

Planning Committee Report LA01/2018/0809/F	28th August 2019
PLANNING COMMITTEE	

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

<u>App No:</u>	LA01/2018/0809/F	<u>Ward:</u>	Causeway
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Lands immediately south of 60 Benvardin Road, Ballymoney		
<u>Proposal:</u>	Proposed farm diversification scheme involving the use of an existing agricultural building and a new building to house boarding kennels.		
<u>Con Area:</u>	N/A	<u>Valid Date:</u>	09.07.2018
<u>Listed Building Grade:</u>	N/A		
Applicant:	Amy & Jason McIlhatton, 60 Benvardin Road, Ballymoney, BT53 6NN		
Agent:	Ross Planning, 9a Clare Lane, Cookstown, BT80 8RJ		
Objections:	16	Petitions of Objection:	0
Support:	0	Petitions of Support:	0

Drawings and additional information are available to view on the Planning Portal- www.planningni.gov.uk

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 is located at Lands immediately south of 60 Benvardin Road, Ballymoney. The site is rectangular in shape and comprises part of an agricultural field which is relatively flat and is accessed via the existing lane from Benvardin Road. The site also contains an existing single storey building with a pitched roof. North of the site is the farm dwelling at No. 60, associated farm buildings, and large poultry sheds. Boundary treatment of the site includes a post and wire fence with mature trees along the northern boundary while the other boundaries are undefined. Other residential properties are located north and west of the application site.
- 2.2 The site is located within the countryside outside the limit of any settlements. It is situated east of Ballybogy which is 4.3miles from Coleraine. The wider area is characterised by pastoral agricultural land with farming clusters and dwellings scattered throughout.

3.0 RELEVANT HISTORY

- 3.1 LA01/2016/0098/O: Site 60m South of 60 Benvardin Road, Ballybogy, Ballymoney: Off site replacement dwelling under CTY 3 of PPS 21: Approval 13.05.2016
- 3.2 D/2015/0003/F: 309m East of 60 Benwarden Road, Ballybogey: Two number free range poultry units for up to 32,000 birds

including new meal silos - concrete apron and additional boundary planting: Approval 17.08.2015

3.3 D/2014/0165/F: 60 Benvardin Road, Ballybogey, Ballymoney: Replacement Dwelling and Garage: Approval 28.11.2014

4.0 THE APPLICATION

4.1 Full planning for farm diversification scheme involving the use of an existing agricultural building and a new building to house boarding kennels.

5.0 PUBLICITY & CONSULTATIONS

5.1 External:

16 letters of objections have been received in relation to this application from 8 different addresses and a MLA. The main issues raised are summarized below and will be considered and assessed in the remainder of this report:

- Noise pollution
- Constant barking of dogs
- Vehicles arriving and departing at all times of day and night
- Increased traffic exiting existing lane
- Loss of privacy/Overlooking from block of kennels
- High density development
- Disturbance
- Visual impact
- Scale of building
- Loss of view from neighbouring houses
(The loss of view is seen to be in the private interest, not necessarily in the public interest and as stated in paragraph 2.3 of the SPPS, “The planning system... does not exist to protect the private interests of one person against the activities of another...”. The loss of view has been considered, however the protection of a private view is not enough to warrant refusal.)
- Ribbon of development
(The proposal is clustered beside the existing farm holding so it does not create a ribbon of development.)

- Environmental impact – concern over disposal of waste including chemicals, animal waste and disinfectants. Concern over diseases, smell and flies. (Environmental Health have raised no objections in relation to these matters)
- Inappropriate location for dog kennels
- Proposal on land associated with another farm business – query over DAERA response
- Dog barking is the 4th most common noise nuisance in the UK
- Concern over accuracy of the Noise Impact Assessment submitted. Assessment significantly underestimates the potential noise impacts of the proposed dog barking on nearby noise sensitive receptors. Queries include:
 - Dismissal of the closest noise sensitive receptor at No. 60 Benvardin Road
 - Use of BS4141:2014 which states “BS4142 is specifically not intended to be applied to the rating and assessment of sound from domestic animals.” However, it is acknowledged that due to a gap in guidance, it can be used with caution.
 - The mode and arithmetic average values being used
 - Monitoring locations being used
 - Report assumption that it is unlikely that all dogs would be barking at one time – it would be more prudent to take a more conservative approach as when one dog starts barking they will all likely start barking.
 - Underestimation of dog barking by 9db

