road. Car parking within the site is generally located to the east, south and west of school buildings.
- 2.2 There is a large, grassed area to the front of the site which create a foreground to the school buildings which are set back from the road. The site has several accommodation buildings of varying heights which have been built and extended during different timeframes as the school has expanded. A recent planning permission has been implemented on site with a new red brick building towards the front and new bus layby area. Materials/ finishes of the buildings are generally red brick and render. The original main school Coleraine Academical Institutional building along with the memorial arch, gates and steps in front of the building are B1 listed. These buildings make an important contribution to the architectural character of Coleraine.
- 2.3 The boundaries of the School adjacent to the Castlerock Road and Ballycairn Road comprise a 1m high wall or 1m high concrete

posts with metal railings and mature trees. There are several well-developed trees located south and east of the school buildings. Access to the school is through entrance pillars and gates of approx. height 2m.

- 2.4 The site is located within the development limit of Coleraine under NAP 2016. The site is within the Coleraine Institute LLPA (Designation CEL 21). The site is surrounded by a mixture of residential dwellings located at Queens Park, behind the site as well as the opposite sides of the Castlerock and Ballycairn Roads.

3.0 RELEVANT HISTORY

- 3.1 LA01/2025/1388/DC
Coleraine Grammar School, 22-33 Castlerock Road, Coleraine
Discharge of Condition 6 from LA01/2025/0277/F
Under consideration
- 3.2 LA01/2025/0277/F
Coleraine Grammar School, Castlerock Road Campus, 23-33
Castlerock Road, Coleraine
Proposed amendment to internal bus lay by area as approved
under application LA01/2021/1197/F to vary capacity from 13no. to
10no. (larger) buses. Works to include alteration to bus entrance
and exit, new pedestrian safety railings and entrance and exit
sliding gates, relocation of pedestrian crossing points,
amendments to pedestrian paths from bus to school buildings,
associated landscaping and site works.
Approval - 28.08.2025
- 3.3 LA01/2023/0731/DC
Coleraine Grammar School, Castlerock Road, Coleraine
Discharge of Condition 10 of LA01/2021/1197/F
Condition Discharged – 26.10.2023
- 3.4 LA01/2023/0657/DC
Coleraine Grammar School, 22-33 Castlerock Road, Coleraine
Discharge of Condition No. 4 from LA01/2021/1197/F.
Condition Discharged – 01.08.2023

- 3.5 LA01/2023/0422/DC
Coleraine Grammar School, 22-33 Castlerock Road, Coleraine
Discharge of Condition 21 of LA01/2021/1197/F
Condition Discharged – 06.07.2023
- 3.6 LA01/2021/1197/F
Coleraine Grammar School, 33 Castlerock Road, Coleraine
Proposed re-development of Coleraine Grammar School
Redevelopment of Coleraine Grammar School. Works to include
demolition of headmasters house and former dormitories. New
two storey building for the provision of classrooms, learning
support, sixth form and music accommodation with solar
panelling on roof. Single storey extension of technology block,
refurbishment of existing music suite, art department and media
studio. Refurbishment of existing B1 listed building for the
provision of new fitness suite, changing facilities and
maintenance workshop. Reconfiguration of internal vehicular
routes to introduce new car parking, one way traffic system and
new entrance and exit points off Castlerock Road to service a
dedicated bus pick up and drop off area. Works to include
security lighting of car parking and bus pick up and drop off area,
landscaping, retaining walls, underground drainage system to
include a cesspool tank, pedestrian crossing points and
associated site works.
Approval – 29.06.2022
- 3.7 LA01/2021/1196/LBC
Coleraine Grammar School, 33 Castlerock Road, Coleraine
Listed Building Consent for amendments to basement of B1
Listed Building for the provision of new fitness suite, changing
facilities and maintenance workshop including a new external
access ramp. Curtilage listed consent also requested for the
demolition of former headmaster's house and dormitories, new
two storey building for the provision of classrooms, learning
support, sixth form and music accommodation, single storey
extension of technology block and the refurbishment of existing
music suite, art department and media study
suite. Reconfiguration of internal vehicular routes to introduce
new car parking, one way traffic system, new entrance and exit
points off Castlerock Road to serve a dedicated bus pick up and
drop off area and all associated site works

Consent Granted – 29.06.2022

3.8 LA01/2021/0694/PAN

Coleraine Grammar School, 33 Castlerock Road, Coleraine
Redevelopment of Coleraine Grammar School. Works to include demolition of headmaster's house and former dormitories, new two storey building for the provision of classrooms, learning support, sixth form and music accommodation, single storey extension of technology block, refurbishment of existing music suite, art department and media studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular routes to introduce new car parking, one way traffic system and new entrance and exit points off Castlerock Road to serve a dedicated bus pick up and drop off area. Works to include landscaping, pedestrian crossing points and associated site works.

