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| <b>Planning Committee Report</b><br><br>LA01/2019/0525/F | <b>26 August 2020</b> |
| <b>PLANNING COMMITTEE</b>                                |                       |

| <b>Linkage to Council Strategy (2015-19)</b> |  |
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| <b>Strategic Theme</b>                       | Protecting and Enhancing our Environment and Assets  |
| <b>Outcome</b>                               | Pro-active decision making which protects the natural features, characteristics and integrity of the Borough |
| <b>Lead Officer</b>                          | Development Management & Enforcement Manager   |
| <b>Cost: (If applicable)</b>                 | N/a  |

|                                      |   |                                       |                    |
|--------------------------------------|---|---------------------------------------|--------------------|
| <b><u>No:</u></b>                    | LA01/2019/0525/F  | <b><u>Ward:</u></b>                   | Dundooan           |
| <b><u>App Type:</u></b>              | Full  |                                       |                    |
| <b><u>Address:</u></b>               | Lands adjacent and North of Eoghan Rua GAC, 101 Agherton Lane Portstewart.  |                                       |                    |
| <b><u>Proposal:</u></b>              | Proposed playing pitch with 2 no. ball stops, 2 no. dugouts, perimeter fencing, landscaping, seating and viewing areas, pathways, information boards, outdoor exercise equipment stations and all associated site works |                                       |                    |
| <b><u>Con Area:</u></b>              | N/A   | <b><u>Valid Date:</u></b>             | 15.05.2019         |
| <b><u>Listed Building Grade:</u></b> | N/A   |                                       |                    |
| <b><u>Agent:</u></b>                 | TSA Planning, 20 May Street, Belfast, BT1 4NL   |                                       |                    |
| <b><u>Applicant:</u></b>             | Eoghan Rua GAC, 101 Agherton Lane, Portstewart  |                                       |                    |
| <b><u>Objections:</u></b>            | 7   | <b><u>Petitions of Objection:</u></b> | 0                  |
| <b><u>Support:</u></b>               | 1   | <b><u>Petitions of Support:</u></b>   | 1 (500 signatures) |

## **Executive Summary**

- This proposal is acceptable at this location having regard to the Northern Area Plan 2016 and all other material considerations.
- The site is located within the countryside and is an expansion to an existing sports facility in line with the club's current and future demands for growth.
- A petition of support was received with over 500 signatures.
- No statutory consultee has raised any concerns with the proposal.
- There has been 7 letters of objections received from four different individuals.
- The original planning approval (2003) for the sports facility included two pitches, and while only one has been provided the pavilion, car park and access arrangements at the time were considered adequate for two pitches.
- The impact on the three holiday let properties and one dwelling closest to the proposal is considered and while there will be noise generated from the proposal, the hours of operation would be limited and anticipated noise is not considered significant to be unacceptable.

Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://www.planningni.gov.uk)

## 1 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** full planning permission subject to the conditions set out in section 10.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 This site is located at Eoghan Rua GAC which is on the outskirts of Portstewart, 330m south of the town's settlement boundary. It is accessed from the Portstewart Road which is a protected route via Agherton Lane (public road).
- 2.2 The application site is in the countryside as defined by NAP 2016. However there are several residential properties on its North West boundary, including no. 199 Agherton Lane which is a bungalow accessed directly from Agherton Lane and Cappagh More Court which consists of 12 holiday let properties, accessed from a private gateway.
- 2.3 The existing GA Club has one playing pitch with netting behind both goals, located south east of the club house, which is a large single storey L-shaped building measuring 7.5m in height.
- 2.4 The application site is farmland consisting of two fields. The land level falls from the east down towards Agherton Lane on the west. The eastern part of the site is scrubland with a steep incline.
- 2.5 The Clubhouse is served by a large area (0.1 ha) of hand standing which is used as a car park. There is a minor watercourse running along the south west boundary of the existing pitch and car park and a field drain running through the site. A small section in the middle of the site falls within a pluvial flood zone. The North West corner of the site falls within the consultation zone for an archaeological monument.

### **3 RELEVANT HISTORY**

LA01/2018/0928/PAN Proposed playing pitch with 2 no. ball stops, 2 no dugouts, perimeter fencing, landscaping and all associated site works – Accepted 22.08.2018

C/2008/0377/F Proposed modification to previously approved planning permission (ref C/2003/0190/F) to provide equipment store, pitch maintenance store and toilet facilities – Approved– 15.10.2008

C/2003/0190/F Playing fields and pavilion – Approved – 29.12.2003

### **4 THE APPLICATION**

- 4.1 The proposal seeks consent to create a second pitch measuring 85m x 140m with information signage, seating, two dugouts and exercise equipment around the periphery. The pitch is to be finished with 11m high ball stop netting which would measure 30m in length behind each goal recess.
- 4.2 The application also includes a 32m long gabion wall measuring 2m high, which would form a retaining structure in the north east corner of the site.

