

Erratum

LA01/2016/1265/RM

1.0 Update

- 1.1 Condition 16 within Section 10 of the Planning Committee report states,

After completing the remediation works under Condition 19 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

This should state:

After completing the remediation works under Condition 15 and prior to occupation of the development, a Verification Report needs to be submitted in writing and agreed with Planning Authority. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The Verification Report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

- 1.2 Condition 18 within Section 10 of the Planning Committee report states,

No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 21.

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

This should state:

No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 17.

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

- 1.3 Condition 19 within Section 10 of the Planning Committee report states,

A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 14. These measures shall be implemented and an archaeological report shall be submitted to Causeway Coast and Glens Borough Council within 6 months of the completion of archaeological site works, or as otherwise agreed in writing with Causeway Coast and Glens Borough Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

This should state:

A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the

programme of archaeological work approved under condition 17. These measures shall be implemented and an archaeological report shall be submitted to Causeway Coast and Glens Borough Council within 6 months of the completion of archaeological site works, or as otherwise agreed in writing with Causeway Coast and Glens Borough Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

1.4 Condition 22 within Section 10 of the Planning Committee report states,

The proposed open space and amenity areas identified on the stamped approved Drawing Nos. 20 Rev 05 and 45 Rev 02 – 48 Rev 02, received 20th July 2020, shall be carried out prior to the occupation of the dwellings hereby approved or as otherwise agreed in writing with the Council.

Reason: In the interest of visual and residential amenity.

This should state:

The proposed open space and amenity areas identified on the stamped approved Drawing Nos. 20 Rev 03 and 45 Rev 02 – 48 Rev 02, received 20th July 2020, shall be carried out prior to the occupation of the dwellings hereby approved or as otherwise agreed in writing with the Council.

Reason: In the interest of visual and residential amenity.

1.5 Condition 24 within Section 10 of the Planning Committee report states,

During the first available planting season after the occupation of the first dwelling, or as otherwise agreed in writing with the Planning Authority, all proposed landscaping shall be carried out in accordance with Drawing Nos. 20 Rev 05 and 45 Rev 02 – 48 Rev 02, received 20th July 2020, and maintained in accordance with a detailed Landscape Management and Maintenance Plan, as required by conditions 27, to the satisfaction of the Planning Authority.

Reason: In the interest of visual and residential amenity.

This should state:

During the first available planting season after the occupation of the first dwelling, or as otherwise agreed in writing with the Planning Authority, all proposed landscaping shall be carried out in accordance with Drawing Nos. 20 Rev 03 and 45 Rev 02 – 48 Rev 02, received 20th July 2020, and maintained in accordance with a detailed Landscape Management and Maintenance Plan, as required by conditions 23, to the satisfaction of the Planning Authority.

Reason: In the interest of visual and residential amenity.

- 1.6 Condition 27 within Section 10 of the Planning Committee report states,

The developer shall nominate and appoint a Landscape Management Company to implement and maintain the landscape plans Drawing Nos. 20 Rev 05 & 45 Rev 02 – 48 Rev 02 bearing received 20th July 2020 and the Landscape Management and Maintenance Plan as request by condition 27. The areas of public open space and amenity space identified on the landscape 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'.

This should state:

The developer shall nominate and appoint a Landscape Management Company to implement and maintain the landscape plans Drawing Nos. 20 Rev 03 & 45 Rev 02 – 48 Rev 02 bearing received 20th July 2020 and the Landscape Management and Maintenance Plan as request by condition 23. The areas of public

open space and amenity space identified on the landscape 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'.

- 1.7 Condition 34 within Section 10 of the Planning Committee report states,

Prior to the commencement of development or occupation of the first dwelling details of all structures/apparatus proposed to be located within the identified local area of play shall be submitted in writing to the Council for approval.

Reason: To preserve the residential amenity of adjacent residential properties.

This should state:

Prior to the commencement of development details of all structures/apparatus proposed to be located within the identified local area of play shall be submitted in writing to the Council for approval. The structures/apparatus as approved shall be provided prior to the occupation of the first dwelling hereby permitted.

Reason: To preserve the residential amenity of adjacent residential properties.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Erratum and agree with the recommendation to approve the proposed development in accordance with paragraph 1.1 of the Planning Committee report.