5.2 Internal:

DAERA: Water Management Unit: No objections

DAERA: Countryside Management Branch: Objections

DAERA: Licensing: No objections

NI Water: No objections

DFI Roads: No objections

Environmental Health: No objections

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

The Northern Area Plan 2016

Strategic Planning Policy Statement (SPPS)

PPS 21 – Sustainable Development in the Countryside

PPS 3 - Access, Movement and Parking

Supplementary Planning Guidance

Building on Tradition – A Sustainable Design Guide for the NI Countryside.

Development Control Advice Note 15 Vehicular Access Standards

8.0 CONSIDERATIONS & ASSESSMENT

Planning Policy

- 8.1 The proposal is located within the rural area outside any settlement limit.
- 8.2 The proposal must be considered having regard to the NAP 2016, SPPS, PPS policy documents and supplementary planning guidance specified above. The main considerations in the determination of this application relate to: farm diversification, visual impact and rural character, access and parking.

Farm Diversification

- 8.3 The proposal is a farm diversification scheme involving the reuse of an existing farm shed and the construction of a new building to facilitate a new boarding kennel. An external dog exercise area will also be provided.
- 8.4 The proposal must comply with the following criteria of Policy CTY 11 of PPS 21:

(a) The farm or forestry business is currently active and established

DAERA confirm that the farm business is not in existence for more than 6 years and no single farm payments have been claimed in the last 6 years.

Details on the P1 Form indicate the farm business and associated lands were purchased in 2012 from Mr Shaun Boyd. The applicants carried on the farming business with their first task to house poultry. Farm lands were let in conacre to Mr Thomas Henry who claimed single farm payment in 2013 – 2017. Poultry sheds were approved under D/2015/0003/F and have been used since constructed in September 2015. The applicants have intensified their own farming activities since 2015 and have reduced the amount of land let in conacre. Invoices addressed to the applicant have been provided verifying farming activity over the period 2012-2018.

In 2012 invoices refer to ploughing, sowing, hedge cutting and repairs to the existing poultry house. In 2013 evidence presented shows a Grower's Statement from Moy Park Ballymena; servicing of 18 broods and replacing gas hoses in the poultry house; purchase of a trailer and slurry spreading. In 2014 invoices show hire of a Wylie Topper and Lemken Disc. Another invoice refers to nfsc0 which facilitate a service for the collection and disposal of fallen stock. Other invoices refer to drainage stones and concrete. In 2015 evidence shows equipment was bought for post and wire fencing, water pumps and services were employed to rake silage and for pest control. In 2016 more fencing was purchased as well as cleaning equipment. There was also a receipt from a Veterinary Clinic who administered doses to 40 sheep. In 2017 a pedigree ram lamb was purchased. In 2018 the applicant purchased horsewire, sheepwire and fertiliser. There were tractor repairs and a veterinary clinic bill in relation to sheep.

The evidence provided explains the extent of farm activity as well as the purchase of livestock over the last number of years. In addition, poultry sheds were approved under application D/2015/0003/F at this farm. This information is considered sufficient to demonstrate there is an active and established farm over the past 6 years dating back to October 2012.

(b) In terms of character and scale it is appropriate to its location

The existing building is being re-used as a grooming, storage/laundry area and isolation kennel. A new single storey building is proposed for the dog kennels comprising a reception

area, toilet, storage and 10 kennels with runs. A dog exercise paddock is also proposed within the scheme. There is a covered walkway linking the kennels to the other converted building.

