Derry City and Strabane District Council Planning Committee Report

COMMITTEE DATE: 20th March 2018

APPLICATION No: LA11/2017/0842/F

APPLICATION TYPE: Full Planning application

PROPOSAL: Construction of 43 No. social housing units to include 5 No. 5p3b general needs houses, 30 No. 3p2b general needs houses, 1 No. 3p2b complex needs bungalow, 1 No. 5p3b complex needs bungalow, 1 No. 2p1b complex needs apartment, 5 No. 2p1b general needs apartments together with associated site works, road network, car parking and landscaping facilities

LOCATION: Lands to the South of Caw Close and to the West of Caw Mews Waterside Derry

APPLICANT: Choice Housing Ireland Ltd

AGENT: McGirr Architects Ltd

ADVERTISEMENT: 22.09.2017

STATUTORY EXPIRY: 11.10.2017

RECOMMENDATION: Approval

REASON FOR PRESENTATION TO COMMITTEE: Housing development over 5 units.

All planning application forms, drawings, letters etc. relating to this planning application are available to view on www.planningni.gov.uk

1. Description of Proposed Development

The application is for 43 no social housing units; this will include 35 general needs houses; 2 complex needs bungalows; 1 complex needs apartment and 5 general needs apartments with associated site works, road network, car parking and landscaping.

During the processing of the application a Drainage Assessment and Ecological Survey report were submitted in support of the application.
2. EIA Determination

An EIA determination was carried out as the site is greater than 0.5ha; however, it was determined that no Environmental Statement was required as there would be no significant environmental impacts. Additionally, Shared Environmental Services our environmental advisors have assessed the potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats etc) Regulations (Northern Ireland) 1995 (as amended). The proposed development site is hydrologically connected to River Foyle and Tributaries SAC and Lough Foyle SPA/Ramsar via the Gransha Burn watercourse at the southern edge of the application site boundary. Provided that mitigation is conditioned in any planning approval, the proposal would not have an adverse effect on site integrity of any European Site.

3. Site and Surrounding Area

The proposed site is approx. 1.44 ha located on Zoned Housing land H29 as defined in the Derry Area Plan, identified as ‘Kilfennan’. The site is located due south Caw Close (Phase 2) in the Waterside and is approximately 2.5 miles from the City Centre. Phase 1 and Phase 2 housing developments on these H29 zoned lands has recently been completed (land shown in blue on the above map). Access to the
site is taken from Nelson Drive and pedestrian footways runs along the northern and eastern boundaries of the site as constructed as part of the phase 1 and Phase 2 housing developments. The topography is relatively flat with a slight slope from the north to the south. There is limited vegetation on the site, with some occasional trees located on the western boundary.

The site is located in an established residential area and is bounded on two sides by existing housing Caw Close and Caw News comprising of mainly 2 storey housing and apartments and semi-detached dwellings at ‘Rossdale’ located to the west, and terrace dwellings at Nelson Drive further north. A large area of existing recreation and open space as zoned in the Area Plan is located to the south and east, Kilfennan Valley Park.

Application site, Kilfennan Valley Park in distance
Appendix 1

Existing Housing Phase 2

Site boundary with Kilfennan Valley Park, watercourse located beyond boundary
4. Site Constraints

There are no relevant site constraints on the application site.

5. Neighbour Notification Report

All relevant neighbours have been notified on the application.