#### **Design & Access Statement**

- 4.3 A Design & Access Statement is required under Article 6 of the Planning (General Development Procedure) Order (NI) 2015 as the application is considered to be a major application.
- 4.4 The Design & Access Statement provides details of the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.
- 4.5 The statement demonstrates that the applicant undertook consideration of the proposal in terms of the design and access. The existing car park will remain available to meet the needs of the Club. The path ways around the pitch have been designed to comply with the needs of people with disabilities.

## **Proposal of Application Notice**

- 4.6 As this proposal is categorised as major development, it must comply with the Proposal of Application Notice and carry out community consultation at least 12 weeks prior to the submission of the application.
- 4.7 A Proposal of Application Notice was submitted 27 July 2018 under LA01/2018/0928/PAN. The applicant advised that they intended to undertake the following forms of consultation:

- Press notice of a public event in Coleraine Chronicle Thursday 16 August 2018, one week before the event on 30 August 2018.
- Flyers with details of the public exhibition were distributed one week in advance of the event to properties in the vicinity of the application site comprising: Agherton Lane; Agherton Avenue; Cromie Park; Cromlech Park; Cromlech Court; Portstewart Rd/Coleraine Rd (properties between Agherton Lane and Agherton Avenue); Cappagh Avenue; Ballyaghan Court; Ballyaghan Park; and Agherton Rd (from junction with Coleraine Rd to Agherton Lane junction). The flyers included contact details for the Community Consultation Manager, in the event people were unable to attend but wished to find out further information.
- Notice was sent to DEA Local MPs, MLAs and Councillors week commencing 30 July 2018.

- 4.8 The public event was held Thursday 30 August 2018 from 2pm to 8pm at Portstewart Town Hall.

## **Community Consultation Report**

- 4.9 The Community Consultation Report (CCR) was submitted as part of the planning application, received on 15 May 2019 which is more than 12 weeks after the Proposal of Application Notice was received, as required by the legislation.
- 4.10 It contained the methods of consultation carried out and the comments and feedback received by the public from this exercise. The report demonstrates that consultation was carried out as suggested in the Proposal of Application Notice.

- 4.11 The event was advertised in Coleraine Chronicle on 16 August 2018, leaflets were sent to all properties with circa 500 metres of the site, and information was sent to local MP, MLAs and Councillors. There was follow up with elected members by phone. The Club also advertised the event on social media.
- 4.12 The consultation event was held on Thursday 30 August 2018 from 2pm to 8pm at Portstewart Town Hall.
- 4.13 The CCR indicates that the majority of the 250 people who attended, were in support of the proposal. One neighbour expressed concerns in relation to traffic and a subsequent meeting was to be arranged between the resident and the Club.
- 4.14 The CCR demonstrates that adequate community consultation has taken place and the key issues of concern have been considered.

### **Environmental Impact Assessment**

- 4.15 An Environmental Impact Assessment was carried out by the Council under Regulation 8(1) a) of The Planning (Environmental Impact Assessment) Regulations (NI) 2017 as to whether the proposal would be an EIA development as defined by the same regulations. The proposal falls within the scope of Schedule 2, Category 10 (B) The carrying out of development to provide for urban development projects, including the construction of shopping centres and car parks because the site area exceeds 0.5ha. The Council determined on 20.08.2019 that the proposal is not EIA development, and as such, this planning application was not required to be accompanied by an Environmental Statement.

## **5 PUBLICITY & CONSULTATIONS**

### **5.1 External**

Advertising: Advertised in the Coleraine Chronicle on the 25 May 2019.

Neighbours: Six neighbours were notified on the application.

One letter of support was received advising that the community greatly needed the additional pitch.

A petition of support was also received with 500 signatures. The introductory text advised why the signatories supported the application, which in summary included the following points:

- The GAC caters for a number of sports including Gaelic Football, Hurling, Camogie and ladies football. It creates opportunities for everyone in the triangle area to participate in sport.
- It is a community focused club.
- The Club is currently incurring significant expense by having to hire additional pitch/training provision from schools, University of Ulster and Council facilities.
- The second pitch is required not only to meet existing needs but is also required for the future in order for the club to grow and be sustainable.
- The pressure on the existing pitch is unsustainable.