The proposed development is considered acceptable in terms of scale and massing and does not visually harm the character of the area. There would be fleeting views of this development from Benvardin Road with most views from the access laneway on approach to the development or when travelling southwards along the Benvardin Road. Views of the kennels would be partially screened by the row of mature trees along the southern boundary of the access lane.

Proposed materials/finishes include mineral fibre slate for the roof, rendered walls with some stone cladding. Windows are aluminium and Upvc and doors are hardwood. Rainwater goods are black Upvc gutter and downpipes. These materials are considered satisfactory for this type of development and in keeping with rural character.

The character of the use, i.e boarding kennels, is considered appropriate to this location. This use is difficult to successfully accommodate in an urban location given the likely proximity of noise sensitive receptors. The scale of the development is acceptable having regard to the scale of buildings in the existing farm group.

(c) It will not have an adverse impact on the natural or built heritage

There are no designated natural or built heritage features on or in proximity of the site. The site is adjacent to a working farm holding.

(d) It will not result in detrimental impact on the amenity of nearby residential dwellings including potential problems arising from noise, smell and pollution.

Neighbouring properties are located north and west of the application site. Several letters of objections have been received in relation to this proposal with all concerns noted in section 5.1. It is not considered residents would experience a

loss of privacy or overlooking from this development given the orientation of the dog kennel building with the dogs facing the other direction from Nos. 62, 62a, 64, 65, 67 Benvardin Road as well as Nos. 62, 69 Conagher Road. In addition, there is a 2m high acoustic barrier surrounding the dog runs so views will not be possible from staff supervising the dogs.

Consultation occurred with Environmental Health to assess this proposal. It is noted there is no agreed methodology with respect to assessment of noise due to dog kennelling. In the absence of this methodology, the principles of BS4142:2014 have been adhered to during all measurements and calculations within the Noise Impact Assessment (NIA) provided by the Agent. BS4142:2014: Clause 11 (Assessment of the Impacts) states under (e) Where the rating level does not exceed the background, this is an indication of the specific sound source having a low impact.

The submitted NIA explores Daytime and Night-time noise impact against background noise levels. It is determined that the rating level for daytime impact does not exceed the background level at all properties except the applicant's. However, this is not considered to be noise sensitive as the boarding kennels are within their control. In relation to night time impact, the predicted noise levels suggest a design standard of 10dB below background levels can be achieved at all receptors excluding the applicant's house. The NIA purports that the noise exposure would be deemed to have no observed adverse effect.

Environmental Health has advised that in order to achieve the reported predicted outputs, numerous assumptions have been utilised, namely the input parameters. The accuracy of any model output will be highly reliant upon the inputs being robust and accurate because any variation could have an effect on meeting the limit derived. Given consideration to this, it is recommended that conditions requiring a Noise Management Plan be submitted prior to operations commencing (See Section 10 Condition 7). In addition, within 8 weeks of the development being operational, a Noise Survey is to be completed to assess the level of noise emissions to demonstrate conformance with the acoustic design standards (See Section 10 Condition 15).

Environmental Health have no objection to this proposal subject to adherence to several planning conditions (See Section 10 Conditions 5 – 16). Conditions relate to noise levels, vehicle movements, the total number of dogs at the complex, dogs being housed at night, limiting one dog in the exercise area, the acoustic barrier, acoustically silenced mechanical ventilation as well as doors being acoustically lobbied. All of these conditions will help ensure this proposal will not result in an unacceptable noise impact to neighbouring properties and seek to protect neighbouring residential amenity.

The proposal shall not result in unacceptable smell or pollution. The noise impact has been assessed and the proposal will not result in a detrimental impact on the amenity of nearby residential dwellings based on the NIA submitted and adherence to planning conditions when operational.

Several objections have been received including a critique of the NIA submitted with this application. Detail of this is given at Paragraph 5.1. Environmental Health were notified of these objections which formed part of their consideration of this application. Environmental Health having assessed the details of this case remain satisfied with this proposed development.

