



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: G/2008/0347/RM

Date of Application: 7th May 2008

Site of Proposed Development: 250m North of 80 Whappstown Road, Kells

Description of Proposal: Detached Dwelling

Applicant: Mr J. McMillan
Address: C/o Warwick Stewart Architects
892 Antrim Road
Templepatrick
BT39 0AH

Agent: Warwick Stewart Architects
Address: 892 Antrim Road
Templepatrick
Co. Antrim
BT39 0AH

Outline Application Number: G/2004/1186/O;

Drawing Ref: 01, 02 Revision 1, 03, 04 Revision 1

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. If any retained tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use, another tree or trees shall be planted at the same place and (that/those) tree(s) shall be of such size and species and shall be planted at such time as may be specified by the Department.

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See also Explanatory Notes attached





Reason: To ensure the continuity of amenity afforded by existing trees.

3. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

4. The existing planting, as indicated on Drawing No 2 Revision 1, date stamped 30th June 2008, shall be permanently retained and the proposed planting, as indicated on the same stamped drawing, shall be undertaken during the first available planting season after the occupation of the dwelling hereby approved.

Reason: In the interest of visual amenity

Informatives

1. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
3. The applicant's attention is drawn to the attached information note from Northern Ireland Electricity.
4. The DRD's Roads Service has pointed out that the existing vehicular access to the dwelling is sub-standard and that, in your interests and that of other road users, measures should be taken to provide acceptable visibility.
5. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
6. All construction plant and materials shall be stored within the curtilage of the site.
7. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: Ballykeel Depot, 190 Larne Rd Link, Ballymena. A deposit will be required.

