

Addendum

LA01/2016/1070/F

Update

Amended plans were received on 22 March 2018 to address the issues raised through consultation with DFI Roads. Further to re-consultation DFI Roads advised on 23 April 2018 that they had no further objection to the proposal. Officials now consider the proposal to meet the requirements of PPS 3 Policy AMP 2.

As the single reason for refusal has now been addressed, the proposal is considered acceptable.

Recommendation

That the Committee notes the contents of the Addendum and agrees that as the proposal is now acceptable, the recommendation is now to **approve** the application subject to the conditions set out below. This recommendation to approve supersedes the recommendation to refuse as set out in paragraph 9.1 of the Planning Committee Report.

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. Before the development hereby approved becomes operational, the existing vehicular access on to Exorna Lane indicated on Drawing No. 01/8 bearing the date stamp 22 Mar 2018 shall be permanently closed and the verge properly reinstated to DfI Roads satisfaction.

Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.

Informatives

1. All construction plant and materials shall be stored within the curtilage of the site.

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

Notwithstanding the terms and conditions of the Causeway Coast and Glens Borough Council's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is County Hall, Castlerock Road, Coleraine, BT51 3HS. A monetary deposit will be required to cover works on the public road.

It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site.

Adequate Refuse Storage Provision

2. Adequate arrangements for refuse storage must be provided with provision for suitable collection. The provision for bins should be so constructed, sited and managed so as to obviate odour/pest/litter impacts.

Waste water/oils shall be sufficiently contained and suitably disposed of to negate adverse impacts or risks of pollution.