- 8.5 Proposals are acceptable where they involve re-use or adaptation of existing farm buildings. This proposal includes re-use of one existing farm building with one new building proposed for the dog kennels. Additional information was provided by the agent in terms of a map showing the farm holding with a key identifying the use of existing buildings. These buildings are currently used for machinery, cattle and feed storage, sheep, workshop, silage and slurry with another shed being slatted for cattle. It is considered there are no other feasible buildings available for conversion to the proposed dog kennels because they are essential for the maintenance of the existing farm enterprise so the erection of a new building is justified on these grounds. This new building does not present any concerns visually in terms of harming rural character. Therefore, the exceptional test set out in Policy CTY 11 is met.

Visual Impact and Rural Character

- 8.6 Permission will be granted where the proposal can be visually integrated into the surrounding landscape and it is of an appropriate design (Policy CTY 13 of PPS 21). Permission will be granted where the proposed building will not cause a detrimental change to, or further erode the rural character of an area (Policy CTY14 of PPS 21).
- 8.7 The proposal is not considered to be a prominent site in the landscape given its positioning beside an existing farm holding. The site is of flat topography and set back from the Benvardin Road. Views of the site are possible from the Benvardin Road with more views available when travelling in a southern direction due to the site location. When travelling northwards along the Benvardin Road there are limited views of this development given the site location and screening from other neighbouring properties. Most views are attainable when approaching the development along the access lane to the farm holding.
- 8.8 Although the site has open boundaries to the east, west and south, it clusters with the existing farm holding and the boundary treatment adjacent to the laneway consists of mature trees which acts as a screening barrier when viewed from the Benvardin Road and on entry to this development. The design of the building is of acceptable scale and massing with proposed materials/finishes in keeping with traditional rural design guides (See paragraph 8.4).
- 8.9 This proposal for dog kennels can visually integrate at this location due to clustering with the existing farm holding, the topography of the land, the existing high trees along the access laneway, the single storey height of the development and appropriate design. The proposal is not unduly prominent in the landscape nor does it result in build-up and is not considered to damage rural character.

Access and Parking

- 8.10 Planning permission will only be granted provided the proposal does not prejudice road safety or significantly inconvenience the flow of traffic. DFI Roads was consulted in relation to this application and refer full assessment to planning in terms of using an existing access onto a protected route.

- 8.11 The development will be served by re-using the existing access from Benvardin Road. Planning permission can be granted for a new access or the intensification of the use of an existing access onto a protected route outside settlement limits in 4 circumstances. These are (a) A replacement dwelling, (b) A farm dwelling, (c) A dwelling serving an established commercial or industrial enterprise or (d) Other categories of development. The proposal falls for assessment under criteria (d) – Other categories of development. The proposal meets this criteria as the proposal is acceptable in principle in the countryside under Policy CTY 11 of PPS 21 and access cannot reasonably be obtained from an adjacent minor road. The proposal makes use of an existing vehicular access onto the protected route. Therefore, the proposal complies with Policy AMP 3 of PPS 3.
- 8.12 The boarding kennels will provide 7 No. car parking spaces to the north east and north west of the reception building. DFI Roads express no objections in their final consultation response and state the access details will address traffic issues raised by objectors. The proposal is acceptable in terms of the car parking provision necessary for this development and road safety. The proposal complies with Policies AMP 2 & 3 of PPS 3 and DCAN 15.

Habitats Regulations Assessment

- 8.13 The potential impact of this proposal on Special Areas of Conservation, Special Protection Areas and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). The proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable in this location having regard to the Northern Area Plan, and other material considerations, including the SPPS. The proposal meets the requirements of Policy CTY 11 of PPS 21 in terms of farm diversification. The farm is currently active and established. The design of the building is of acceptable scale and massing with

proposed materials/finishes in keeping with traditional rural design guides. There is no adverse impact on the natural or built heritage. The proposal does not adversely impact on neighbouring residential amenity in terms of noise, smells and pollution. The proposal is not unduly prominent in the landscape nor does it result in build-up and is not considered to damage rural character. The proposal is acceptable in terms of the car parking provision necessary for this development and road safety. Approval is recommended.

10.0 CONDITIONS

1. 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.

