

<b>Planning Committee Report LA01/2016/0845/RM</b>	<b>27 March 2019</b>
<b>PLANNING COMMITTEE</b>	

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

<b><u>App No:</u></b>	<b>LA01/2016/0845/RM</b>	<b><u>Ward:</u></b>	<b>Windy Hall</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>Lands to the North East of Avonbrook Gardens North of Knockbraken Drive and South of Newbridge Road (incorporating 15 Newbridge Road), Wattstown, Coleraine</b>		
<b><u>Proposal:</u></b>	<b>Construction of housing development comprising 374 No. dwellings providing a mix of 4 bedroom detached and semi-detached dwellings, 3 bedroom detached and semi-detached dwellings, 2 bedroom apartments, associated access roads and footpaths, landscaping and public open space.</b>		
<b><u>Con Area:</u></b>	<b>N/A</b>	<b><u>Valid Date:</u></b>	<b>11 July 2016</b>
<b><u>Listed Building Grade:</u></b>	<b>N/A</b>		
<b><u>Applicant:</u></b>	<b>Mr &amp; Mrs David McGrath.</b>		
<b><u>Agent:</u></b>	<b>G M Design Associates Ltd, 22 Lodge Road, Coleraine, BT52 1NB</b>		

**Drawings and additional information are available to view on the Planning Portal- [www.planningni.gov.uk](http://www.planningni.gov.uk)**

## **1 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 SITE LOCATION & DESCRIPTION**

- 2.1 Roadside site located on the southern side of Newbridge Road. Site comprises a number of agricultural fields and a farm group consisting of a two storey detached farmhouse finished in dry dash and slate hipped roof and a number of agricultural buildings located centrally within the site. The farm group is currently accessed from the Newbridge Road. The lands at the northern corner of the site sit below the level of Newbridge Road and rise gently towards the south of the site. A mature boundary (2-3m high planting) largely defines the Newbridge Road boundary; mature hedges interspersed with mature trees, close boarded fencing, post and wire fencing and post and rail fencing defines the boundaries to the adjacent housing. A retaining wall is located along the north-east and north-west boundaries of the dwellings at Knockbracken Close. Mature trees are located along the access from Newbridge Road to the farm group, to the north-east, north-west and south-west of the farm group. Mature hedges and ditches interspersed with semi-mature trees define the internal field boundaries. A mature tree is also located within the site to the north-east of Knockbracken Close.
- 2.2 The application site is abutted by Newbridge Road to the north-east with lands zoned for economic development beyond; by Council playing fields to the north-west; and by residential development to the south-west, south and south-east. Undeveloped lands are located between Knocklynn Park and Knockbracken Court to the south-east. A belt of planting and a watercourse are located adjacent to the north-west boundary

within the playing fields. Existing residential character can be defined as largely suburban two storey detached, semi-detached and terraced dwellings to the south-east and south and single storey detached to the west, at Avonbrook Gardens. Finishes of dwellings to the east are generally dry dash, wet dash, smooth render and buff brick and profiled roof tiles and black flat roof tiles. Public footpaths run along the Newbridge Road boundary and Knockbracken Drive boundaries. Critical views are from Newbridge Road and Knockbracken Drive.

- 2.3 The application site is within the settlement limits of Coleraine and within land zoned for housing (designation CEH 28 Wattstown), as per the Northern Area Plan 2016.

### **3 RELEVANT HISTORY**

- 3.1 C/2005/0747/O Lands to the North East of Avonbrook Gardens and West of Knockbracken Drive, Knocklynn Road, Coleraine Housing Development.  
PAC Approval 18.11.2008

C/2009/0243/O Lands to the West of Knocklynn Park North of Knockbracken Drive and South of Newmills Road Wattstown Coleraine. (incorporating 15 Newbridge Road)  
Granted 12.03.2010

C/2013/0077/O Lands to the North East of Avonbrook Gardens, North of Knockbracken Drive and South of Newbridge Road ( incorporating No. 15 Newbridge Road ) Wattstown, Coleraine, BT52 1TP, Housing Development  
Granted 24.07.2013

### **4.0 THE APPLICATION**

- 4.1 Construction of housing development comprising 374 No. dwellings providing a mix of 4 bedroom detached and semi-detached dwellings, 3 bedroom detached and semi-detached dwellings, 2 bedroom apartments, associated access roads and footpaths, landscaping and public open space. Vehicular accesses are from Knockbracken Drive and Knocklynn Drive. The current proposal is the reserved matters application submitted in association with approval for housing development C/2013/0077/O.