7 letters of objection were received from four different individuals. Two neighbours have objected (199 Agherton Lane and 6 Cappagh More Court). An elected member has objected and a fourth person objected but no address was provided. The objections raised matters of concern in relation to:

Nuisance/Amenity:

- Impact from potential noise and lighting.
- Stray balls could travel towards residential properties.
- The proposed ball stop netting could generate noise from wind and could overshadow properties.

Road Safety / Parking

- The proposed pitch will generate additional traffic and objectors have concern in relation to the standard of access at the junction of Agherton Lane onto the Coleraine Road.
- One advised the junction is dangerous as it has a speed limit of 60mph and a number of accidents have occurred in that location.
- Visibility at the junction of Agherton Lane and Agherton Road is poor.
- Agherton Lane is narrow which makes it difficult for vehicles to pass. This would be a problem if large buses and additional traffic start using the lane.
- There is insufficient parking at the site and people will park on Agherton Lane causing an obstruction. The 2003 approval provided parking for 100 cars plus two spaces for coaches. This

layout has not been implemented and it is unclear how the proposed layout would accommodate additional traffic.

## 5.2 Internal

DAERA Drainage and Water & Natural Heritage and Conservation Areas: No objections

SES: No objection.

DFI Roads: No objections.

DFI Rivers: No objections.

Environmental Health: No objections.

NI Water: No objections.

## 6 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:

- The 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 & Assessment” section of the report.

## **7 RELEVANT POLICIES & GUIDANCE**

The Northern Area Plan 2016

The Strategic Planning Policy Statement (SPPS)

Planning Policy Statement 3 (PPS 3): Access, Movement and Parking

Planning Policy Statement 21 (PPS21): Sustainable Development in the Countryside

Planning Policy Statement 8 (PPS8): Open Space, Sport and Outdoor Recreation

Planning Policy Statement 6 (PPS6): Planning, Archaeology and The Built Heritage

Planning Policy Statement 15 (Revised) (PPS 15) – Planning and Flood Risk

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to the principle of development, impact on road safety, residential amenity, archaeology, ecology, visual amenity and flood risk.

### **Planning Policy**

- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, and PPS policy documents specified above.

### **Principle of Development**

- 8.3 The principle for an application of this nature is outlined in the Northern Area Plan 2016 and the Strategic Planning Policy Statement. Policy CTY1 of PPS21 Sustainable Development in the Countryside defers to PPS 8 Open Space, Sport and Outdoor Recreation for the determination of outdoor sport and recreational uses in the countryside.

8.4 The principle of a sports facility in this location was accepted when planning permission was granted C/2003/0190/F in 2003 for the existing pitch, pavilion and car park. It is important to note that the approved site plan Drawing no. 4 included a second training pitch to the north of the pavilion. This proposal is not in that exact position but it is useful to note it formed part of the original approval and was intended for delivery in 2010/2011 as phase 3 of the overall development.

8.5 The development original approved was planned to be phased as follows:

- Phase 1: Main playing field
- Phase 2: Changing Rooms
- Phase 3: Training Pitch
- Phase 4: Main Training Hall

8.6 Policy OS 3 Outdoor Recreation in the Countryside of PPS8 sets out the following criteria for such development:

- (i) there is no adverse impact on features of importance to nature conservation, archaeology or built heritage;
- (ii) there is no permanent loss of the best and most versatile agricultural land and no unacceptable impact on nearby agricultural activities;
- (iii) there is no adverse impact on visual amenity or the character of the local landscape and the development can be readily absorbed into the landscape by taking advantage of existing vegetation and/or topography;
- (iv) there is no unacceptable impact on the amenities of people living nearby;
- (v) public safety is not prejudiced and the development is compatible with other countryside uses in terms of the nature, scale, extent and frequency or timing of the recreational activities proposed;
- (vi) any ancillary buildings or structures are designed to a high standard, are of a scale appropriate to the local area and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment;
- (vii) the proposed facility takes into account the needs of people with disabilities and is, as far as possible, accessible by means of transport other than the private car; and

(viii) the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for access, parking, drainage and waste disposal.