Reason: Time Limit.

2. No development shall commence until the vehicular access, including visibility splays and any forward sight distance is provided in accordance with Drawing No. 04 bearing the date stamp 10th December 2018. 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.

3. The access gradient to the development hereby permitted shall not exceed 4% (1 in 25) over the first 10 m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

4. The development hereby permitted shall not become operational until hard surfaced areas have been constructed in accordance with approved Drawing No. 02B bearing the date stamp 28th January 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.

5. The permitted development shall be designed and constructed in order to achieve 5dB below the background noise level (daytime hours modal L_{A90T} as detailed within Document 01 Rev A date received 28th January 2019) and 10dB below background (night-time hours modal L_{A90T} as detailed within Document 01 Rev A date received 28th January 2019 (when fully operational and with the maximum number of dogs allowed of 10) at receptors detailed within Table 8 Document 01 Rev A.

Reason: In the interests of residential amenity.

6. All associated vehicle movements, shall be restricted to 09:00 – 18:00 hours Monday – Saturday and 09:30 – 13:00 Sunday.

Reason: In the interests of residential amenity.

7. No development shall commence until a Noise Management Plan has been submitted to and agreed in writing with the Council, which details, procedures, and acoustic control measures which will be implemented in order to negate adverse noise impacts. The Noise Management Plan shall incorporate a noise complaint and dog barking reactive response policy. The Noise Management Plan shall be implemented, maintained throughout operations and shall be reviewed as required.

Reason: In the interests of residential amenity.

8. There shall be no greater than 10 dogs permitted within the development site at any given time, which shall be constructed as detailed on Drawing No. 02B, date stamped 28th January 2019. There shall be no greater than 1 dog per kennel and associated run.

Reason: In the interests of residential amenity.

9. All dogs shall be housed within the building entitled 'Dog Kennels' on submitted Drawing number 02B, date stamped 28th January 2019 between the hours of 20.00 and 08.00. All doors and windows of the said building shall remain in the closed position between the hours of 20.00 and 08.00.

Reason: In the interests of residential amenity.

10. The external area entitled 'exercise paddock' on submitted Drawing number 02 B, date stamped 28th January 2019 shall be subject to a maximum of 1 dog at any one time which must be under supervision. The exercise area shall be prohibited from use prior to 08:00 hours or after 20:00 hours.

Reason: In the interests of residential amenity.

11. An acoustic barrier not less than 2.0m high constructed of timber panelling (close lapped with no gaps, openings or holes) shall be erected along the development boundary prior to the development first becoming operational. The acoustic barrier shall be maintained in perpetuity along the development boundary as presented on Drawing number 02B date stamped 28th January 2019. The acoustic barrier shall have a minimum self-weight of not less than 25 Kg/m².

Reason: In the interests of residential amenity.

12. An acoustic barrier not less than 2.0m high constructed of timber panelling (close lapped with no gaps, openings or holes) shall be erected prior to the development first becoming operational. The acoustic barrier shall be maintained in perpetuity around the area entitled 'exercise paddock' on submitted Drawing number 02 B date stamped 28th January 2019. The acoustic barrier shall have a minimum self-weight of 25 Kg/m². Any entrance to the said area shall be by way of close boarded doors not less than 2m in height as presented on drawing number 02 B date stamped 28th January 2019.

Reason: In the interests of residential amenity.

13. All doors which communicate directly to an area of high noise potential shall be acoustically lobbied.

Reason: In the interests of residential amenity.

14. The building entitled 'Dog Kennels' on submitted drawing number: 02B date stamped 28th January 2019 shall be installed with acoustically silenced mechanical ventilation, which shall be operated and maintained in good working order in perpetuity. The ventilation system shall exit on the East Elevation.

Reason: In the interests of residential amenity.

15. The permitted development operator shall submit a post completion/verification Acoustic report which is representative of the development operating at full capacity, as depicted within Document 01 Rev A.

