



<b>Title of Report:</b>	<b>Planning Committee Report – LA01/2023/0282/F</b>
<b>Committee Report Submitted To:</b>	<b>Planning Committee</b>
<b>Date of Meeting:</b>	<b>22<sup>nd</sup> November 2023</b>
<b>For Decision or For Information</b>	<b>For Decision – Council Interest Item</b>
<b>To be discussed In Committee YES/NO</b>	<b>No</b>

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

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

<b>Legal Considerations</b>	
Input of Legal Services Required	<b>NO</b>
Legal Opinion Obtained	<b>NO</b>

<b>Screening Requirements</b>	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:** LA01/2023/0282/F **Ward:** Ballymoney East. Ballymoney North.

**App Type:** Full Planning

**Address:** Ballymoney High Street, Townhead Street, Linenhall Street, Charlotte Street and Church Street High Street, Ballymoney.

**Proposal:** The proposed project involves enhancing the public realm by renovating the current paving and kerbing, installing new street furniture such as seating, street lights, litterbins, planters, and cycle stands. Additionally, the plan includes redesigning the current car parking configuration, along with all the necessary associated works.

**Con Area:** Ballymoney Town **Valid Date:** 16/3/2023

**Listed Building Grade:** N/A **Target Date:**

**Agent:** Nicholas O'Dwyer. 15 Downshire Road, Newry.

**Applicant:** Causeway Coast and Glens Borough Council, 66 Portstewart Road, Coleraine, BT52 1EY

**Objections:** 0 **Petitions of Objection:** 0

**Support:** 0 **Petitions of Support:** 0

**Non-Committal:** 2

## Executive Summary

- Planning permission is sought for enhancing the public realm at Ballymoney High Street / Townhead Street by renovating the current paving and kerbing, installing new street furniture such as seating, street lights, litterbins, planters, and cycle stands. Additionally, the proposal includes redesigning the current car parking configuration, along with all the necessary associated works.
- The application site is located at High Street, Townhead Street, Linenhall Street, Charlotte Street and Church Street High Street, Ballymoney.
- The application has been assessed against the relevant policies within the NAP, SPPS, PPS2, PPS3, PPS 15 and DES2 of A Planning Strategy for Rural Northern Ireland.
- Consultation has been carried out with DFI Roads, NI Water, DFI Rivers, Environmental Health Department, NI Electricity, Historic Environment Division (HMU & HBU) and Conservation Section. No objections raised by any consultee.
- Three representations have been received in relation to this application.
- Approval is recommended subject to conditions.

**Drawings and additional information are available to view on the Planning Portal- <https://planningregister.planningssystemni.gov.uk/>**

## **1 RECOMMENDATION**

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

## **2.0 SITE LOCATION & DESCRIPTION**

- 2.1 The application site extends to approximately 0.52 Ha and incorporates the existing public realm within part of Ballymoney Town including footpaths, roadways and street furniture centred on the northern extent of Main Street at the junction with Church Street and Charlotte Street, extending north to include part of High Street, Townhead Street and a small extent of the junction at Linenhall Street.
- 2.2 The application site lies within Ballymoney Town, forming part of the northern extent of the designated Town Centre as defined within the Northern Area Plan 2016. It is also located within the designated Conservation Area and within a defined area of archaeological potential. The site comprises part of the historic core of Ballymoney Town, primarily commercial in character and dominated by the clock tower building on the corner of Main Street / Charlotte Street and the Town Hall prominently sited between Townhead Street and High Street, both of which are listed.

## **3.0 RELEVANT HISTORY**

D/1992/0340 - Extension of footpath and associated hard landscaping. Junction of Charlotte Street/ High Street Ballymoney. Permission Granted.

D/1993/0275 - Environmental Improvements and alterations to street frontage. Main Street Between Church Street and Castle Street Junctions Ballymoney. Permission Granted.

D/1997/0114 - Alterations to street layout. Church Street Ballymoney. Permission Granted.

D/2002/0549/F - Proposed restoration of existing Town Hall building and extension of existing Town Hall which includes a new 'Arts Centre'. 26 & 28 High Street, Ballymoney, Co Antrim, BT53 6AQ. Permission Granted.

D/2006/0131/F - Proposed 71 apartments and 9 townhouses with retail units and associated parking, roadworks and landscaping. Proposed extension to 25-27 High Street, 6-22 Linenhall Street, 2-10 Charles Street, Cinema on High Street, 25-27 High Street, Ballymoney. Permission Granted.