8.7 These matters are considered below.

### **Access and Parking**

- 8.8 The proposal is to use the existing access onto Agherton Lane. The application does not propose any alterations to the access arrangements.
- 8.9 Policy AMP2 of PPS3 is entitled 'Access to Public Roads' and relates to development proposals involving either direct access to a road, or the intensification of use of an existing access to a public road.
- 8.10 Planning permission C/2003/0190/F which granted consent for two pitches (the existing pitch and a training pitch) and pavilion. The training pitch was never created. It was planned as part of phase 3 of the development. The same consent approved a car park with spaces for 100 cars plus two coaches. This was intended to serve two pitches and the pavilion. The existing hard standing is informal and does not provide the layout as approved. This proposal includes a car park providing spaces for 100 cars plus two coaches in the same location.
- 8.11 With regards the standard of Agherton Rd, condition 4 of planning permission C/2003/0190/F required passing bays to be created prior to development of Phase 1. This condition was reinforced on planning approval C/2008/0377/F. DfI Roads has confirmed these passing bays were created, albeit they may not have been maintained since they were created.
- 8.12 If the Club decided to implement phase 4 of the original consent which includes the creation of a training hall attached to the pavilion, this would trigger the need to widen Agherton Lane to 5m with a 1.2m as conditioned by condition 5 of C/2003/0190/F.
- 8.13 DfI Roads were consulted on the proposal and raised no objection subject to a condition requiring the car park to be laid out in accordance with drawing no 09 received 5 July 2019 prior to the development becoming operational. Therefore the existing access

arrangements and proposed parking provision is considered acceptable by DfI Roads and officials agree with this assessment. Therefore the proposal complies with AMP2: Access to Public Roads and AMP7: Car Parking and Servicing Arrangements of PPS3.

## **Archaeology**

- 8.14 The site is located within the vicinity of a Bronze Age settlement and a numerous archaeological sites and monuments. Historic Environment Division were consulted on the application and advised that large development sites such as this one are rarely archeologically sterile and given the known archaeology in the immediate area, there is potential for remains to be found during ground works.
- 8.15 The applicant submitted an Archaeological Impact Assessment received 8 May 2019. Historic Environment Division has considered the Assessment and is content that the proposal satisfies PPS6 policy requirements and subject to the agreement and implementation of a developer-funded programme of archaeological works, it is considered to meet the requirements of Policy BH4 Archaeological Mitigation of PPS6.

## **Amenity**

- 8.16 The nearest residential properties to the proposal are no. 199 Agherton Rd which would be 63m west of the ball stop fencing and three holiday let properties in Cappagh More Court which are 36m west of the ball stop fencing.
- 8.17 The applicant submitted a Sound Level Impact Assessment, Document 05 received 8 May 2019. It advised that the proposed training pitch would be used between 1800hrs and 2100hrs Monday to Friday and less frequently between 1000hrs and 1900 hours Saturdays and Sundays.
- 8.18 The assessment has measured the noise from a typical training session held by the club at a pitch elsewhere. At a comparable distance to where the neighbouring dwellings would be, the sound level measured 48.3dB L. The noise report submitted by the applicant refers to Sport England's guidance which advises that noise levels from an Artificial Grass Pitch when measured at neighbouring properties, should not exceed a sound level of 50dB L when in use. The noise assessment acknowledges the noise level from the

proposal would be audible from neighbouring properties, but would not have a significant negative impact as it falls beneath Sport England's guidance.

- 8.19 Policy OS 5 Noise Generating Sports and Outdoor Recreational Activities of PPS8 relates to noise generating sports. However this policy does not considered sports played on pitch to be 'noise generating'. Whilst noise would be generated from the proposal at times, it is not significant levels, such of that generated by motor sports, shooting, water-skiing and paintball adventure games. Given sports pitches is not mentioned, it is not considered to generate a noise nuisance. Therefore Policy OS 3 Outdoor Recreation in the Countryside of PPS8 applies to the proposal.
- 8.20 Environmental Health were consulted on this proposal and have considered the Sound Level Impact Assessment along with the objections received. Environmental Health considered the Sound Level Impact Assessment to fully assess the potential of noise and raised no objection subject to a condition which would limit the noise levels when measured from the façade of a neighbouring property. Environmental Health also recommend limiting use of the pitch between the hours of 0700hrs to 2300hrs to protect residential amenity.
- 8.21 The proposal does not include any sports lighting and if the applicant wished to install flood lighting at any point in the future, it would require planning permission. Such a proposal would be considered on its own merits and subject to formal consultation.
- 8.22 Given the consultation response from Environmental Health who are the competent authority in relation to nuisance, the proposal is not considered to have a detrimental impact on the residential amenity of those staying in the holiday lets (Cappagh More Court) and the residents in no. 199 Agherton Lane.