The operator shall at his/her expense employ a suitably qualified and competent person to undertake a noise survey in order to:

- Assess the level of noise immissions from the permitted development to demonstrate conformance with the acoustic design standards as per Condition 5.
- The duration of such monitoring shall be sufficient to provide comprehensive information on noise levels with the development operating at the maximum capacity.
- Details of the noise monitoring survey shall be submitted to Causeway Coast and Glens Borough Council for written approval prior to any monitoring commencing.
- 2 weeks prior notification of the date of commencement of the survey shall be provided.

The noise survey information shall include detail of:

- Any noise limit/s breaches
- Recommendation of acoustic mitigation required
- Confirmation of implementation of mitigation measures and evidence of noise limit/s conformance.

The noise survey information shall be provided within 8 weeks (unless extended with Causeway Coast and Glens Borough Council) further to a written request from the Council from the date of the development becoming fully operational.

Reason: In the interests of residential amenity.

16. Within 2 weeks of the Council being notified of a reasonable noise complaint, from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the permitted development operator shall at his/her expense employ a suitably qualified and competent person to undertake a noise survey in order to:

- Assess the level of noise immissions from the permitted development to demonstrate conformance with the acoustic design standards as per Condition 5.
- The duration of such monitoring shall be sufficient to provide comprehensive information on noise levels with the development operating at the maximum capacity.
- Details of the noise monitoring survey shall be submitted to Causeway Coast and Glens Borough Council for written approval prior to any monitoring commencing.
- 2 weeks prior notification of the date of commencement of the survey shall be provided.

The noise survey information shall include detail of:

- Any noise limit/s breaches
- Recommendation of acoustic mitigation required
- Confirmation of implementation of mitigation measures and evidence of noise limit/s conformance.

The noise survey information shall be provided within 4 weeks (unless extended with Causeway Coast and Glens Borough Council) further to a written request from the Council.

Reason: In the interests of residential amenity.

17. All hard and soft landscape works shall be carried out in accordance with the details shown on Drawing No. 02B date received 28th January 2019, the appropriate British Standard, the relevant sections of the National Building Specification - NBS (Landscape) and plant material with the National Plant Specification - NPS, prior to the operation of the approved development.

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

18. The existing planting (trees and vegetation) located along the southern side of the access laneway (east of No. 62a Benvardin Road) shall be retained and allowed to grow on.

Reason: In the interest of visual amenity and provide screening of the development.