PAN Acceptable – 25.06.2021

3.9 LA01/2020/0438/PAD

Coleraine Grammar School, 33 Castlerock Road, Coleraine
Full and listed building consent for the re-development of Coleraine Grammar School. Works to include demolition of headmaster's house and former dormitories, new two storey building for the provision of classrooms, learning support, 6th form and music accommodation, single storey extension of technology block, refurbishment of existing music suite, art department and music studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular routes to introduce one way traffic system, upgraded exit onto Ballycairn Rd, new bus turning circle and new car parking. Works to include new hard play area between existing and new build, landscaping, car parking and associated site works.

PAD Concluded – 01.06.2021

- 3.10 LA01/2020/0464/DETEIA
Coleraine Grammar School, 33 Castlerock Road, Coleraine
Proposed re-development of Coleraine Grammar School
Environmental Statement Not Required – 12.11.2020

4.0 THE APPLICATION

- 4.1 This is a Section 55 application for the removal of condition 23 (Flood Risk & Drainage Assessment) from LA01/2021/1197/F (partial demolition and extension to existing Grammar School)

Habitat Regulations Assessment

- 4.2 The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed under planning application LA01/2021/1197/F in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended). It was concluded that the proposal would not be likely to have a significant effect on the features of any European site. As this application relates to flood risk and drainage, it is considered that the proposal will not result in any adverse impact on any European designated site.

Design & Access Statement

- 4.3 As per The Planning (General Development Procedure) Order (Northern Ireland) 2015, Section 6 4(a) a Design and Access Statement is not required as the condition to which the removal is sought does not relate to design and access issues. The condition to be removed relates to flood risk and drainage.

Environmental Impact Assessment

- 4.4 The previous approved application LA01/2021/1197/F was considered to fall within Schedule 2: Category 10 (b) of the Regulations- The carrying out of development to provide for urban development projects, including the construction of shopping centres and car parks. The threshold for this development is where it exceeds 0.5 hectare. As the site area measured approx. 4.98 hectares this threshold was exceeded.

Following an environmental impact assessment screening in accordance with The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 2017, the proposed development did not require submission of an Environment Statement. A further screening determination is not required on this application given the nature of this application to remove a condition relating to flood risk and drainage. Regulation 12 (1)(b) sets out that a screening determination is not required where the development in question has already been subject to a screening determination.

- 4.5 The purpose of the new proposal is to remove condition 23 relating to flood risk to the development or from the development. Having reviewed the previous EIA determination under LA01/2021/1197/F completed on 18/11/2021, it is concluded that this determination remains unchanged. Therefore, having considered the Regulations, the development proposal would not have any likely impacts of such a significance to require an environmental statement.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

No letters of representation have been received in relation to this application.

5.2 Internal:

DFI Rivers: No objections

- 5.3 Regulation 2(1)(b) of the DM Regulations has the effect that any change to or extension of an existing major development is to be treated as major where the change or extension itself meets or exceeds the relevant threshold or criterion in the corresponding entry in Column 2 of the Thresholds Table.

- 5.4 Application LA01/2021/1197/F was classified as major as it exceeded the thresholds outlined in the table within the Schedule. However, where an application is submitted for a change or extension to 'Major Development' the proposal is not subject to Pre-Application Community Consultation.

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
- 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

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS) Edition 2

PPS 15 – Planning and Flood Risk

8.0 CONSIDERATIONS & ASSESSMENT

Principle of Development

- 8.1 Planning permission was granted under LA01/2021/1197/F for Redevelopment of Coleraine Grammar School on 29/06/2022. Works approved included demolition of headmasters house and former dormitories. New two storey building for the provision of classrooms, learning support, sixth form and music accommodation with solar panelling on roof. Single storey extension of technology block, refurbishment of existing music suite, art department and media studio. Refurbishment of existing B1 listed building for the provision of new fitness suite, changing facilities and maintenance workshop. Reconfiguration of internal vehicular routes to introduce new car parking, one way traffic system and new entrance and exit points off Castlerock Road to service a dedicated bus pick up and drop off area. Works to include security lighting of car parking and bus pick up and drop off area, landscaping, retaining walls, underground drainage system to include a cesspool tank, pedestrian crossing points and associated site works.
- 8.2 Following this, 3 applications were submitted for the discharge of conditions 4 (red brick sample), 10 (Submission of CEMP) and 21 (Submission of Final CEMP) of LA01/2021/1197/F which were approved.
- 8.3 A further application, LA01/2025/0277/F, was approved on 28/08/2025, for a Proposed amendment to internal bus lay by area as approved under application LA01/2021/1197/F to vary capacity from 13no. to 10no. (larger) buses. Works included alteration to bus entrance and exit, new pedestrian safety railings and entrance and exit sliding gates, relocation of pedestrian crossing points, amendments to pedestrian paths from bus to school buildings, associated landscaping and site works. This permission remains extant and has not been commenced on site.
- 8.4 The current application seeks permission to remove condition 23 of LA01/2021/1197/F. The approved wording of Condition 23 is as follows:

Prior to the commencement of any of the approved development, the applicant must demonstrate in writing to be agreed with the Planning Authority how any out of sewer flooding, emanating from the surface water drainage network agreed under Article 161, in a 1 in 100 year event, will be safely managed so as not to create a flood risk to the development or from the development to elsewhere.

Reason: In order to safeguard against surface water flood risk to the development and manage and mitigate any increase in surface water flood risk from the development to elsewhere.

- 8.5 The Agent has submitted a Section 55 application, due to works having been completed on site on 01/11/2024 with Coleraine Grammar School operating.
- 8.6 A Flood Risk Assessment and Drainage Assessment by McAdam has been submitted in support of this application. This document concluded:
- Calculations are presented that show the proposed development will not exceed current Greenfield run-off rates with the inclusion of appropriately sized storm water attenuation and associated flow control.
 - The proposed storm drainage network is designed to discharge at the existing Greenfield runoff to a NI Water storm sewer.
 - Foul sewerage is proposed to discharge to a temporary Cesspool & tankered out as necessary until such time NIW infrastructure becomes available for connection.
- 8.7 DfI Rivers was consulted in relation to this application. DfI Rivers has reviewed the FRA and DA provided. Condition 23 was provided for planning application LA01/2021/1197/F. However, this is no longer applicable as the drainage provision for this site has changed under LA01/2025/0277/F. The site as a whole now includes SuDS as per planning application LA01/2025/0277/F and as such the following applies:
- Commenting on the efficacy of the proposed SuDS is outside DfI Rivers' area of knowledge and expertise. Consequently, DfI Rivers cannot advise that the potential flood risk to the

development, and from the development to elsewhere, has been satisfactorily addressed, or that the proposal is acceptable as required under policy.

- 8.8 An email was received on 02/02/2026 from Peter Alcorn, Technical Director of Engineering at McAdam Design. This advised “As per the attached updated FRA / DA which was issued as part of the latest application we can comment this has been developed with the updated site plans associated infrastructure. It is confirmed the SuDS aspect of the proposal has been designed to manage the flood risk to and from that portion of the development.” Significant weight is given to this as the declaration is from a competent person.
- 8.9 Following assessment, it is considered that removal of this condition is acceptable because drainage on the site will be up to appropriate standards as per the Drainage Assessment and Flood Risk Document and will not result in a flood hazard.

9.0 CONCLUSION

- 9.1 The purpose of this proposal is to remove condition 23 from the decision notice of LA01/2021/1197/F. This condition seeks to demonstrate how any out of sewer flooding, emanating from the surface water drainage network agreed under Article 161, in a 1 in 100 year event, will be safely managed so as not to create a flood risk to the development or from the development to elsewhere. The Applicant submitted a Flood Risk Assessment and Drainage Assessment to support this application. DFI Rivers has no objection to this application. It has been demonstrated that the development at Coleraine Grammar School will not result in a flood risk to the development or from the development elsewhere. Approval is recommended.

10 CONDITIONS

1. This planning permission has effect from the date which the development hereby approved was carried out.

Reason: As required by Section 55 of the Planning Act (Northern Ireland) 2011.

2. The surfacing materials detailed in Drawing No. 12A date received 7th February 2022 and Drawing No. 76 date received 7th April 2022 shall be implemented in accordance with these plans prior to the operation of the new bus drop off area and the buildings hereby approved.

Reason: In the interests of visual amenity.

3. The boundary treatments detailed (Entrance Pillars & Gates; Retaining Wall; Railings) in Drawing No. 25A date received 7th February 2022 shall be erected in the positions shown in accordance with these plans prior to the operation of the buildings hereby approved.

Reason: In the interests of visual amenity.

4. Discharged.

5. All hard and soft landscape works shall be completed in accordance with Drawing No. 48A date received 7th February 2022 and Drawing No. 76 date received 7th April 2022. These works should be completed prior to the operation of the proposal, unless otherwise agreed by the Planning Authority in writing.

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

6. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree to be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Planning Authority. Any arboricultural work or tree surgery approved shall be carried

out in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Reason: To ensure the continuity of the biodiversity value afforded by existing trees.

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 Planning Authority, 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 Planning Authority gives its written consent to any variation.