D/2008/0065/F - Extension of public car park over existing commercial premises and alterations to car park and associated landscaping. Lands at and immediately abutting Townhead Street Car Park, Ballymoney. Permission Granted.

D/2009/0100/LB - Alteration of existing toilets. Refurbishment incorporating a disabled wc. 2 Charlotte Street, Ballymoney. Consent granted.

D/2014/0127/LBC - Proposed internal and external redecoration together with repairs to stained glass window. Ballymoney Town Hall, High Street, Ballymoney.

LA01/2017/0055/F -Alterations to shop front as part of the Ballymoney revitalise scheme. 13 High Street, Ballymoney. Permission Granted.

## **4.0 THE APPLICATION**

- 4.1 The application seeks full planning permission for an environmental improvement scheme described as “enhancing the public realm by renovating the current paving and kerbing, installing new street furniture such as seating, street lights, litterbins, planters, and cycle stands. Additionally, the plan includes redesigning the current car parking configuration, along with all the necessary associated works”.

#### 4.2 The works as proposed include:

- Resurfacing of proposed works including stone paving flags and paving setts.
- Feature paving details relating to Ballymoney Heritage trail at Old Bank House, Town Hall and Clock Tower (listed buildings).
- Widening of footpath on eastern side of High Street (opposite war memorial) and provision of tactile paving at crossing area (dropped kerbs).
- Remainder of eastern footpath position on High Street to junction with Linenhall Street remains unchanged.
- Repositioning of bus stop area on High Street approximately 4m north.
- Removal of trees and reconfiguration of central island at Townhead Street / High Street junction (immediately s.west of town hall).
- Widening of footpaths both sides of Townhead Street and provision of tactile paving at crossing area (dropped kerbs).
- Taxi rank north of junction with Linenhall Street outside 23-27 High Street remains.
- Taxi rank repositioned to approximately 13m from junction with Church Street (no reduction).
- Reduction in on-street restricted parking south of Linenhall Street junction (reduced to 2 spaces).
- Removal of central islands (including trees, signage and streetlights) from High Street (between Church St and Linenhall Street junction).
- Widening of western footpath on High Street between Townhead Street and Charlotte Street.
- Reduction of on-street parking along High Street between junction with Charlotte Street and Townhead Street from 12 parking spaces to 11, (2 disabled spaces remain, 1 repositioned).
- Retention of tree and planter on pedestrian area at Charlotte Street / High Street junction.
- Retention of street trees either side of Church Street and junction with High Street.
- Widening of footpaths at all junctions at intersection of High Street / Main Street/ Charlotte Street / Church Street.

- Tactile paving / dropped kerbs to provide crossing points at junctions.
- Proposed planting of trees within urban drainage pit (3 along western side of Townhead Street).
- Proposed street trees within pedestrian areas either side of High Street between junction with Linenhall Street and Church Street.
- New lighting columns repositioned along wither side of High Street.
- Feature Lighting column positioned on pedestrian area at junction with High Street / Linenhall Street.
- Removal and replacement of bollards where necessary.
- Provision of cycle stands.
- Provision of timber / steel benches.
- Replacement / provision of litter bins.

## 5.0 PUBLICITY & CONSULTATIONS

- 5.1 **External:** All neighbours identified for notification within the terms of the legislation were notified on 26/4/2023 and 20/10/2023. The application was advertised on 22/3/2023 and 28/4/2023 (Revised P1 Form – amended applicant details).

No objections have been received to this application.

### 5.2 Internal:

NIW - No Objections

Roads - No Objections.

DFI Rivers – No Objection.

EHD - No objections.

NIE - No objections.

HED (HMU) - No objections subject to conditions.

HED (HBU) - No objections subject to conditions.

Conservation Section – 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

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)

Planning Policy Statement 2: Natural Heritage

Planning Policy Statement 3: Access, Movement and Parking.

Planning Policy Statement 6: Planning, Archaeology and the Built Heritage.

Planning Policy Statement 15: Planning and Flood Risk

A Planning Strategy for Rural Northern Ireland

Ballymoney Conservation Area Guide



## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this full application is the principle of development, impact on townscape, the conservation area and listed buildings as well as access / parking impact, and drainage issues.

