

Addendum 2

LA01/2020/0560/F

1.0 Update

- 1.1 Amended plans were received for this application on 13th May 2021. This package of drawings included a revision of plans to include Proposed Site Plan, Landscape Plan Overall, Tree Removal Plan, Proposed Road Layout Internal, Proposed Road Profiles, Parking Layout, Construction Details 2, Proposed Access Layout- PSD, Proposed Site Sections and Proposed Access Layout- Tree Removal. The PSD drawings had previously been signed off by DFI Roads and the only changes relate to an internal pathway located within the site. As the agenda for the May Planning Committee had already been submitted prior to the submission of these plans a condition will be used to ensure the development does not become operational until a PSD determination has been completed.
- 1.2 Conditions 4 and 5 relate to the proposed PSD drawings. These conditions should be removed and replaced with the following condition.
 4. The proposed development shall not become operational until a determination has been made under Article 3 of the Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

Reason: To ensure there is a safe and convenient road system within the development.
- 1.3 Further to this given the change to drawing reference numbers the following conditions are changed accordingly.
 2. No development shall commence until the vehicular access, including visibility splays and associated footway works, shall be provided in accordance with Drawing No's 33D and 34D bearing the date stamp 13th May 2021, 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.

8. No other development hereby permitted shall become operational until the existing access indicated on Drawing No. 33D bearing the date stamp 13th May 2021 has been permanently closed and the footway / verge reinstated to the satisfaction of DFI Roads.

REASON: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

9. Subject to the above conditions, the development shall be carried out in accordance with the stamped approved Drawing No's 03D (Site Plan), Drg. No. 33D (Access Layout PSD Plan) and Drg. No. 34D (Site Sections) all bearing the date stamp 13th May 2021.

REASON: To ensure the development is carried out in accordance with the approved plans.

10. All retained trees on site, as indicated on the approved drawings No 07E, No 10E and Arboricultural Impact Assessment (Doc 7A) shall be permanently retained, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing within 14 days. No retained tree, other than those required to be removed for the purpose of carrying out development, shall be, cut down, uprooted or destroyed, or have its roots within the crown spread damaged or subject to any soil level changes, without the prior written consent of the Council. Development will be taken to include the main development, any associated buildings, access and service provision.

Reason: To ensure the retention of trees and to ensure continuity of the landscape amenity afforded by these trees.

26. The scheme of planting as approved in Drawing Number 07E dated 13th May 2021 and Landscape Management Plan Doc 6 dated 17th June 2020, shall be carried out during the first planting season after the commencement of development. Trees or shrubs dying, removed or becoming seriously damaged within five years

of being planted shall be replaced in the next planting season with others of a similar size and species unless the Planning Authority gives written consent to any variation.

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

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to **APPROVE** the planning application as set out in Section 9.0 of the Planning Committee Report.