Dated: 13th August 2008

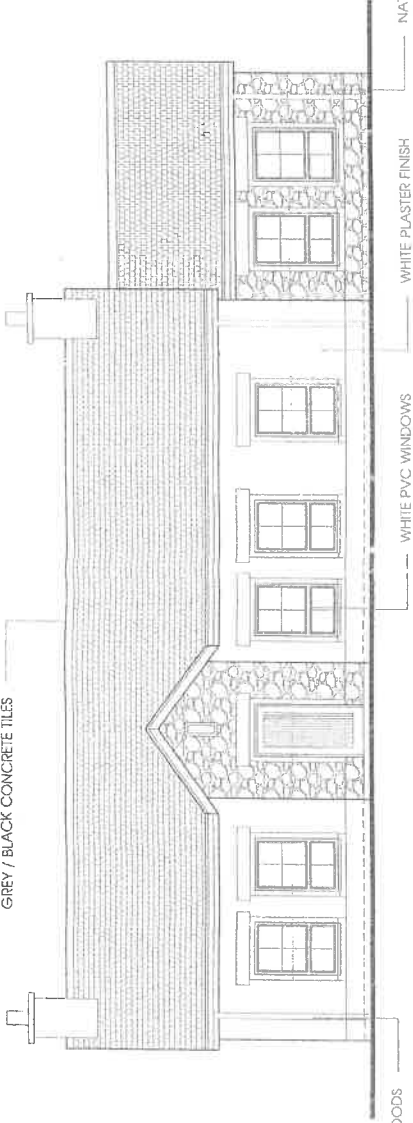

Authorised Officer

Application No: G/2008/0347/RM

DC1001MW

Ballymena Planning Office

GREY / BLACK CONCRETE TILES



FRONT ELEVATION

BLACK PVC RAINWATER GOODS

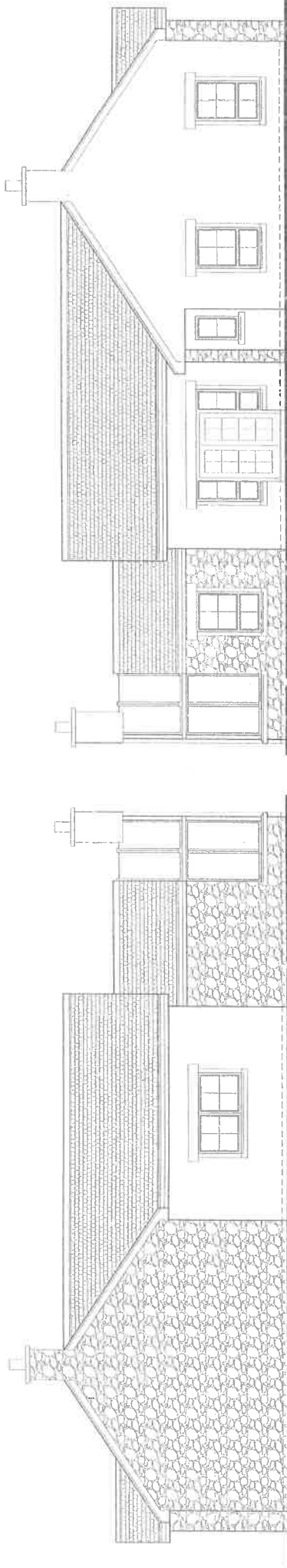
WHITE PVC WINDOWS

WHITE PLASTER FINISH

NATURAL BASALT STONE FEATURES

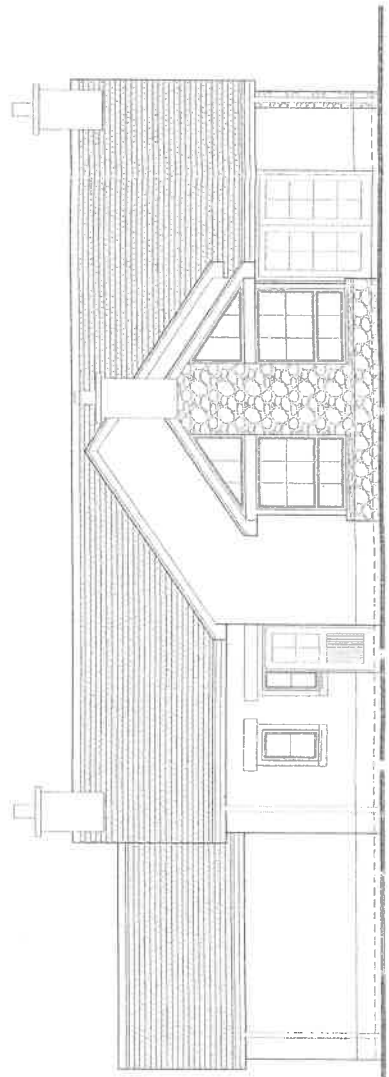
The Planning Service
RECEIVED
30 JUN 2008
File No. 0347
Ballymena 1

04/1



SIDE ELEVATION

SIDE ELEVATION



REAR ELEVATION

Planning (N.I.) Order 1991
Ballymena Division
Team 7



GRANTED

Approval of Reserved Matters

Subject to Conditions (if any) as set out on

Decision form **NG.2.0.0.8.1-0.3-4.7**

Date **13.AUG.2008**....



WARWICK STEWART
ARCHITECTS - PROJECT MANAGERS - INTERIOR DESIGNERS

892 ANTRIM ROAD, TEMPLEPATRICK, CO. ANTRIM BT29 0AH,
TEL: 028 94439071 FAX: 028 94432538 EMAIL: INFO@WARWICKSTEWART.CO.UK

PROJECT:
PROPOSED NEW DWELLING @
250M NORTH OF 60, WHARFSTOWN ROAD,
KELLS.
CLIENT:
MR. J. MCMILLAN
DRAWING:
PROPOSED ELEVATIONS
PROJECT NO.: JMCC.07102
DATE: APRIL 08
SCALE: 1:100