<table>
<thead>
<tr>
<th>Neighbour Address</th>
<th>Date Neighbour Notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Caw Mews Londonderry Londonderry BT47 6NX</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>11 Caw Mews Londonderry Londonderry BT47 6NX</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>12 Caw Mews Londonderry Londonderry BT47 6NX</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>13 Caw Mews Londonderry Londonderry BT47 6NX</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>14 Caw Mews Londonderry Londonderry BT47 6NX</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>15 Caw Mews Londonderry Londonderry BT47 6NX</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>16 Caw Mews Londonderry Londonderry BT47 6NX</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>17 Caw Mews Londonderry Londonderry BT47 6NX</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>1 Caw Mews Londonderry Londonderry BT47 6NX</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>2 Caw Close Londonderry Londonderry BT47 6PD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>Address</td>
<td>Date</td>
</tr>
<tr>
<td>----------------------</td>
<td>----------</td>
</tr>
<tr>
<td>2 Caw Mews Londonderry BT47 6NX</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>32 Rossdale Londonderry BT47 5RD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>33 Rossdale Londonderry BT47 5RD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>34 Rossdale Londonderry BT47 5RD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>35 Rossdale Londonderry BT47 5RD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>36 Rossdale Londonderry BT47 5RD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>3 Caw Close Londonderry BT47 6PD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>3 Caw Mews Londonderry BT47 6PD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>4 Caw Close Londonderry BT47 6PD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>4 Caw Mews Londonderry BT47 6PD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>5 Caw Close Londonderry BT47 6PD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>5 Caw Mews Londonderry BT47 6PD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>6 Caw Close Londonderry BT47 6PD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>6 Caw Mews Londonderry BT47 6PD</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>7 Caw Close Londonderry BT47 6PD</td>
<td>19/09/2017</td>
</tr>
</tbody>
</table>
6. Relevant Site History

Planning permission was granted on the adjacent site, for a total of 13 dwellings and 8 no apartments, which was phase 1 of the development on H29 zoned housing lands. This development has now been completed.
Phase 2 of the development on these zoned H29 lands has also recently been completed, and was approved permission by the Planning Committee under application reference LA11/2015/0586/F for 20 social housing units, in March 2016.
A further application of H29 lands, application reference LA11/2017/0912/F for the Construction of 8 no social housing units, east of Caw Mews, is being presented before Planning Committee on 20\textsuperscript{th} March 2018 with a recommendation to approve permission.

7. Policy Framework

**RDS 2035** - SFG7 Strengthen the role of Londonderry as the Principal City of the North West; meeting the housing needs of the area.

**Policy RG8**: Manage housing growth to achieve sustainable patterns of residential development.

**Derry Area Plan** - The site is located on zoned housing land H29 ‘Kilfennan’ where a density range of 15-20 dwellings per hectare is considered suitable. The principle of housing on these zoned lands is therefore acceptable.

**Policy BE1 Urban Design** requires development proposals to make a positive contribution to townscape and be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials.

**Policy H1 Housing Design and Layout** – requires a high standard of Design and Layout in all new housing developments.

**Policy H2 Open space provision in new housing areas** – requires provision of manageable areas of open space suitable for incidental open space suitable for informal amenity and play use in new housing developments.

**Policy ENV 7 Retention of Trees and Hedges and Landscape Requirements** – Development proposals will be expected to take account of existing trees and hedges which in the interest of visual amenity or wildlife habitat should be retained. Proposals are expected to provide appropriate landscaping as an integral part of the design.

**Strategic Planning Policy Statement for NI** – The SPPS is a statement of the Department’s policy on important planning matters that should be addressed across NI. The provisions of the SPPS apply to the whole of NI and are material to all decisions on applications. Sustainable development is at the heart of the SPPS, which includes key principles for development and also strategic policies on housing, natural heritage etc.

**PPS 2 Natural Heritage** – sets out the planning policies for the conservation, protection and enhancement of our natural heritage.
PPS 3 Development Control: Roads Considerations – sets out the planning policies for vehicular and pedestrian access, transport assessment, and the protection of transport routes and parking.

PPS 7 Quality Residential Environments - The Council seeks to achieve residential developments that promote quality and sustainability in their design and layout, are in harmony with their townscape or landscape setting and which will ultimately make a positive contribution to the character and appearance of the country’s settlements. Policy QD 1 of this PPS lists the criteria to be met by housing schemes and requires the submission of a Design Concept Statement demonstrating how the scheme will meet these criteria.

Planning Policy Statement 8: Open Space, Sport and Outdoor Recreation - Sets out the policies for the protection of open space, the provision of new areas of open space in association with residential development.

Creating Places/Living Places – this is guidance to aid designers in creating quality residential developments.

PPS 12 Housing in Settlements – The policy guidance in this statement applies to all residential development proposals within cities, towns, villages and small settlements in Northern Ireland, including the push for ‘sustainable development’ in the choice of housing land.