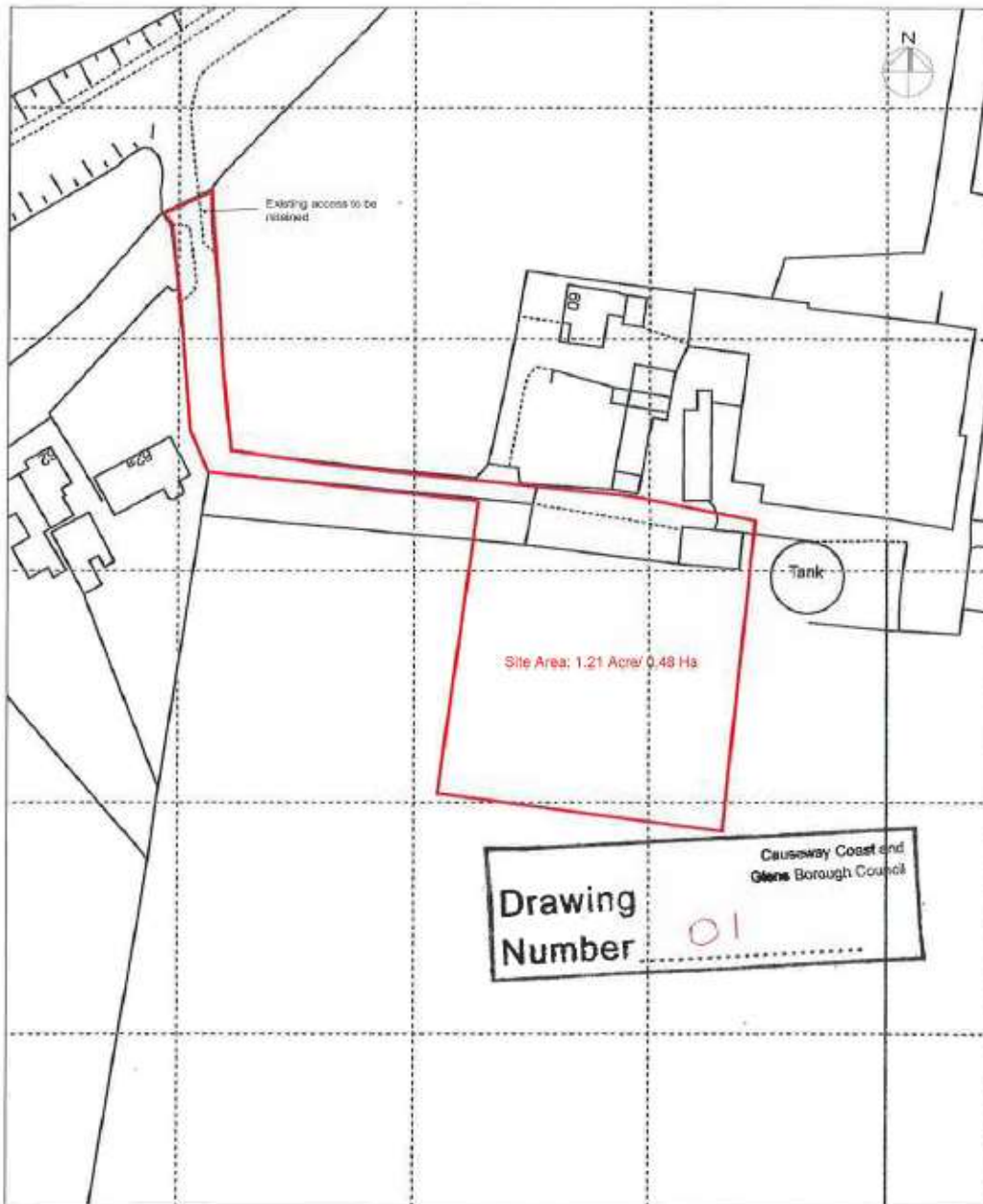
19. During the first available planting season after the commencement of development a hawthorn/natural species hedge shall be planted in a double staggered row 200mm apart, at 450mm spacing, 500mm along the western boundary of the site as outlined in red on Drawing No. 01A date received 5th September 2018.

Reason: In the interest of visual amenity.

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

Site Location Map



Site Location Map **Scale : 1:1250**

OS REF. 01316NE
 CROWN COPYRIGHT RESERVED
 LICENCE NUMBER: 2341
 SITE AREA: 0.48ha
 SITE BOUNDARY ———

Planning Office
 RECEIVED
 26 JUN 2018
 File No. 2018/0809
 Causeway Coast and
 Glens Borough Council

PRELIMINARY UNCONTROLLED DRAWING FOR DISCUSSION OF OUTLINE PROPOSALS ONLY. Subject to site survey, utilities searches, legal boundary and all statutory approvals.

A REVISION	PLANNING AMENDMENTS DESCRIPTION	26/06/18 DATE	CDR: CDR BY: CDR
---------------	------------------------------------	------------------	---------------------

MONTGOMERY / IRWIN

7-8 Stone Row,
 Coleraine,
 BT52 1EP
 T: 028 72334400
 E: info@architects.com
 W: www.m-i-architects.com

Project Title:
 FEASIBILITY - Dog Kennel development at
 Bernárdin Farm, Ballytoogy.

Client:
 Amy & Jason Molihallon

Drawing Title:
 GENERAL ARRANGEMENT
 Location Map

Drawn By: CDR AUR 18	Scale: 1:1250@A4	Sheet No. / Total: 18-115_B01 / A
----------------------------	---------------------	--------------------------------------

THIS DRAWING IS COPYRIGHTED BY MONTGOMERY IRWIN ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF MONTGOMERY IRWIN ARCHITECTS.