- 4.2** There is no direct vehicular access from Newbridge Road. The applicant intends to use mains sewerage. Proposed finished floor levels are 12.8 OD at the northern corner of the site; 16.4 OD at the eastern corner of the site; 21.25 OD at the southern corner of the site; and 12.9 OD at the western corner of the site.
- 4.3** The application is a major application under Article 2(1) of The Planning (Development Management) Regulations (NI) 2015 because the proposal exceeds the 50 or more units and 2 hectare thresholds stated at section 6 of the associated Schedule. A PAN is not required for this reserved matters application under Section 27 of the 2011 Planning Act.
- 4.4** The proposal comprises a mix of dwelling types, the breakdown of which is set out below:

House type	Height	Number of units
A	1.5 storey	19 No.
B	2 storey detached	21 No.
C	2 storey detached & semi-detached	54 No.
C1	2 storey semi-detached	22 No.
D	2 storey semi-detached	6 No.
D1	2 storey semi-detached	52 No.
E	2 storey semi-detached	52 No.
E1	2 storey semi-detached	16 No.
F1	2 storey detached	15 No.
F2	2 storey detached	15 No.
G	2 storey detached / semi-detached	2 No.
G2	2 storey detached	4 No.
H	2 storey detached / semi-detached	27 No.
H1	2 storey detached / semi-detached	31 No.

H2	2 storey detached / semi-detached	12 No.
I	2 storey apartments	20 No.
I1	2 storey apartments	6 No.

Terraced dwellings appear along the main access road at sites 32-37; 113 to 123; and 305 to 311 – a plan was submitted showing composite elevations of these terraced dwellings.

## 5.0 PUBLICITY & CONSULTATIONS

### 5.1 External

Neighbours: There is 1 objection to the proposal. The reasons for objecting are summarised below:

- Avonbrook Gardens is a pleasant residential cul-de-sac – the bungalows at the bottom could potentially be overlooked by proposed housing
- It would be good if there was no through access from Avonbrook as there is sufficient existing traffic. There would also be potential for any through road to be used as a short-cut or a rat-run by drivers to avoid heavier traffic on the Mountsandel Road. Any suggestion of a through road is something which the objectors (and possibly other local people) would object to strongly.

### 5.2 Internal

**DFI Roads:** No objection to the proposal.

**DAERA:** Natural Environment Division and Water Management Unit: No objection to the proposal.

**NI Water:** No objection to the proposal.

**Environmental Health:** No objection to the proposal.

**DFI Rivers:** No objection.

**DFC Historic Environment Division:** No objection.

## 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)

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 7: Quality Residential Environments

PPS 7 Addendum: Safeguarding the Character of Established Residential Areas

DCAN 8 - Housing in Existing Urban Areas

Planning Policy Statement 15: Planning and Flood Risk

DCAN 15 - Vehicular Access Standards

Parking Standards

Creating Places

## **8.0 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to: the design and layout; impact of the development on the character of the area; impact on the residential amenity of surrounding properties; impact on the environment; and flooding and drainage.

### **Planning Policy**

- 8.2 In the Northern Area Plan 2016, the site is zoned for housing within the settlement development limit of Coleraine.
- 8.3 The principle of the type and scale of development proposed must be considered having regard to the SPPS and PPS policy documents specified above.

### **Design and Layout and Impact on Character of the Area and Impact on Residential Amenity**

**(a) the development respects the surrounding context and is appropriate to the character and topography of the site in terms of layout, scale, proportions, massing and appearance of buildings, structures and landscaped and hard surfaced areas;**

The principal views of the proposal will be from Newbridge Road, from the road and open space network within the proposed layout.

The proposed density averages 20 dwellings per hectare across the whole site (ie medium density).

The proposal is in keeping with the existing character of the area, of family dwellings. The layout provides choice and creates visual variety and interest. The public open space and changes in density provide landmarks, thus increasing legibility within the proposed development. The proposal respects established building lines at Knockbracken Drive. It is considered that the proposed separation distances meet the 20m back-to-back and 10m to common boundary of existing property requirement in Creating Places Design Guide.