### **Natural Environment/ Biodiversity**

- 8.23 The applicant submitted a biodiversity checklist (Document 03) received 8 May 2019. An ecological statement was provided as part of the checklist which advised no impact upon bats were predicted due to lack of suitable roosting provision and no impacts upon badgers were predicted due to no evidence of setts within 25m of the

site boundary. As such, no impact upon priority habitats are predicted as none were identified as being removed or modified.

- 8.24 Natural Environment Division and Shared Environmental Services have considered the biodiversity checklist and have raised no objections to the proposal.

### **Visual Amenity**

- 8.25 In terms of critical views, the proposal will be viewed from the main road within the context of the existing pitch which is accompanied by ball stop fencing and flood lights and is adjacent to the pavilion building. The land rises considerably to the north east by 7m from the lowest point of the site. The proposed 32m long gabion wall measuring 2m high on the northern boundary and the ball stop fencing will be viewed in the context of the rising land to the east and can be absorbed into the landscape. Given the footprint and visual impact of the existing development, the additional pitch would not appear out of character with the surrounding locality and would not detract from the visual amenity currently enjoyed.

### **Flood risk**

- 8.26 The closest designated watercourse is Burnside Stream which is approximately 1.4km north-west of the site. There is an undesignated watercourse which runs along the southern boundary of the site and a culverted drain running through the site.
- 8.27 Some parts of the site are at risk of pluvial (surface water) flooding. The proposal includes a dedicated storm water drainage system to manage this risk from surface water.
- 8.28 The proposed Site Drainage Plan (Drawing 10) received 11 September 2019 allows a 6m maintenance strip to be provided around both the watercourse and the culverted field drain along with silt fence to protect the watercourse.
- 8.29 The applicant has applied to DfI Rivers for consent to discharge storm water generated by the development to the undesignated watercourse on the southern boundary. The applicant has provided a letter from DfI Rivers, granting such consent dated 17 June 2019.

8.30 Following consultation with DfI Rivers and the submission of an amended Drainage Assessment, the proposal is considered acceptable when considered in light of Policy FLD 2 Protection of Flood Defence and Drainage Infrastructure and Policy FLD3 Development and Surface Water (Pluvial) Flood Risk Outside Flood Plains of PPS15.

### **Other**

8.31 In terms of agricultural land and the impact of its loss, these two fields are adjacent to the existing facility and form a natural extension. Given the scale of the proposal, the loss of agricultural land is not considered unacceptable.

8.32 The proposal is considered compatible with the surrounding land uses in the countryside given the established GAC club house and pitch.

8.33 The pathways around the proposed pitch and parking arrangements have been designed to taken into account the needs of those with disabilities.

### **Habitats Regulation Assessment**

8.34 This planning application was considered in light of the assessment requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) by Shared Environmental Service on behalf of Causeway Coast and Glens Borough Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations.

8.35 Having considered the nature, scale, timing, duration and location of the project it is concluded that, provided the following mitigation is conditioned in any planning approval, the proposal will not have an adverse effect on the site integrity of any European site. The condition requires that all mitigation measures to protect water quality within the adjacent watercourses, and as noted on Site Drainage Plan (Drawing C-04), date stamped 11 September 2019, must be adhered to during the construction phase.

## **9 CONCLUSION**

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan 2016 and other material considerations. The original consent for the sports facility included two pitches, therefore the principle of the development, car parking provision, access arrangements was considered acceptable previously. The impact on amenity has been duly considered and the impact is not considered detrimental. The proposal is otherwise acceptable with regard to other policy considerations including archaeology, natural heritage and flood risk. Approval is recommended.

## **10 Conditions**

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:
  - The identification and evaluation of archaeological remains within the site;
  - Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
  - Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
  - Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.



3. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition L15a.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

4. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition L15a. These measures shall be implemented and an archaeological report shall be submitted to the council within 6 months of the completion of archaeological site works, or as otherwise agreed in writing with the council

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

5. All mitigation measure to protect water quality within the adjacent watercourses, and as noted on Drawing no. 10 date received 11 September 2019 must be adhered to during the construction phase.

Reason: To protect water quality within the adjacent watercourse, and the site features of designated sites downstream.

6. The outdoor amenity sound level as associated with the operation of the training pitch shall not exceed an ambient (specific) sound level of 50dB LAeq1hour at 1m from the façade of a neighbouring property during daytime hours (07:00 to 23:00 hours).

Reason: To Protect Residential Amenity.

