

LA01/2020/0744/F - Proposed dwelling and detached garage to include proposed driveway, landscaping and all associated site works, 24 & 26 Fivey Road, Armoy, Ballymoney

Introduction

The following supporting information is provided in response to a number of points raised during the Planning Committee dated 23rd November 2022.

1. Proposed access arrangements & visibility splays

Access arrangements **are already in-situ and have been provided** in accordance with Planning Permissions D/2007/0633/RM & D/2007/0636/F to include the visibility splays of 2.4 x 100m and '*delineation of access Option A contained with existing area of hard standing*'.

Please see drawing 03a attached.

2. Foundations – placed within part of the dwelling as approved

Digging & pouring of foundations was undertaken to a section of the dwelling as approved under D/2007/0633/RM.

While the positioning of the foundation could have been slightly more accurate it is clear from the information submitted as part of the application process that part of the foundation installed, **some 3m**, accords with the dwelling position under the permission granted.

Please see drawing 02a attached.

3. Foundations – concrete and quantity used

There was some discussion around the invoice relating to the concrete for the foundations and the quantity used.

Straid Concrete invoice attached confirms **8 cubic meters** was delivered. This is consistent with the foundations as installed.

4. Site Purchase

I purchased the subject site in June 2020 on the basis that the planning permission was protected. I have incurred significant costs associated with the site to include site purchase, application fees, agent fees and fees associated with ecology & land contamination reports.

I am local to the area and having married in May 2022 hope to construct my self-build family dwelling on this site, near to my family.

5. Planning gain

Given the planning history, the condition of the site, the support of neighbours, and the work which has evidently been carried out, taken collectively, would indicate **that no harm would be caused if permission was to be granted.**