Planning (N.I.) Order 1991
Ballymena Division
Team 7

GRANT

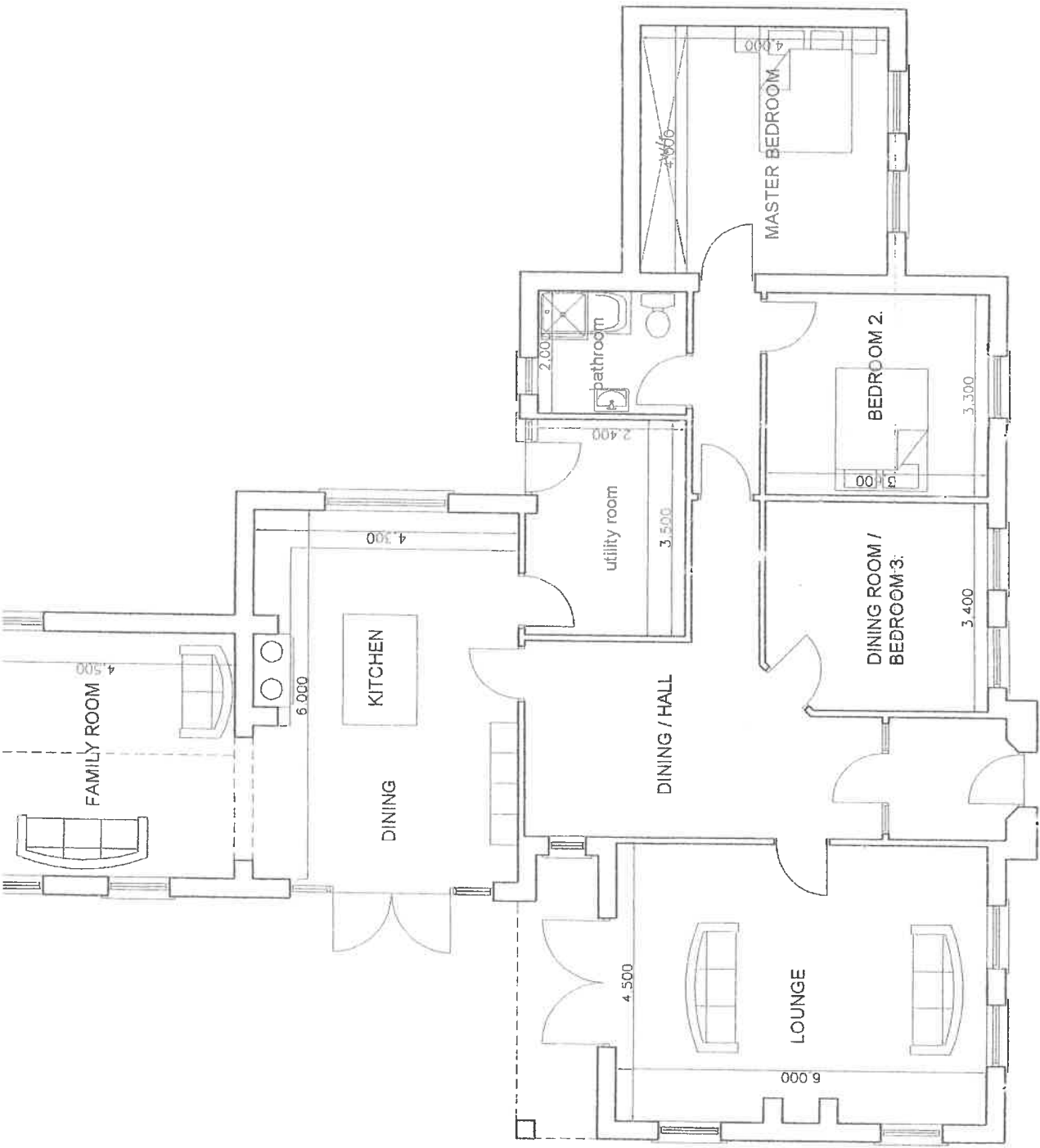
Approval of Reserve
Subject to Conditions (if a



Decision form **G.2.**

Date

PROJECT:



GROUND FLOOR PLAN



BALLYMENA BOROUGH COUNCIL

*Council Offices, "Ardeevin",
80 Galgorm Road, Ballymena, BT42 1AB*

Date: 18 July 2011

Telephone 028 2566 0300

Facsimilie 028 2566 0400

Local Rate Telephone 084 5658 1581

www.ballymena.gov.uk

Ref No: BN/2112/0072

Mr J McMillan
8 Lower Rashee Road
BALLYCLARE
BT39 9JL

Dear Sir/Madam

BUILDING REGULATIONS (N.I.) - Notice

On 14 July 2011 you submitted an application in respect of Single Storey Dwelling at Whappstown Road Ballymena under the Building Notice Route.