**(b) features of the archaeological and built heritage, and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development;**

No issues are arising in relation to archaeology and landscape features. The submitted landscape plan shows the extent of existing conifer and hedge retention.

**(c) adequate provision is made for public and private open space and landscaped areas as an integral part of the development. Where appropriate, planted areas or discrete groups of trees will be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area;**

No issues are arising in relation to public open space provision – The proposal complies with Policy OS2 of PPS8, which requires the provision of approximately 15% public amenity space, which is the normal expectation for public open space provision for residential development of 300 units or more, or for development sites of 15 hectares or more.

A hierarchy of public amenity space is to be provided:

- 7 No. areas of public amenity open space throughout the development
- 5 No. local areas for play throughout the development, comprising toadstool seating for infants
- 1 No. neighbourhood equipped area for child play comprising a city adventure trail wobble board, junior play



unit tower, aerotilt, 2 bay junior swing, trapeze walk, rota bounce, orbit roundabout and diamond cone climber

- An informal kick-about area
- 1 No. local equipped area for child play comprising a spinner, rockin rider, twin rider see-saw, city cradle swing, multi play unit tower

There is sufficient in-curtilage amenity space for the proposed family dwellings and apartments. Bin storage areas are shown for the proposed apartments.

The submitted Landscape Plan and associated Landscape Management plan are acceptable.

**(d) adequate provision is made for necessary local neighbourhood facilities, to be provided by the developer as an integral part of the development;**

No issues arising in relation to local neighbourhood facilities - the proposal is not of such significant size as to require the provision of neighbourhood facilities.

**(e) a movement pattern is provided that supports walking and cycling, meets the needs of people whose mobility is impaired, respects existing public rights of way, provides adequate and convenient access to public transport and incorporates traffic calming measures;**

The site is located in a suburban area close to the south-east periphery of Coleraine. Pedestrian links are to be provided to the Newbridge Road footpath, which connects with nearby facilities such as the Councils playing fields and Causeway Hospital. The proposed footpath network is to connect with the existing footpath network at Knocklynn / Knockbracken – access can be gained to convenience shopping at Knocklynn Road. A bus stop is located further along the Newbridge Road, at Windy Hall.

**(f) adequate and appropriate provision is made for parking;**

DFI Roads has no objection to the level and arrangement of parking provision.

**(g) the design of the development draws upon the best local traditions of form, materials and detailing;**

The overall design is in keeping with the established character of this suburban area. Wall surfaces are to be finished in a combination of smooth render, tumbled brick and grey/black/pastel coloured fibre cement panel cladding. Roof finishes are to be slim profile blue/black tiles. Space standards for the 4 person 2 bed apartments comply with Policy LC1 of APPS7 – proposed floorspace is between 70-79m<sup>2</sup>.

Boundary treatments to the front of properties are acceptable.

**(h) the design and layout will not create conflict with adjacent land uses and there is no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance;**

The units present an attractive outlook.

There is adequate separation distance between proposed units and between proposed units and existing dwellings.

There will be no unacceptable overlooking, loss of light, overshadowing, noise or other disturbance as a result of the proposal.

The proposed units do not dominate adjacent existing properties. Submitted sections show the relationship of proposed units to existing dwellings along the south-west boundary. Section E-E shows the relationship between the proposed unit at site 366 and the existing dwelling at 35 Glenwood Avenue. Section F-F shows the relationship between the proposed unit at site 362 and the existing dwelling at 126 Avonbrooke Gardens. Section G-G shows the relationship between the proposed unit at site 367 and the existing dwelling at 111 Avonbrooke Gardens. It is considered that the proposed separation distances meet the 20m back-to-back and 10m to common boundary of existing property requirement in Creating Places Design Guide.

An acoustic barrier, consisting of inert fill earth and topsoil with woodland planting mix, is to be formed along the length of the Newbridge Road boundary. Section A-A shows a section through the proposed acoustic barrier at site 183, while section B-B shows a section through the acoustic barrier at site 240.

Two sections have been submitted showing the relationship of proposed dwellings along the north-west boundary to adjacent woodland - sections C-C through sites 266-269 and D-D through site 252.

**(i) the development is designed to deter crime and promote personal safety.**

No issues arising in relation to crime and personal safety. The public amenity space is overlooked by the fronts of dwellings to provide casual surveillance.