### **Principle of Development**

- 8.2 The site comprises part of the historic core of Ballymoney Town centred on the Diamond incorporating High Street, part of TownHead Street and small sections of Linenhall Street, Charlotte Street, Church Street and Main Street.
- 8.3 The site falls within Ballymoney Conservation Area and includes a number of landmark buildings including the Clock Tower, Town Hall and Old Bank House all of which are listed buildings. The immediate setting is defined by the historic cruciform street pattern, surviving from the Eighteenth Century which converges on the Clock Tower, considered a prominent and key building within the Conservation Area. High Street extends north, rising to the focal point of the Town Hall which sits elevated above the historic centre. As part of the designated town centre the area is primarily commercial in character.
- 8.4 As the proposal falls within Ballymoney Town and Conservation Area the proposal falls primarily to be considered under the SPPS, Policy DES2 of a Planning Strategy for Rural Northern Ireland (PSRNI) and PPS6 - Planning, Archaeology and the Built Heritage.
- 8.5 Proposed alterations include the re-design of the central High Street core with the removal of central islands, extension of existing pedestrian footpath areas, upgrading of surfaces and paving using natural stone setts and kerbs, reconfiguration of on-street parking, and replacement / repositioning of streetlighting, litter bins and seating areas. The proposal is considered acceptable in principle subject to consideration of the historic context and appropriate use of materials.

## **Visual Amenity**

- 8.6 Policy DES2 of the PSRNI requires that development proposals in towns and villages be sensitive to the character of the area surrounding the site in terms of design, scale and the use of materials.
- 8.7 Although relating to a large area, the nature of the works is relatively minor in terms of visual impact and relates primarily to reconfiguration and resurfacing of footpaths and roadways with the replacement of some existing street furniture, lighting columns and trees. The proposed works do not impact on any existing buildings beyond their setting, including a number of listed buildings. The proposed works provide a comprehensive scheme composed of good quality materials and well designed street furniture. Additional planting is proposed to compensate for the loss of a small number of street trees and overall the scheme is considered appropriate to the character and context of the area subject to consideration of the impact on the historic environment including the Conservation Area and Listed Buildings.

## **Historic Environment**

- 8.8 Based on the historical context, including listed buildings, it is important that any proposed scheme be respectful to this context and sympathetic to the historic setting and surrounding heritage assets. Simplicity in design and the use of quality of materials are key factors.
- 8.9 For any area designated as a conservation area, special attention must be paid to the desirability of preserving or enhancing its character or appearance and policy comprises a presumption against the grant of planning permission where development proposals would conflict with this requirement.
- 8.10 The justification and Amplification of Policy BH12 of PPS6 also states that the use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape. It should also, as far as possible, fit into the “grain” of the conservation area, for example, by respecting historic layout, street patterns or existing land form.

- 8.11 The application respects the existing urban grain and relates to alterations to public pedestrian areas and roadways as well as replacement / relocation of street furniture including streetlighting, benches, bins etc.
- 8.12 A number of Environmental Improvement schemes have been implemented in the streets and public open spaces of Ballymoney town centre and Conservation Area, mainly during the period of the mid-1990's. At this time the schemes helped transform the appearance of the greater part of the town centre and Conservation Area, creating a much safer and more pleasant environment for pedestrians. These works involved new paving surfaces, introduced speed control ramps and traffic regulating elements within the Conservation Area/ town centre and included the introduction of a co-ordinated range of cast-iron street furniture, amenity street lighting and the erection of street nameplates and plaques identifying places of particular historic and local interest. In addition, it included tree planting and the removal of unsightly overhead cables. The current condition of the pavement and surfaces raise concern in visual terms with the upgrading and improving of the appearance of the town centre streets considered an essential part of the regeneration process to improve the Conservation Area setting.
- 8.13 The realignment and resurfacing of footpaths utilises the following materials (See Annex B):
- Caithness stone paving flags, natural riven finish for the majority of footpaths / pedestrian areas (Blue, Grey variable Devonian Sandstone).
  - Caithness stone paving sett band defining pathway entrances to the majority of properties within the subject site (Blue, Grey variable Devonian Sandstone).
  - Caithness stone feature paving flags (Buff Devonian sandstone) and setts band (Grey Devonian Sandstone) to define additional heritage information.
  - Caithness stone paving setts to define around planters and front edge of a number of properties fronting onto public footpaths.
  - Natural stone setts for vehicular entrances existing within subject site.
  - Granite kerbs.

