

# Addendum

## LA01/2018/1562/F

### 1.0 Update

- 1.1 The Site Layout Plan Drawing 08 Rev 2 dated 19<sup>th</sup> June 2020 shows reference to the previously approved housing development (Ref: C/2005/0239/F) adjacent the application site. Accompanying notes state that this planning permission is extant. As this matter is not relevant to the subject application, the Planning Department requested that the layout and notes be removed from relevant drawings. A revised site layout plan Drawing 08 Rev 3 and a revised Landscape Plan Drawing 71 Rev 2 both dated 22<sup>nd</sup> September has now been received which has resolved this issue.
- 1.2 A revised P1 form was submitted on 18<sup>th</sup> September 2020 which changes the description to “Proposed residential development comprising 55 no. dwellings including 31 no. detached, 22 no. semi-detached (15 with garages) and 2 no. bungalows, landscaping, open space, car parking and all associated site and access works (amendment to previous C/2005/0239/F)”. This change, which relates solely to the number of specific dwelling types, is acceptable and matches up with the Site Layout Plan submitted. This change does not require any further neighbour notification or advertisement.
- 1.5 A further condition is added which relates to the proposed railings along the frontage of the site onto Mountsandel Road. This condition is;
  31. The proposed black metal boundary railings and boundary hedgerow/planting located along the Mountsandel Road frontage of the site as shown in Drawing number 08 Rev 3 date stamped 22<sup>nd</sup> September 2020 shall be constructed before the occupation of the first dwelling hereby approved.

Reason: In the interests of visual amenity.

1.6 A further condition is added which relates to the finishes for the proposed Private Drives. This condition is;

32. All Private Drives as annotated on Drawing Number 08 Rev 3 dated 22<sup>nd</sup> September 2020 shall be finished with Acheson & Glover Plaza 'Salt' paving with Pepper border or other similar finish to be agreed in writing with the Planning Authority.

Reason: In the interest of visual amenity.

1.7 Condition 28 of the Planning Committee Report is changed to;

28. Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and/or re-enacting that Order, no extension, enlargement (including alteration to roofs) or the construction of external buildings, structures, walls or fences shall be carried out to the dwellings at plots 5, 26, 27, 28, 29, 32, 33, 36, 37, 40, 41 and 55 hereby permitted without the grant of a separate planning permission from the Council.

Reason: In the interests of private amenity.

1.8 As an amended Site Layout Drawing No. 08 Rev 3, Landscaping Plan Drawing Number 71 Rev 2 and Landscape Management Plan Doc 4B all dated 22<sup>nd</sup> September has been submitted Conditions 2, 3, 4 and 27 of the Planning Committee report need updated accordingly. These conditions are changed to;

2. All soft and hard landscaping incorporated in the stamped approved Drawing No.08 Rev 3 bearing Planning Authority date stamp 22<sup>th</sup> September 2020 and 71 Rev 2 bearing the date stamp 22<sup>nd</sup> September 2020, shall be completed in accordance with these plans and the appropriate British Standard or other recognised Codes of Practice before occupation of the first residential unit in the development.

Reason: To ensure the provision of a high standard of landscape and adequate amenity space, consistent with Planning Policy Statement 7 'Quality Residential Environments'.

3. The proposed open space and amenity areas identified on the stamped approved Drawing No.08 Rev 3 bearing Planning Authority date stamp 22<sup>nd</sup> September 2020 and 71 Rev 2 bearing

the date stamp 22nd September 2020 and the Landscape Management and Maintenance Plan Doc 4B, bearing the date stamp 22nd September 2020, shall be carried out prior to the occupation of the dwellings hereby approved or as otherwise agreed in writing with the Council.

Reason: In the interest of visual and residential amenity.

4. Details of the maintenance and management of the open space communal areas and landscaped areas shall be carried out in accordance to Landscape Management and Maintenance Plan Doc 4B date stamped 22nd September 2020.

Reason: To ensure the establishment and continuity of the approved open space, communal areas, and amenity areas through the long term maintenance to achieve a quality residential development.

27. The proposed 2.4 metre high screen walls as shown in drawing number 08 Rev 3 date stamped 22nd September 2020 shall be constructed before the commencement of the dwellings at sites 5-9.

Reason: In the interests of private amenity.

### **3.0 Recommendation**

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to approve the application in accordance with Paragraph 1.1 of the Planning Committee report.