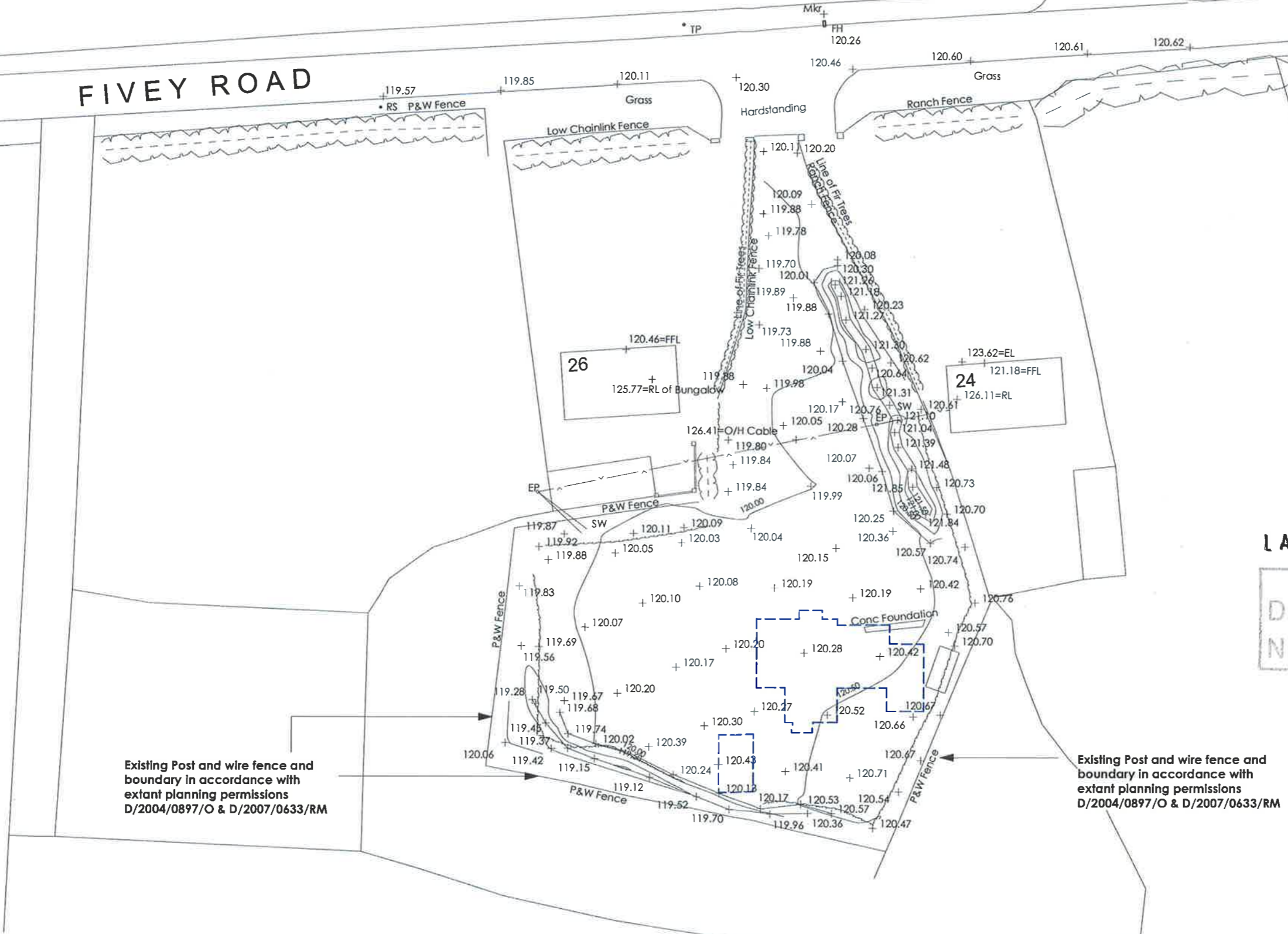
Conclusion

This application has been considered in detail by your officers and the case officer's report confirms that it is a finely balanced decision.

We respectfully request that the Committee reconsider this decision and recommend this application for approval.



FIVEY ROAD



Existing Post and wire fence and boundary in accordance with extant planning permissions D/2004/0897/O & D/2007/0633/RM

Existing Post and wire fence and boundary in accordance with extant planning permissions D/2004/0897/O & D/2007/0633/RM

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LA01/2020/0744

Drawing
Number 02A
Causeway Coast and
Glens Borough Council

Key:
Dwelling as approved under extant planning permissions D/2004/0897/O & D/2007/0633/RM

Existing Site Plan scale 1:500

Project Ref: 20117	Client: Miss. I Christie	Date: 22/07/20
Drawing Ref: S02	Project Title: Proposed Dwelling and Garage, Between 24/26 Fivey Road, Ballymoney	Scale: 1:500
Revision: A	Drawing Title: Existing Site Plan	Drawn By: TB
	Checked By: BMQ	Checked By: FDML
	Drawn By: BMQ	Checked By: FDML
	Checked By: FDML	

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ARCHITECTS

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FIVEY ROAD

Vehicular access in accordance with DCAN 15 Vehicular Access Standards

PROPOSED ACCESS DETAILS:

EXISTING FIELD ENTRANCE TO BE RETAINED AS PROPOSED ACCESS

GRADIENT OF NEW DRIVEWAY SHALL NOT EXCEED 1 IN 12.5M (8%) FOR A DISTANCE OF 5 METERS OUTSIDE THE ROAD BOUNDARY.

VISIBILITY SPLAYS TO BE PROVIDED IN BOTH DIRECTIONS FROM CENTRE POINT OF THE EXISTING ACCESS AS INDICATED. ALL SECTIONS OF LAND WITHIN THE VISIBILITY SPLAYS TO BE MAX. 250MM ABOVE THE LEVEL OF THE CARRIAGEWAY.

DRAINAGE GULLIES SHALL BE PROVIDED TO PREVENT WATER FROM ACCESS FLOWING ONTO THE PUBLIC ROAD. GULLIES TO CONNECT INTO STORM DRAINAGE SYSTEM WITHIN THE CURTLAGE OF THE SITE.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH DFI ROADS REQUIREMENTS.