PPS 15 Planning and Flood Risk – sets out the Planning policies to minimise and manage flood risk.

8. Consultee Responses

Northern Ireland Housing Executive – The site is located within the Housing Executives Waterside 2 Housing Area which currently has a housing need projection for 158 units between 2017-2022. This development proposal will contribute towards meeting that projected need. The scheme is currently on the social housing development programme to begin in the financial year 2017/2018.

DFI Rivers – Required a 5 metre working strip along the boundary of the watercourse. The 5m working strip will have to be maintained from Kilfennan Valley Park which is owned by Council. Confirmation has been received from Parks and Recreation Section of Council that permission will be given to Rivers Agency to access Council land for the maintenance of the watercourse. The planning application Certificate (P2) was amended and notice served on Council as a third party land owner.

The application was also required to be accompanied by a Drainage Assessment. This was received and DFI Rivers has no objections to the report.
Natural Environment Division - has considered the impacts of the proposal on the site and on the basis of information provided is content with the proposal subject to conditions that all discharges be directed away from the watercourse adjacent to the southern side of the site and no development, infill dumping storage or construction works within 5 metres of the watercourse on the southern boundary. See conditions section later in this report.

NIEA Water Management Unit – has considered the impacts of the proposal on the surface water environment and on the basis of the information provided is content with the proposal subject to conditions. See conditions later in this report.

Loughs Agency – No objection subject to conditions relating to storm water discharge and submission of a detailed earth works management plan. See conditions section later in this report.

Environmental Health Service – has no objection to the proposed development subject to precautionary conditions to ensure that any unexpected contamination discovered during the development is properly assessed and informatives advising the developer to ensure adequate steps are taken during construction to control noise and dust and for the storage of waste. See conditions section later in this report.

Shared Environmental Services - The potential impact of this proposal on Special Protection Areas, Special Areas of Conservation and Ramsar sites has been assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats etc) Regulations (Northern Ireland) 1995 (as amended). The site is hydrologically connected to the River Foyle and Tributaries SAC and Lough Foyle SPA/Ramsar via the Gransha Burn watercourse on the southern side of the site boundary. Having considered the nature, scale, timing, duration and location of the project it is concluded that, provided mitigation is conditioned in any planning approval, the proposal will not have an adverse effect on site integrity of any European Site. See conditions section later in this report.

NI Water - Public water supply, foul sewer and surface water sewers are located within 20m of the proposal. There is available capacity in the in the receiving waste water treatment works. Standard informatives provided.

DFI Roads – has no objections to the proposal; adequate access arrangements and parking have been provided and Transport NI have provided Private Streets Determination conditions. See later section in this report.

9. Representations

No representations have been received on the application.
10. Planning Assessment, including Other Material Considerations

Section 6 (4) of The Planning Act (Northern Ireland) 2011 requires the Council to make planning decisions in accordance with the local development plan, unless material considerations indicate otherwise.

This proposal has been assessed against the provisions of the Derry Area Plan 2011, as well as other material considerations including the Regional Development Strategy; the Strategic Planning Policy Statement for Northern Ireland; PPS 15 Planning and Flood Risk; PPS 8 Open Space and Outdoor Recreation; PPS 7 Quality Residential Environments; PPS 3 Access Movement and Parking, and supplementary guidance in ‘Creating Places’, as well as consultation responses received.

Derry Area Plan 2011

The application site is located on Zoned Housing land H29 as defined in the Derry Area Plan, the principle of housing is therefore acceptable on this site. The policies within the Area Plan have been taken into consideration, specifically relating to design, open space and retention of vegetation on the site.

The Strategic Planning Policy Statement for NI (SPPS)

The SPPS supports and strengthens PPS 7 in that it requires submission of a design concept to be sought and agreed with the developer. A concept plan has been submitted with the application which demonstrates how the site will be developed, and included phase 1 and phase 2 which have both now been completed. It demonstrates how this proposal which is the last phase of the development including open space will be provided for the entire H29 zoning. All new housing should demonstrate a high quality of design, layout including road infrastructure considerations and landscaping. Good design contributes to the creation of places to live that are safe and attractive and is also a key element in achieving sustainable development.