I am pleased to inform you that your application has been accepted. Please note we must be informed by you when work commences, also when the various stages are ready for inspection. To assist you in this I have enclosed a set of inspection request cards for your scheme.

I must also inform you that if the work described on your notice submission is not commenced within three years of the date on which the notice was given, the Notice will become invalid.

Yours faithfully

T. Kyle

Deputy Director of Environmental Services

Enc

Copy: File



18/07/11

70005000



BALLYMENA BOROUGH COUNCIL

*Council Offices, "Ardeevin",
80 Galgorm Road, Ballymena, BT42 1AB*

Telephone 028 2566 0300

Facsimilie 028 2566 0400

Local Rate Telephone 084 5658 1581

www.ballymena.gov.uk

R E C E I P T

Receipt No: 24019

Plan Ref No: BN/2112/0072

Received From: Mr J McMillan

Received On: 18 July 2011

The Sum of: £250

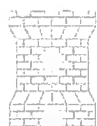
In Respect of: Notice Fee

**for: Mr J McMillan
8 Lower Rashee Road
BALLYCLARE
BT39 9JL**

Date: 18 July 2011

Signed: *Trevor Kyle*

**Trevor Kyle
Deputy Director of Environmental Services**





PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: G/2010/0337/F

Date of Application: 19th May 2010

Site of Proposed Development: 250m North of 80 Whappstown Road, Kells

Description of Proposal: Detached garage

Applicant: Mr J McMillan

Agent: Warwick Stewart Architects

Address: C/o Warwick Stewart Archs
892 Antrim Road
Templepatrick
BT39 0AH

Address: 892 Antrim Road
Templepatrick
Co. Antrim
BT39 0AH

Drawing Ref: 01, 02, 03

The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time limit.

Informatives

1. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
3. The onus is on the householder / developer to find out if there is existing water and sewer infrastructure within their property
4. It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.

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Ballymena Planning Office





5. House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.
6. Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder / developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full cost, company overheads, etc.
7. It is the responsibility for the developer / house builder to find out about the nearest public watermain, foul sewer and storm sewer / watercourse that has the capacity to service the proposed development. Copies of existing water and sewer records can be obtained from NI Water. There is a nominal charge for this service.
8. Guidance can be given to developers / house builders about how the proposed development can be served by a public watermain or sewers. To find out how proposed development can be serviced with water and sewer infrastructure, developers and house builders can submit a Pre-Development Enquiry.
9. If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NIW Water to extend the public watermain or foul / storm sewer system to service your development.

This can be done by requisitioning a watermain under Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermains and sewers.

10. If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-ordination Team.

Copies of our Application Forms can be obtained by contacting the Developers Services Business Line 08458770002 or by downloading from our web page www.niwater.com/servicesfordevelopment.asp and Forms.