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

8. Details of the maintenance and management of the landscaped areas shall be carried out in accordance to the Landscape Management Plan Doc 03 date stamped 27th September 2021 and associated Landscape and Planting plan Drawing No. 48A date stamped 7th February 2022.

Reason: To ensure the establishment and continuity of the landscaped areas through the long-term maintenance to achieve a quality development.

9. All surface water run-off during the construction shall be directed away from any surface drain within or adjacent to the Red Line Boundary.

Reason: To protect Northern Ireland priority habitats and species, to ensure implementation of mitigation measures identified within the Environmental Impact Assessment.

10. Discharged.

11. The development hereby approved shall be designed in order that the combined rated level of noise shall achieve 0dB above the background level of noise (L_{Ar} daytime – 57dB and L_{Ar} night-time – 41dB) at any noise sensitive receptor.

Reason: In the interests of residential amenity.

12. Site preparation (including demolition) and construction works shall be implemented using best practicable means. Noise impact shall be minimised by employment of good practice and acoustic mitigation measures in accordance with BS 5228, Part 1, 2009, "Code of Practice for Noise and Vibration Control on Construction and Open Sites". Noise emissions shall not exceed the limits as stipulated within Category B; Table E 1 of BS 5228:2009. Such works shall not take place outside of the following hours, without the prior approval of the Planning Department:
07:30 - 17:30 hours Monday - Friday
07:30 - 13:00 hours Saturdays
No working on Sundays or Bank Holidays
No working outside of these hours shall be permitted without prior notification and the approval of the Planning Authority in consultation with the Environmental Health Services Department.

Reason: To protect neighbouring residential amenity.

13. Vibration impacts shall be minimised by implementation of best practicable means and good practice. The vibration limits/criteria as prescribed within BS 5228: 2009 Part 2 "Code of Practice for Noise and Vibration Control on Construction and Open Sites" should not be exceeded at sensitive receptors. Piling works shall not take place outside of daytime hours
08:00 - 17:00 hours Monday - Friday
No working on Saturdays, Sundays or Bank Holidays

Reason: To protect neighbouring residential amenity.

14. A Dust Management Plan shall be submitted to the Planning Department of Causeway Coast and Glens Borough Council prior to site works being commenced detailing the dust impact assessment and dust mitigation measures required. The dust management plan shall be implemented during demolition, site preparation/enabling and construction phases to minimise the generation and movement of airborne particulate matter emissions from the development hereby approved to sensitive receptors.

Reason: To protect neighbouring residential amenity.

15. Artificial lighting installations installed during the course of, site preparation, construction and operational phases shall be suitably specified, erected, angled and maintained in order to minimise light pollution due to glare and spill. Light pollution shall be obviated by ensuring adherence to the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN:01: 2021”.

Reason: To protect neighbouring residential amenity.

16. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure on the site shall be fully decommissioned in line with Guidance on Pollution Prevention No. 2 (GPP2) and Pollution Prevention Guidance No. 27 (PPG27). Should contamination be identified the requirements of Condition 17 will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

17. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Land Contamination: Risk Management (LCRM) guidance available at <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>. In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

18. After completing the remediation works under Condition 17 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance. The Verification Report should present all the

remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

19. Prior to works commencing on site the applicant/agent shall provide Council, in consultation with HED (Historic Buildings), with a photographic room by room record/survey of the basement. Photographs to be dated, numbered and cross referenced to a key plan. Survey report to be annotated to highlight the features within each space, i.e. original historic tiling.

Reason: To ensure HED (Historic Buildings) have an appropriate record in order to safeguard the special architectural or historic interest of the listed building.

20. Existing historic walling tiling to be retained in-situ within the basement area.

Reason: In order to safeguard the special architectural or historic interest of this listed building.

21. Discharged.

22. The cesspool as shown on Drawing No. 03A, date stamped 16th May 2022, shall be provided prior to the occupation of the approved development unless otherwise agreed in writing with the Council.

Reason: To ensure a practical solution to sewage disposal is possible at this site.

23. Removed.

24. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being

comprised in the streets, shall be as indicated on Drg. No. 24B Proposed Layout and PSD dated 7th April 2022.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

25. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. No other development hereby permitted shall be commenced/occupied until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drg. No. 24B Proposed Layout and PSD dated 7th April 2022. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

26. The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m from the junction with the public road.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.

27. The visibility splays of 4.5 metres by 90 metres at the junction of the proposed access road with the public road, shall be provided in accordance with Drg. No. 24B Proposed Layout and PSD dated 7th April 2022, prior to the commencement of any other works or other development.

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

28. The development hereby permitted shall not become operational until any highway structure/retaining wall/culvert requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with CG300 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed and constructed in accordance with CG300 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

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

Site Location Map