- 8.14 Proposed street furniture includes:
- 8m high tapered lighting columns with carriageway lantern and back facing footpath lantern.
  - Timber benches on granite planters.
  - Timber / steel freestanding benches.
  - Powder coated bollards.
  - Powder coated litter bins.
  - Galvanised steel cycles stands.
- 8.15 The use of a single range of product as proposed comprises a simple form and an appropriate finish for the Conservation Area. Conservation Section has welcomed the principle and scale of the works involved which are generally considered to enhance the Conservation Area setting involving the use of quality materials such as natural stone setts and kerbs.
- 8.16 The proposed plans clearly identify all existing street features and indicates those features to be retained/removed/replaced. The majority of existing street furniture is to be removed and replaced, with the only main features of historic interest identified being the bronze plaques, which are to be retained. This approach avoids unnecessary visual clutter of street furniture within the Conservation Area. New proposed seating and street furniture (Detail Sheet 7) is of a more contemporary design but involves quality finishes and materials appropriate to the Conservation Area setting.
- 8.17 The proposed lighting scheme maintains uninterrupted views through to landmark buildings within the Conservation Area.
- 8.18 The use of appropriately positioned street bollards rather than railings allows for a simpler, less visually cluttered appearance and creates open views through the streetscape.
- 8.19 Additional tree planting will achieve a more balanced tree lined avenue effect along High Street.
- 8.20 Plans include the indication of tables and chairs outside cafes. However, it should be noted that the current proposal relates only to the environmental improvement works as described and

a use of this nature on the public footpath may require separate consent.

- 8.21 Conservation Section advises that the proposal is considered acceptable in terms of the impact on the Conservation Area subject to clarification regarding the use of recessed frames within paving for services. The agent has confirmed that it is proposed to provide recessed frames for services within the Caithness Stone Paving but that this requires separate DFI Roads approval as the completed areas will be adopted. If acceptable to DFI Roads, covers will be recessed where possible and infilled with the Caithness Stone Paving. Regardless of which option is provided all service covers will be installed flush with the new Caithness Paving.
- 8.22 The site is within an area of archaeological potential as defined by the Northern Area Plan and also affects the setting of a number of listed buildings. Policy BH11 of PPS6 states that planning permission which would adversely affect the setting of a listed building will not normally be permitted. Policy BH4 of PPS6 identifies the relevant policies for archaeological mitigation measures for development affecting sites known to contain archaeological remains.
- 8.23 HED (Historic Buildings Unit) has been consulted and are content that the proposed works are acceptable in terms of the policy requirements of the SPPS and PPS6 relating to the impact on the setting of listed buildings.
- 8.24 The site represents the historic core of Ballymoney settlement with both above and below-ground archaeological evidence of its development. It is possible that below-ground remains may be encountered during the course of development works. Therefore, archaeological mitigation under Policy BH4 of PPS 6 is warranted.
- 8.25 In support of the application a Programme of Archaeological Works has been submitted. HED (Historic Monuments Unit) has been consulted and considered the impacts of the proposal as well as reviewed the Archaeological Programme of Works document dated 22.9.23. HED are content to agree this proposed programme of works and the archaeological

mitigation strategy contained within it. HED is content that the proposal satisfies PPS 6 policy requirements subject to conditions for the agreement and implementation of a developer-funded programme of archaeological works. This is to identify and record any archaeological remains in advance of new construction, or to provide for their preservation in situ, as per Policy BH 4 of PPS 6. Conditions are proposed.

### **Natural Heritage**

8.26 The proposal is located in an urban context within the designated town centre and Conservation Area. No works are proposed to any existing buildings and as such the potential impact on habitat or species is negligible. A full detailed Arboricultural Tree survey has been provided along with a Tree Protection Plan. The report has identified 14 existing trees, mainly dating from around 25 years from previous Environmental Improvement works. The report indicates that a number of these urban trees are growing in sub-optimal conditions that have contributed to the poor condition of some of the cherry trees, in particular. The report and proposed works will result in the necessary removal of trees 4-11 (as identified) to facilitate the new works and removal of the island. However, the poor existing condition of these trees is acknowledged. The new works will also allow for more appropriate replacement tree types and tree pits to be provided with a number of existing trees retained. Proposed planting will mitigate the loss of existing trees required to facilitate the removal of the central islands and will benefit the setting of the Conservation Area.