Dated: 6th July 2010

D. New

Authorised Officer

Application No. G/2010/0337/F

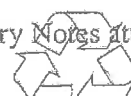
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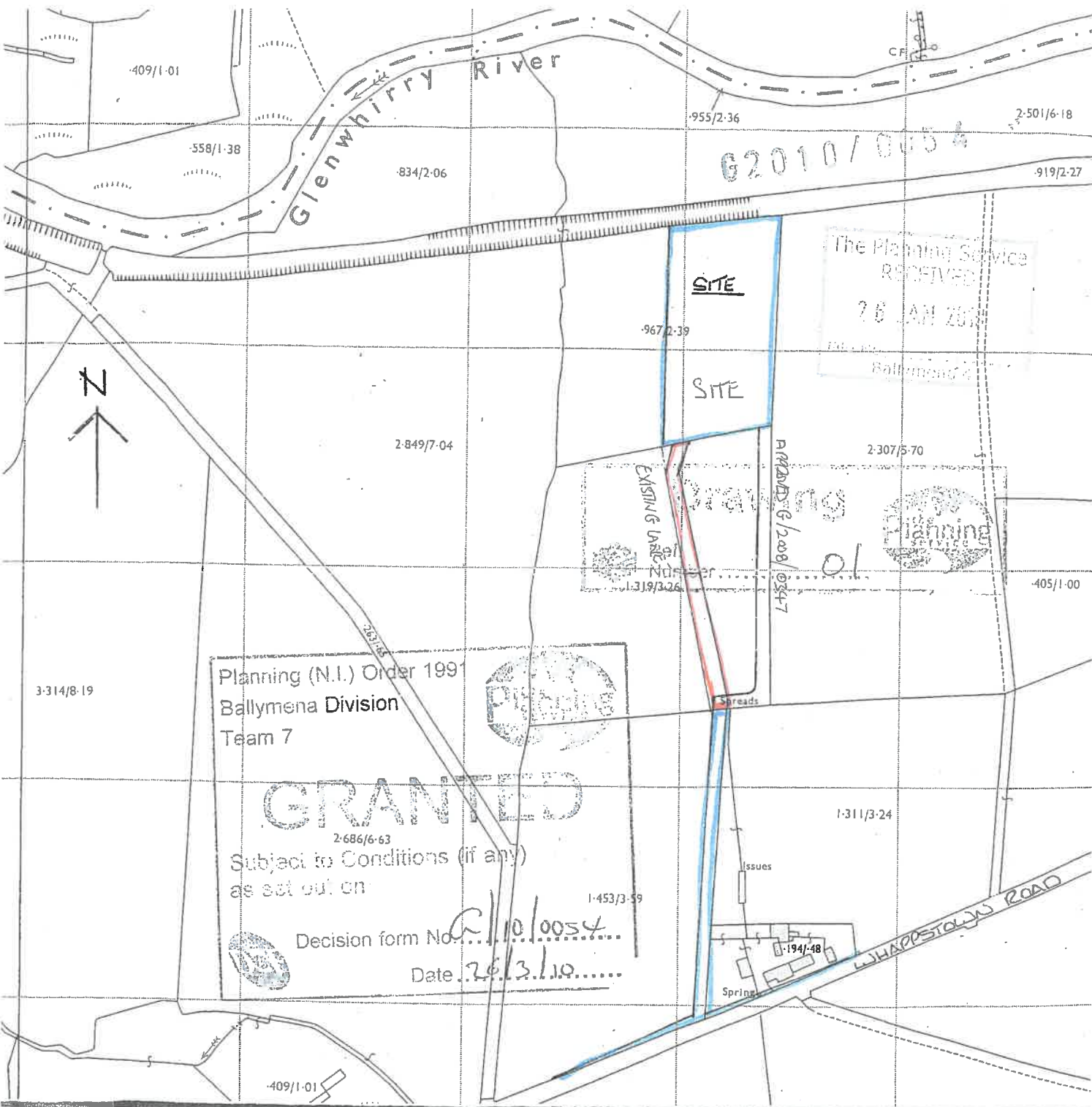
Ballymena Planning Office



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See also Explanatory Notes attached





Planning (N.I.) Order 1991
 Ballymena Division
 Team 7
GRANTED
 2-686/6-63
 Subject to Conditions (if any)
 as set out on
 Decision form No. G/10/0054
 Date 26/3/10

49 Knockeen Road, Ballymena, Co Antrim BT42 4DG
 Tel. 07973796158 email jackie.milliken@btinternet.com

AMMENDED LANEWAY AND BUILDING SITE AT
 WHARRESTOWN ROAD FOR MR. J. M'ILLAN
 SCALE 1:2500 DRG NO ADM 38 - 04 - 10

