



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA02/2021/0983/O**

Date of Application: **11th October 2021**

Site of Proposed
Development:

**Lands adjacent to & rear of 40 & 42 Mullaghboy Road
Islandmagee**

Description of Proposal:

Proposed site for Housing Development.

Applicant: Estate of Mr Robert Leslie
Address: c/o J W McNinch & Sons Solicitors
2 Cross Street
Larne
BT40 1JP

Agent: Slemish Design Studio Architects
LLP
Address: Raceview Mill
29 Raceview Road
Broughshane
Ballymena
BT42 4JJ

Drawing Ref: 01/1

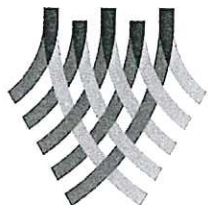
The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE 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. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
 - i. the expiration of 5 years from the date of this permission; or
 - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.





Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with Drawing No. 01/1 date stamped received 28th June 2022.

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

4. No development shall take place on site until the method of sewage disposal has been agreed in writing with Council or a consent to discharge has been granted under the terms of the Water (NI) order 1999.

Reason: In the interest of public health.

5. The existing mature trees and hedging along the southern boundary of the site shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: In the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

6. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

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

7. No development shall take place until full details of all proposed tree and shrub planting and a programme of works, have been approved by the Council and all tree and shrub planting shall be carried out in accordance with those details and at those times.





**Mid & East
Antrim**
Borough Council

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

8. The development hereby approved shall be developed in accordance with the plan referenced at the beginning of this decision notice.

Reason: To ensure that the development is developed in accordance with the approved plan.

Informatives

1. This permission does not alter or extinguish or otherwise affect 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.

Dated: 16th November 2022

Authorised Officer

