



38 & 40 The Brae | Newtownards, BT23 5TJ

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Application No: LA06/2020/0697/O

Date of Application: 14th August 2020

Site of Proposed Development: **Between 38 and 40 The Brae Ballygowan BT23 5TJ**

Description of Proposal: **Infill site for the erection of 2 dwellings with domestic garages.**

Applicant: Mr Gibson Miskelly
Address: 40 The Brae Ballygowan BT23 5TJ

Agent: David Burgess
Address: 24 Templeburn Road Crossgar BT30 9NG

Drawing Ref: 01_02

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

3. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.
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 until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Council.
Reason: To ensure the dwelling integrates into the landform and to ensure residential amenity is not adversely affected.
5. The development hereby permitted shall have a layout which is broadly in line with the indicative layout plan drawing no. 02 bearing the date stamp 1st February 2021, but may be subject to modification to address any specific concerns raised following consideration of the detailed submission.
Reason: In the interests of the visual amenity of the surrounding area.
6. The proposed dwellings shall have a ridge height of less than 8 metres above finished floor level.
Reason: To ensure that the development is not prominent and satisfactorily integrates into the surrounding landscape.

Reason: In the interests of the visual amenity of the area.

9. The existing natural screenings of the site along the northern, western and eastern boundaries of the site shall be retained unless necessary to provide access or 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 biodiversity.

10. 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 Council, 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 Council gives its written consent to any variation.

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

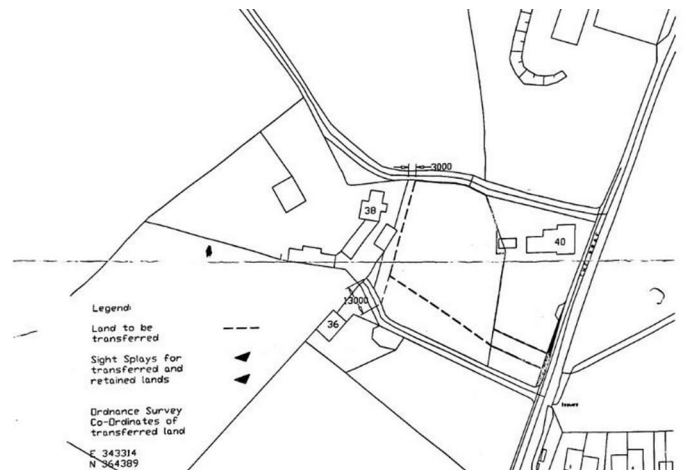
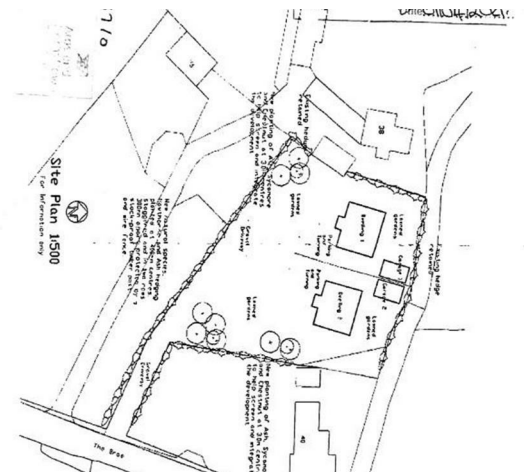
11. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

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


Informatives

4. The following

Type Bullet Points Here



Type Summary Here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Michael Chandler

ESTATE AGENTS

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REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you!

For expert Mortgage & Insurance
advice contact:

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