### **Access / Parking**

8.27 Although pedestrian areas are widened / altered including adjacent road junctions, vehicular access and traffic routes remain generally unchanged and facilitated within the proposed scheme. There is no loss of disabled car parking spaces although one of the two existing spaces located at the northern end of High Street is relocated to opposite the junction with Linenhall Street providing improved disabled access over a wider area.

- 8.28 Some loss of restricted on-street parking south of Linenhall Street junction is proposed (reduced to 2 spaces). However, the town centre is well served by a number of existing public car parks within easy walking distance (including Town Head, Church Street and Castle Street). The loss of a small number of on-street parking spaces will have negligible impact on access to the existing town centre and commercial premises. Existing taxi ranks and bus-stop provision remains generally unchanged with some minor repositioning to facilitate additional pedestrian areas and improved visibility at junctions.
- 8.29 The proposed scheme will necessitate works over an approximate 34-week period, completed on a phased basis with no closure of existing vehicular access along High Street while access to existing commercial premises will remain.
- 8.30 DFI Roads has been consulted regarding the proposed works and alteration to the public roadway and public footpaths. An additional 10% of paving materials is necessary for any future replacement to be held in the local Section Office. No objections have been raised subject to a proposed condition.

### **Drainage**

- 8.31 The site does not lie within the 1 in 100 year fluvial or 1 in 200 year coastal flood plain and there are no watercourses within the site which are designated under the terms of the Drainage (Northern Ireland) Order 1973. The Flood Maps (NI) indicate a predicted surface water hazard (pluvial) affecting a minor area at the junction of Main Street with Church Street. PPS 15 FLD3 states that a Drainage Assessment will be required for all development proposals that exceed any of the outlined thresholds. The current application proposes realignment and resurfacing of existing areas of hard surfacing including footpaths and roadways. As the proposal does not comprise new buildings and/or hard surfacing exceeding 1000m<sup>2</sup> a Drainage Assessment is not required. It remains a matter for the applicant to complete their own assessment of flood risk and construct the proposal in a manner that minimises flood risk to the proposed development and elsewhere.

## **Amenity**

8.32 The site is located within the town centre and although primarily commercial in use, a small number of residential premises exist within the site context. The proposed works have the potential to create disturbance from noise, vibration, and dust. However, subject to appropriate site management any potential issues can be satisfactorily controlled. Consultation has been carried out with the local Environmental Health Department who advise that the applicant should ensure that all plant and equipment used in connection with the proposal are situated, operated, and maintained to prevent unacceptable transmission of noise and odour and that suitable dust mitigation measures are employed.

## **Habitats Regulations Assessment**

8.33 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.

## **Representations**

8.34 Two representations have been received in relation to the potential impact on existing commercial premises from any amendments to disabled parking facilities and the undertaking of works. The existing number of disabled spaces remain. The extent of restricted on-street parking is reduced but will not have a significant impact on existing parking facilities. The proposed works has the potential to cause some disruption but is proposed to be completed on a phased basis and does not indicate that the closure of any premises would be necessary. The exact scheduling and duration are matters for the applicant and contractor within the parameters of any planning approval.



## **9.0 CONCLUSION**

- 9.1 The proposal provides environmental improvements to the historic core of Ballymoney Town providing reconfiguration and re-surfacing of footpaths and roadways as well as replacement and upgrading of lighting and street furniture. The proposal will improve accessibility and safety while enhancing the character and setting of the Conservation Area including a number of landmark buildings which are listed. The proposal incorporates the use of quality materials and a simple, comprehensive palette in keeping with the character of the area and relevant designations. The proposal is considered acceptable having regard to the Area plan and all other relevant planning policies and material considerations.