**EIA**

- 8.4 This proposal is considered to fall within Category 10 (B) of Schedule 2 of The Planning (EIA) Regulations (NI) 2017 - The carrying out of development to provide for urban development projects, including the construction of shopping centres and car parks. The Council determined that the reserved matters application did not require to be accompanied by an Environmental Statement.

**PPS2 Natural Heritage**

- 8.5 The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation 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 conservation objectives/features of any European site.
- 8.6 A number of reports were submitted demonstrating ecological impact of the proposal: extended phase 1 habitat survey; bat survey report; badger survey; and outdoor lighting report.

DAERA NED were consulted with the reports and have no objection to the proposal.

### **PPS15 Planning & Flood Risk**

8.7 DFI Rivers was consulted with the submitted Flood Risk and Drainage Assessment and has no objection to the proposal.

#### **Policy FLD1 Development in fluvial (river) and coast flood plains**

Part of the site (along the north-west boundary) lies within the 1 in 100 year fluvial flood plain, where the predicted 1 in 100 year flood level is 10.69mOD. The submitted Flood Risk Assessment advises that all development will be located outside the floodplain and that all development will have a 600mm freeboard. Only public open space lies within the predicted 1 in 100 year fluvial flood level. There are no play parks located within the area of the 100 year fluvial flood plain. The proposal complies with Policy FLD1.

#### **Policy FLD2 protection of flood defence and drainage infrastructure**

5m wide maintenance strips are located adjacent to the designated and undesignated watercourses. The proposal complies with Policy FLD2.

#### **Policy FLD3 Development and surface water (pluvial) flood risk outside of flood plains**

Under Policy FLD 3, a Drainage Assessment is required for all development proposals that exceed any of the following thresholds:

- A residential development comprising of 10 or more dwelling units
- A development site in excess of 1 hectare
- A change of use involving new buildings and / or hardsurfacing exceeding 1000 square metres in area.

Details of how run-off from the site will be controlled by a storm water attenuation system and safely disposed of has been submitted via a Drainage Assessment. The applicant has received DFI Rivers consent to discharge storm water from two

outfalls into the designated watercourse known as Wattstown Drain. The proposal complies with Policy FLD3.

### **Policy FLD4 Artificial Modification of Watercourses**

5 No. short sections of culvert are proposed where roads and footpaths traverse watercourses. The applicant has received DFI Rivers consent to culvert 3 sections of the designated watercourse known as Wattstown Drain and to culvert 2 sections of the undesignated watercourse. The proposal complies with Policy FLD4.

## **8.8 Other Issues:**

Matters raised by objectors are considered in the following section:

- The Planning Department of the Council does not consider that the proposal will result in overlooking into adjacent existing properties - a number of sections have been provided, showing the relationship of proposed units to existing dwellings along the south-west boundary.
- There is no direct vehicular access from Avonbrook

## **9.0 CONCLUSION**

9.1 This proposal is considered acceptable in this location having regard to the Northern Area Plan 2016, and other material considerations, including the SPPS. The principle of this medium density development is acceptable in this area which is characterised by suburban family dwellings. The building designs respect the character of the area. There will be no unacceptable impact on existing neighbouring property. The proposal will deliver a quality residential environment. Approval is recommended.

## **10 CONDITIONS:**

01 As required by Section 61 of 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.

**The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.**

02 The Department of infrastructure hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as Drawing. No. 71(Rev.03) and Drawing. No. 72(Rev.03) date received 16 November 2018.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

**The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.**

03 No other development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing No. 71(Rev.03) date received 16 November 2018. The Department for Infrastructure hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3(4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

04 The access gradient to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary.

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

convenience of road users.

05 No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

06 The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m from the junction with the public road.

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

07 No development shall commence until the visibility splays of 2.4 metres by 33 metres at the junction of the proposed access Road 2 with the public road are provided in accordance with Drawing. No. 71(Rev.03) date stamp received 16 November 2018.

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

08 No part of the development hereby approved shall be occupied until the Developer has provided an efficient system of street lighting in accordance with Schedule 8 of The Private Streets (Construction) Regulations (Northern Ireland) 1994 as amended by The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001.

Reason: To ensure the provision of adequate street lighting and in the interests of safety.

