

Addendum

LA01/2022/0635/F

1.0 Update

1.1 Following receipt of comments from DFI Roads dated 28th April 2023 they have no objection to the proposed development subject to conditions. These conditions include:

- No development shall commence until the vehicular access including visibility splays and any forward sight distance provided in accordance with Drawing No. 13B bearing the date stamp 3rd April 2023, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

- The access gradients to the dwellings hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

- The development hereby permitted shall not be commenced until the proposed retaining walls requiring Technical Approval, as specified in the Roads (NI) Order 1993, has been approved in accordance with CG 300 Technical Approval of Highways Structures : Volume 1: Design Manual for Roads and Bridges.

Reason: To ensure that the structure is designed in accordance with CG 300 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges.

- 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 No. 13B bearing the date stamp 3rd April 2023.

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. 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. 13B bearing the date stamp 3rd April 2023. 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.

- 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

- 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.

- The development hereby permitted shall not be occupied until a Street Lighting scheme design has been submitted and approved by Department for Infrastructure's Street Lighting Consultancy, County Hall, 182 Galgorm Road, Ballymena. These works will be carried out entirely at the developer's expense.

Reason: To ensure the provision of a satisfactory street lighting system, for road safety and the convenience of traffic and pedestrians.

- Subject to the above conditions, the development shall be carried out in accordance with the stamped approved Site Layout Drawing. No. 03D (Site Layout) stamp received 30th March 2023, Drawing No. 13B (Private Streets Determination Site Plan), Drawing No. 14B (Longitudinal Road Sections), Drawing No. 15A (Construction Details) and Drawing. No. 16A (Longitudinal Storm Sewer Sections) bearing the date stamp 3rd April 2023:

Reason: To ensure the development is carried out in accordance with the approved plans.

- 1.2 In order to protect residential amenity we consider it appropriate to removed permitted developments for the proposed development. It is therefore appropriate to include the following condition:

- Notwithstanding the provisions of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any order revoking and/or re-enacting that order with or without modification), no extension, garage, shed, outbuilding, wall, fence or other built structures of any kind (other than those forming part of the development hereby permitted) shall be erected without express planning permission.

Reason: Any further extension or alteration requires further consideration to safeguard the amenities of the area.

2.0 Recommendation

That the Committee note the contents of this Addendum and agree with the recommendation to approve as set out in Part 1 and 9 of the Planning Committee report subject to conditions outlined above and Part 10 of the Planning Committee report.