7. The pitch hereby permitted shall not be in use outside the following hours 07:00 to 23:00 hours.

Reason: To safeguard the living conditions of residents in adjoining and nearby properties.

8. The approved landscaping shall be carried out in accordance with drawing No. 06 date stamped 08.05.2019 and shall be carried out during the first available 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.

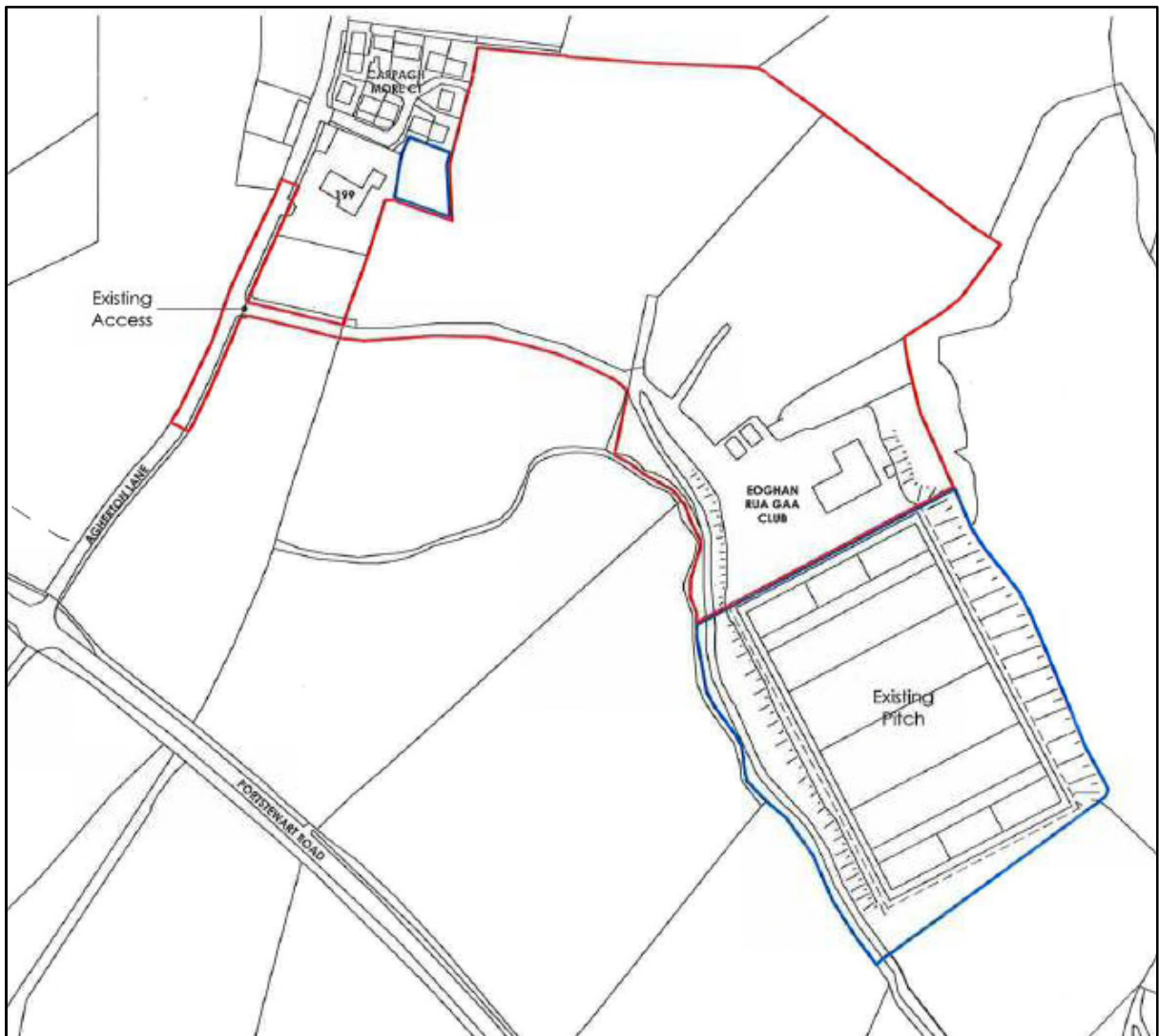
9. The development hereby approved shall not become operational until hard surfaced areas have been constructed in accordance with approved Drawing No. 09 bearing date stamp 5th July 2019 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

### **Informatives**

1. 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.
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. 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 <http://epicpublic.planningni.gov.uk/publicaccess/>.

## Site location Map



# Site Plan

