

# Erratum

## LA01/2019/0326/F

Please note an error in paragraph 4.2 of the Planning Committee Report in relation to the height of the building;

i) Para 4.2 states building is 4.5m high but para 8.7 states building is 4.6m high. The building is 4.6m in height.

ii) Condition 7 has been amended as below;

The existing natural screenings, along the western and southern boundaries of this site, shall be permanently retained, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.

Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.

iii) Additional Condition 8 has been provided;

The proposed floor level of the development should be set a minimum of 600mm above the current ground level.

Reason: In the interests of visual amenity and to ensure the development is not at risk from the adjacent watercourse.

iv) General Informative's provided below;

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/>.