Planning Policy Statement 15 Planning and Flood Risk

The proposal meets the requirement of PPS 15 policy FLD 3 as a Drainage Assessment was submitted throughout the processing of the application. DFI Rivers have no reason to disagree with the conclusions of the assessment. A 5 metre maintenance strip which is required along the watercourse, can be accessed through Kilfennan Valley Park and Council has given permission to DFI Rivers to access their lands for this purpose. The appropriate P2 notice was served on Council according. DFI Rivers has no objections.
Planning Policy Statement 3 Access Movement and Parking

The proposal complies with PPS 3, as adequate parking provision for the site has been provided. The road is to be adopted by Transport NI and conditions have been provided relating to adoption of the road and Privates Streets Determination, see conditions in later section in this report.

Planning Policy Statement 2 Natural Heritage Interests

An Ecology Survey Report was submitted during the processing of the application. The site includes a steep-sided stream corridor edged by patches of native scrub which forms a valuable wildlife corridor. The watercourse and stream corridor should be protected during and after development. Natural Environment Division have no objections to the development subject to conditions to protect the watercourse with a buffer of 5 metres maintained between it and any construction activity and discharges to be directed away from the southern boundary of the site. See conditions sections later in this report.

PPS 7 Quality Residential Environments: Policy QD1 Quality in new Residential Development

All of the QD1 criteria (a-i) are expected to be met; they are each assessed below:

a) In terms of the site’s character, the site is located within an established residential area, and the layout, scale and massing of buildings are appropriate to the character and topography of the site. The proposed 43 social housing units are the final phase of development on these zoned H29 lands, and will fit into the phase 1 and 2 developments. Dwellings are orientated to front onto the internal roads and the open space at kilfennan Park. There is a varied mix of house types ranging from bungalows, two storey semi-detached dwellings and an apartment block, the scale and massing of which are considered appropriate to the area.
b) There are no features of archaeological and built heritage identified on the site.

c) Communal open space has been provided which takes the form of a centrally located portion of open space within the zoning. This open space is connected to the existing recreational facilities at Kilfennan Park by pedestrian paths provided to link into the existing open space areas. In terms of private amenity space, adequate provision has been made for all dwelling units proposed and these exceed the standards as set out in Creating Places. A large area of communal open space in form of a lawn/grassed area has also been provided for the apartment development within the site. A landscaping scheme has been provided for the site which will soften the visual impact of the development and assist in its integration with the surrounding area. The proposal therefore meets the standards and guidance of Creating Places in terms of private amenity space for the dwellings, communal open space for the apartment units and PPS 8 in terms of the provision of open space for the entire zoning, and landscaping for the site.
Appendix 1

Landscaping Plan and Open Space

d) Local neighbourhood facilities are not required due to the scale of the scheme; however the site is located within the development limits of the City and close to shopping and neighbourhood facilities.

e) A movement pattern had been established for development of phase 1 Caw Mews and phase 2 Caw Close. This phase 3 development will connect to the existing vehicular access and footways, with provision made for vehicular access to circulate the site and new footways provided to serve this development. Transport NI will adopt the road and footpaths and have provided conditions relating to same. See later section in this report.
f) Adequate provision has been made for parking within the development with in-curtilage parking provided for the dwellings and the apartment block. Transport NI have no concerns relating to the parking provision which meets the requirements of PPS 3 and the published ‘Parking Standards’.

g) The design of the dwellings and apartment block uses a relatively simplistic traditional design, with simple proportions and finishes. All dwellings and the apartment units are finished in off white render to walls with some red brick, upvc windows and doors and blue/black slate on the roof. In the context of the recently completed phase 1 and phase 2 developments and the existing developments at Rossdale and nearby Abbeydale the design is considered acceptable.
Elevation of Apartment block

Typical general needs dwelling house type A
Complex needs bungalow

h) The Design and layout will not conflict with adjacent land uses and there will be no unacceptable adverse effect on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance. There is adequate separation distances between the existing dwellings at Rossdale and the proposed dwellings along the western boundary of the site, with separation distances of approx. 8 metres from the common boundary with the existing dwellings which are all two storey in height. Officials therefore consider there will be no unacceptable adverse impacts on existing dwellings given the levels of the site at this location are relatively flat.
Existing dwellings on the boundary with Rossdale

i) The development is designed to deter crime and promote personal safety to and from the site, the units are orientated onto the internal roads and will also provide a good degree of supervision onto the open space within the site that is centrally located within the overall H29 zoning. Dwellings are also orientated so that they front onto the existing recreation space at Kilfenan Park. The proposal will therefore promote personal safety for the proposed and existing residents/users in the area.