09 No development activity, including ground preparation or vegetation clearance, shall take place until a protection zones, clearly marked with posts joined with hazard warning tape, has been provided around each badger sett entrance at a radius of 25 metres as shown on Drawing No. 02(Rev.04) date received 09 July 2018. No works, vegetation clearance, disturbance by machinery, dumping or storage of materials shall take place within the protection zones without the consent of the Planning Authority/unless an appropriate Wildlife Licence has been obtained from NIEA. The protection zones shall be retained and maintained until all construction activity has been completed on site.

Reason: To protect badgers and their setts on the site.

10 All planting proposed within a 25 metre radius around the badger setts shown on Drawing No. 02(Rev.04) date received 09 July 2018, shall be carried out by hand between June – November and under a Wildlife Licence.

Reason: To minimise disturbance to badgers during their breeding season.

11 The Lighting within the site shall be as detailed within Drawing No. 130 date received 18 December 2018.

Reason: To protect bats and their roost.

12 No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department for Communities and Causeway Coast and Glens Borough Council. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.



Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

- 13 Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities to observe the operations and to monitor the implementation of archaeological requirements.

Reason: To monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

- 14 A detailed Construction Method Statement, for works in, near or liable to affect any waterway as defined by the Water (Northern Ireland) Order 1999, shall be submitted to DAERA Water Management Unit, at least 8 weeks prior to the commencement of the works or phase of works.

Reason: To ensure effective avoidance and mitigation measures have been planned for the protection of the water environment.

- 15 The developer shall nominate and appoint a Landscape Management Company to implement and maintain the landscape management master plans (Drawing No. 03(Rev.04) dated received 22 February 2019 & 04(Rev.05) dated received 25 February 2019. The areas of public open space and amenity space identified on the landscape management master plans shall be maintained in perpetuity, to the satisfaction of the Council. A signed copy of the Memorandum and Articles of Association shall be submitted to the Planning Authority prior to the occupation of any dwelling.

Reason: To ensure the continuity and sustainability of the approved landscape design through its successful establishment and long term maintenance and to

achieve a quality residential development consistent with Planning Policy Statement 7 'Quality Residential Environments'.

- 16 All planting and play park areas incorporated in the stamped approved landscape management master plans (Drawing No. 03(Rev.04) dated received 22 February 2019 & 04(Rev.05) dated received 25 February 2019) shall be carried out in full in the first available planting season following commencement of the development or before occupation of the first dwelling or building in the development, whichever is the later.

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

- 17 Any trees or plants which die, become diseased or are destroyed within the first three years following the commencement of the development shall be replaced immediately by the developer with others of a similar size and species. Thereafter, the stamped approved landscape management master plans (Drawing No. 03(Rev.04) dated received 22 February 2019 & 04(Rev.05) dated received 25 February 2019) shall be carried out as specified and shall continue to be so maintained in perpetuity.

Reason: To ensure the continuity and sustainability of the approved landscape design through its successful establishment and long term maintenance and to achieve a quality residential development consistent with Planning Policy Statement 7 'Quality Residential Environments'.

- 18 No dwelling hereby approved shall be commenced until the approved acoustic barrier has been provided and necessary planting occurred along the Newbridge Road boundary in accordance with landscape management master plans (Drawing No. 03(Rev.04) dated received

22 February 2019 and drawing No. 68 dated received 13 February 2018.

Reason: In the interests of residential amenity and visual amenity.

19

Notwithstanding the provisions of Article 3(1) and Parts 1 and 3 of the Schedule to The Planning (General Permitted Development) Order (Northern Ireland) 2015, no extensions, impediments, walls, gates, fences, tree planting, hedges, land raising, or pillars shall be erected in the area hatched orange on the approved landscape management master plan (Drawing No. 04(Rev.05) dated received 25 February 2019, without prior written approval of the Planning Authority.

Reason: To ensure the provision of a maintenance strip at the adjacent watercourse.

20

The development hereby approved shall not be commenced until a Management Agreement is submitted to and approved in writing by the Planning Authority. The Management Agreement shall include:

- details relating to bin collection days;
- arrangements for the conveyancing of bins from the apartment bin storage areas to the public footpath prior to collection: and
- arrangements for the conveyancing of bins from the public footpath to the apartment bin storage areas following collection.

Thereafter, the approved Management Agreement shall be carried out as specified and shall continue to be so in perpetuity.

Reason: To ensure there is a satisfactory means of refuse collection.