## 10.0 Conditions and Informatives

1	<p>The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p>
2	<p>No other development hereby approved shall commence prior to the provision of vehicular road junctions, including visibility splays and any forward sight distance in accordance with Drawing no 16A date received 19th October 2023. The area within the visibility splays and any forward sight line shall be kept clear 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.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.</p>
3	<p>No site works of any nature or development shall take place other than in accordance with the agreed Archaeological Programme of Works document dated 22.9.23 and published on the Consultee Hub on 5.10.23.</p> <p>Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.</p>
4	<p>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 agreed Archaeological Programme of Works. These measures shall be implemented and a final archaeological report shall be submitted to Causeway Coast &amp; Glens Borough Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Causeway Coast &amp; Glens Borough Council.</p>

	<p>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.</p>
5	<p>All planting comprised in the approved details of drawing No 06A published 16/10/2023 shall be carried out during the first planting season following the commencement of the development and any trees or shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p>
6	<p>No retained tree as indicated on drawing No 24, published 16/10/23, other than those required for the purpose of carrying out development as indicated on the approved Drawings, shall be, cut down, uprooted or destroyed, or have its roots within its root protection area damaged or subject to any soil level changes, without the prior written consent of the Council, other than in accordance with the approved plans and particulars of this application. Development will be taken to include the main development, any associated buildings, access and service provision.</p> <p>Reason: To ensure the retention of trees and to the ensure continuity of the landscape amenity afforded by these trees.</p>
7	<p>All Arboricultural work shall be implemented in accordance with the submitted Tree Survey Report by Dr Philip Blackstock, associated Arboricultural Method Statement and Tree Protection Drawing No 24, published on 16/10/23 and shall be carried out in accordance with BS5837 (2012) 'Trees in Relation to Construction'. Any remedial works to be carried out by a competent Tree Surgeon, preferably an Arboricultural Association approved contractor.</p> <p>Reason: To ensure the continuity of amenity afforded by existing trees and provision of a professional standard of workmanship.</p>

8	<p>Prior to any development on site, all trees identified to be retained as indicated on the approved Drawings, must have their roots protected, as per the measures detailed in Tree Protection Drawing Nos 24. The erection of fencing required for the protection of retained trees shall be undertaken in accordance with BS5837 (2012) 'Trees in Relation to Construction'. The fencing must be in place before any equipment, machinery or materials are brought on to the site for the purposes of the approved development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. No materials shall be stored or fires lit within these Root Protection Areas in accordance with this condition. The ground levels within these areas shall not be altered, nor shall any excavation be made or any other works carried out, other than in accordance with the approved plans and particulars of this application.</p> <p>Reason: To protect the sensitive roots of the trees to be retained and ensure their future health and vitality.</p>
9	<p>If during the proposed development, any ground contamination is encountered, all works on the site shall cease. Causeway Coast &amp; Glens Borough Council Environmental Health Department shall be informed and sufficient information to assess potential risks arising from the former use of the land shall be submitted. Any necessary mitigation / remediation measures shall be clearly specified and any work undertaken by suitably competent persons and in accordance with current government guidance.</p> <p>Reason: In the interest of public health.</p>
10	<p>No construction shall be made, trees planted or other obstruction made within 3 metres (or 1.5 times the depth; whichever is greater) of sewers. A diversion may be necessary.</p> <p>Reason: To prevent disturbance / damage to existing sewers and in the interest of public safety.</p>
11	<p>No construction shall be made, trees planted or other obstruction made within 3 metres of watermains up to 180mm diameter, 4 metres of watermains between 181-350mm diameter or 6 metres of watermains between 351-600mm</p>