Existing area of hardstanding

Access and visibility splays to be retained as existing with new entrance posts provided

Existing boundary planting to be retained

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05 MAR 2021
File No.
Causeway Coast and Glens Borough Council

Drawing Number **03A**

LA01/2020/0744

Existing Post and wire fence and boundary in accordance with extant planning permissions D/2004/0897/O & D/2007/0633/RM augmented as necessary

Proposed trees to be similar species as existing local trees

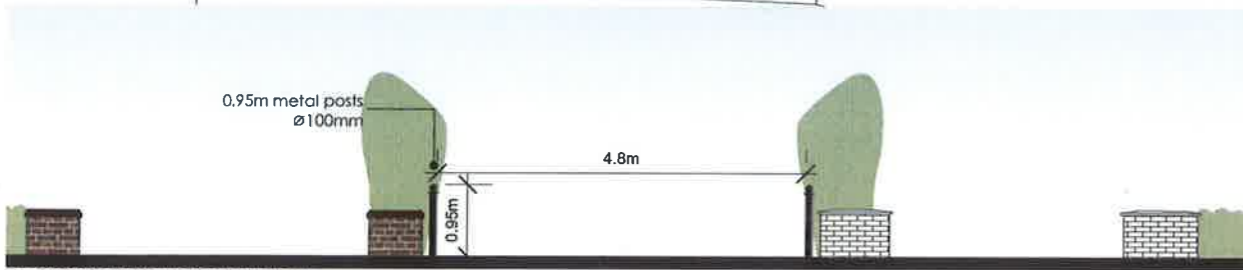
Existing Post and wire fence and boundary in accordance with extant planning permissions D/2004/0897/O & D/2007/0633/RM augmented as necessary

Existing Post and wire fence and boundary in accordance with extant planning permissions D/2004/0897/O & D/2007/0633/RM augmented as necessary

Proposed trees to be similar species as existing local trees

Key:

- Existing Site
- Proposed Driveway (decorative gravel)
- Proposed Patio (pavers)
- Existing boundary to be retained & augmented as necessary
- Existing Trees
- Proposed Trees
- New 0.95m high entrance posts
- Existing post and wire fence
- Proposed post and wire fence
- Dwelling as approved under extant planning permissions D/2004/0897/O & D/2007/0633/RM



PROPOSED ENTRANCE ELEVATION DETAIL scale 1:100

Proposed Site Plan scale 1:500

Project Ref: 20117	Client: Miss. L Christie	Date: 15/07/20	<p>4-6 Linenhall Street, Ballymoney, County Antrim, BT53 6DP T: 028 7044 5000 E: hello@herearchitects.com W: www.herearchitects.com</p>
Drawing Ref: D02	Project Title: Proposed Dwelling and Garage, Between 24/26 Fivey Road, Ballymoney	Scale: 1:500	
Revision: A	Planning Amendments 02.03.21		
	Drawing Title: Proposed Site Plan	Drawn By: TB	Checked By: FDMCL
		Drawn By: BMQ	Checked By: FDMCL

STRAID CONCRETE

20408

GERARD MCFALL
 125 STRAID ROAD
 BUSHMILLS
 Co. ANTRIM
 BT57 8XU
 Tel/Fax: 028 2073 1751

Order No	Account No.	Radial	Date 9/11/09
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Customer..... D.C. COLLINS

Delivered to..... FIVE PD ANNICO

Customer Telephone No.

Cubic Metres	Mix	Aggregate	Tonne	Additive
8.0	13.6	—	—	—

I confirm that:-

1. I have accepted delivery of the concrete ordered as above.
2. The times shown at C and D below are correct.
3. I have authorised the addition of the materials specified at E below.

(* delete if inapplicable)

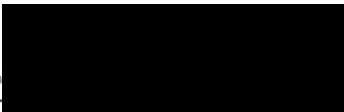
A	Time Ex Plant	C	Time Leaving Site
B	Time Arrived on Site	D	Time On Site
Day's Order This Mix	Delivered Through This Load	E Water and/or any other materials added on site YES <input type="checkbox"/> NO <input type="checkbox"/>	
		Description	

This concrete is sold subject to the terms and conditions shown on our quotation

You are reminded that:-

The time allowed for unloading this vehicle is ten minutes plus five minutes per cubic metre of concrete or part thereof delivered. The company reserves the right to charge for any detention in excess of this period.
 The Company is not responsible for the slump, strength or quality of concrete to which water and/or any other materials have been added by the customer or at his request

Proportions specified in mix description are by volume unless otherwise stated.

for and on behalf of STRAID CONCRETE	Signature (of/on behalf of) Customer 
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