

# Addendum

## LA01/2023/0431/F

### 1.0 Update

- 1.1 An additional condition is proposed in relation to provision of the pedestrian link area within the site. The outlined conditions of the Planning Committee Report include reference to the fact that Private Streets Determination (PSD) Conditions are to follow in an Addendum Report. These are listed as follows.

### 2.0 Additional Conditions

- 2.1 The following condition is proposed to ensure provision of the proposed pedestrian link:

38 Prior to the occupation of any of the dwellings hereby approved, the pedestrian link positioned between plots 58 and 59 shall be provided as indicated on site plan 03D and through access retained in perpetuity.

Reason: In the interest of amenity and to ensure a satisfactory form of development.

- 2.2 PSD drawings have been agreed with DFI Roads and the following conditions are proposed:

39 The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. The Department 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 indicated on Drawing. Nos. 55A -Site Layout PSD 1 and 57A -Site Layout PSD 2, date published 3rd May 2024.

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.

40 The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. 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. Nos. 55A -Site Layout PSD 1, date published 3rd May 2024. The Department 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.

41 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.

42 No dwellings 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.

43 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.

44 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.

45 The development hereby permitted shall not be adopted until any (highway structure/retaining wall/culvert) requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved and constructed in accordance with CG300 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed and constructed in accordance with CG300 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

### **3.0 Recommendation**

3.1 That the Committee note the contents of this Addendum and agree with the recommendation set out in section 9 and the policies and guidance in sections 7 and 8 of the Planning Committee Report and resolves to **APPROVE** planning permission subject to the conditions set out in section 10 of the Planning Committee Report and the additional conditions attached.