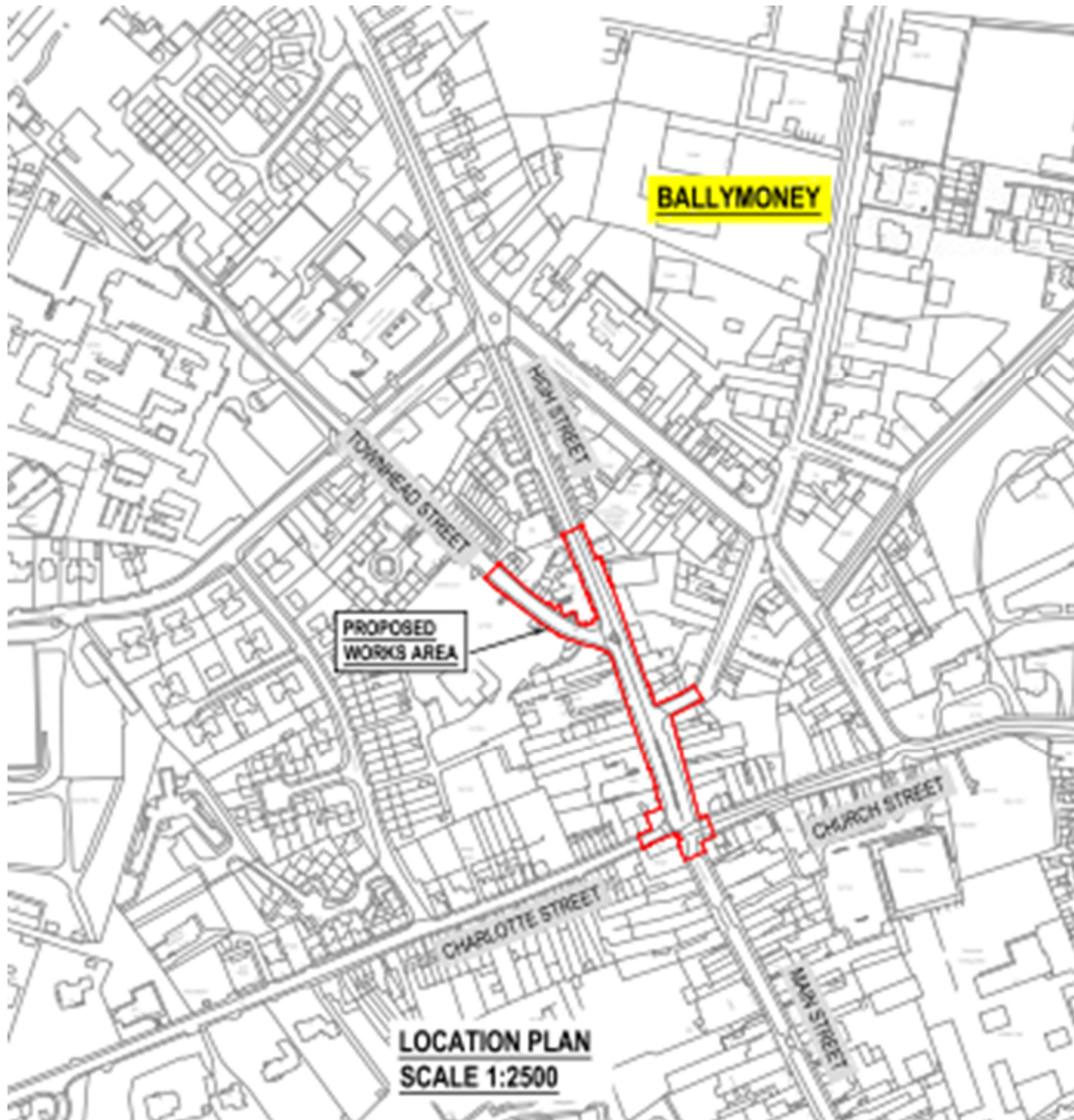
	<p>diameter. Any construction near to watermains greater than 600mm requires consultation and approval from NI Water. A diversion may be necessary.</p> <p>Reason: To prevent disturbance / damage to existing watermains and in the interest of public safety.</p>
12	<p>The development hereby approved shall not commence until all drainage works on-site and off-site have been submitted, approved and constructed by developer and the relevant authority.</p> <p>Reason: To safeguard the site and adjacent land against flooding and standing water</p>

### Informatives

1	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.
2	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.
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	Sufficient time should be allowed in advance of the commencement of site works for your archaeological consultant to obtain an archaeological excavation licence.
6	Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973 and consult the

	Rivers Agency of the Department of Agriculture accordingly on any related matters.
7	Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
8	Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
9	If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.
10	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 <a href="https://planningregister.planningsystemni.gov.uk/simple-search">https://planningregister.planningsystemni.gov.uk/simple-search</a>

## Annex A - Site Location









Caithness Paving Slabs.  
60mm (+/-5mm) thick in various unit sizes.  
Colour: Blue, Grey, Buff devonian sandstone  
Finish: Natural riven split (top / bottom), sawn (edges).  
10mm joints (6mm min, 10mm max).  
Paving to be staggered by a minimum of 100mm to adjoining slab. Joint and edging to be 200mm minimum  
Slab sizes  
450mm(W) x 600-900 (L) x 60mm (+/-5mm) (D) (62%)  
300mm(W) x 450-600 (L) x 60mm (+/-5mm) (D) (27%)  
200mm(W) x 300-500 (L) x 60mm (+/-5mm) (D) (11%)



CAITHNESS PAVING DETAIL  
Scale 1:20@A1



# Annex D - Lighting Columns including Feature Lighting Column.

BALLYMONEY PUBLIC REALM ENVIRONMENTAL IMPROVEMENTS

**8M HIGH LIGHTING COLUMN**  
ELEVATION 1:20(9A)

**8M FEATURE LIGHTING COLUMN**  
ELEVATION 1:20(9A)

**8M FEATURE LIGHTING COLUMN**  
ELEVATION 1:20(9A)

**8M FEATURE LIGHTING COLUMN VISUALISATION**

**PRECEDENT**  
THE FEATURE LIGHTING COLUMN IS A DISCREETIVE LIGHTING ELEMENT... (text describing the precedent image of a decorative light fixture)

**NOTES:** REFER TO MECHANICAL & ELECTRICAL ENGINEERS DETAILS AND SPECIFICATION FOR FURTHER INFORMATION ON COLUMNS, LANTERNS, CONNECTIONS AND ALL OTHER ELECTRICAL INFORMATION RELATING TO THE STREET LIGHTS FOR ALL CONCRETE FOUNDATIONS REFER TO STRUCTURAL ENGINEERS DRAWINGS

REV	DATE	BY	CHKD	DESCRIPTION
1	2021/24/01	MM	MM	ISSUED FOR PERMIT

Causesway Coast & Glens Borough Council  
PLANNING  
PROJECT TITLE: BALLYMONEY PUBLIC REALM ENVIRONMENTAL IMPROVEMENTS  
CLIENT: CAUSESWAY COAST AND GLENS BOROUGH COUNCIL  
SITE TITLE: DETAILS SHEET 1  
JOB No.: 2021/24/01  
Scale: 1:20  
Date: 2021/01/24  
Rev: 1  
Status: Issued  
Drawn: MM  
Checked: MM

GMI Design Associates



# Annex F - Heritage Trail Feature Paving

**Caithness Paving Detail**  
Scale 1:20@A1

**FEATURE BANDING & TREE PIT DETAIL**  
Scale 1:20@A1

**NATURAL CASTING**  
The image above shows an example of water jetted stone...  
Natural casting is a specialized high pressure erosion process that allows individual stone materials, typically granite and sandstone, with outstanding natural stone materials and/or textures to create striking and beautiful designs. The part of the American process, which is the natural casting process, the casting requirements for small and large scale construction projects, design and private domestic projects as well as residential and public art commissions.

**Caithness Paving Stone**  
Colour: Caithness paving  
Finish: Sand blasted (top, lower portion & edges)  
Stone parts: Stone mix, Stone mix  
Paving to be staggered by a minimum of 100mm to adjoining flag. Joint and edging to be 200mm minimum

**Caithness Paving Stone**  
Stone mix: 100mm (L) x 100mm (W) x 20mm (D) (80%)  
Stone mix: 100mm (L) x 100mm (W) x 20mm (D) (20%)  
Stone mix: 200mm (L) x 300mm (W) x 40mm (D) (80%)  
Stone mix: 200mm (L) x 300mm (W) x 40mm (D) (20%)

**Caithness Paving Stone**  
Stone mix: 100mm (L) x 100mm (W) x 20mm (D) (80%)  
Stone mix: 100mm (L) x 100mm (W) x 20mm (D) (20%)  
Stone mix: 200mm (L) x 300mm (W) x 40mm (D) (80%)  
Stone mix: 200mm (L) x 300mm (W) x 40mm (D) (20%)

A	Double edging kerbs omitted from paving bands	FINAC	C.A.	04.11.2023
<p><b>Causeway Coast &amp; Glens Borough Council</b></p>				
PLANNING				
PROJECT TITLE				
BALLYMONEY PUBLIC REALM ENVIRONMENTAL IMPROVEMENTS				
CLIENT: CAUSEWAY COAST AND GLENS BOROUGH COUNCIL				
BIM TITLE				
DETAILS SHEET 3				
BIM No.	PA2303	Revision	A	
JOB No.	Scale	Date	Drawn	Checked
2021240	As shown @ A1	FEBRUARY 2023	MC	CA
<p><b>G/M Design Associates</b></p>		28 SERENASIDE GARDENS LTD 20 LINDSEY ROAD VULMURNE, BT12 7JH www.g-m-design.com Tel: 028 763 56138 Email: gromdesign@design.co.uk		