Conclusion and Recommendation

The proposal is considered acceptable in that it is in accordance with the Derry Area Plan 2011 and other material considerations; specifically, the proposal is on zoned housing land and it meets the criteria of QD1 of PPS 7 in that it has been demonstrated a quality residential environment can be achieved. Open space has been provided in accordance with PPS 8; provision of infrastructure works in accordance with PPS 3, sewerage and land drainage in accordance with PPS 15; impacts on natural habitats in accordance with PPS 2 all of which are supported through the SPPS for NI. Other material considerations have also been taken into account, including the advice from consultees received, but overall they support an approval of the application.
It is therefore recommended that the Council’s Planning Committee approve planning permission LA11/2017/0842/F for the proposed development subject to conditions set out below;

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a Consent to discharge has been granted under the terms of the Water (NI) Order 1999.

Reason: To ensure a practical solution to sewage disposal is possible at this site.

3. Each building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rain-water drainage system, once the buildings are occupied.

Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

4. Prior to the occupation of 50% of the units hereby approved, the developer shall provide the proposed public open space as indicated on the approved plans, drawing no 02 Revision 3 (Site Layout Plan) date stamped 02 March 2018 and drawing no 11 Revision 1 (Landscape Master Plan) date stamped 9th March 2018.

Reason: To ensure that the public open space is provided in a timely manner for the benefit of the occupiers and to aid integration of the development into the local landscape as soon as possible.
5. During the first available planting season after the occupation of any dwelling unit hereby approved, or as otherwise agreed in writing with the Council, landscaping (other than boundary treatments to dwellings) shall be carried out in accordance with the Landscape Master Plan Drawing No 11 Revision 1 date received by Council 09th March 2018.

Reason: In the interest of visual and residential amenity.

6. The trees indicated within plots shall be planted during the first available planting season after the first occupation of any dwelling on the plot. These trees shall be retained and maintained by the owner of the plot and the condition referring to such retention and maintenance shall be placed as a condition of the sale of the plot.

Reason: To ensure planting is provided in a timely manner for the benefit of the occupiers.

7. All hard and soft landscaping works shown on the approved plans shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice.

Reason: To ensure the provision of a high standard of landscape.

8. The open space areas and landscaping shall be managed and maintained in accordance with the approved Landscape Management and maintenance Plan date stamped received 08 November 2017.

Reason: To ensure that the open space provided is managed and maintained, in perpetuity, in accordance with Planning Policy Statement 7 (PPS7)-Quality Residential Environments, and Planning Policy Statement 8 (PPS8)-Open Space, Sport and Outdoor Recreation.

9. 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.

10. The boundary treatments to each dwelling unit and the apartment block as identified on drawing no 12 Revision 1 date stamped 09\textsuperscript{th} March 2018 shall be completed prior to the occupation of the residential units on the plot hereby approved, and shall be retained as such thereafter.

Reason: To ensure a quality residential environment

11. The boundary treatment on the site boundary adjoining Kilfennan Valley Park as identified on drawing no 12 Revision 1 date stamped 9\textsuperscript{th} March 2018 shall be completed prior to the occupation of the first dwelling unit hereby approved, and retained as such thereafter.

Reason: To ensure a quality residential environment.

12. A suitable buffer of at least 10metres shall be maintained between the location for refuelling, storage of oil/fuels, concrete mixing and washing areas, storage of machinery/materials/spoil etc. and the Gransha Burn watercourse bordering the southern edge of the red line boundary. Furthermore there shall be no development, infill, dumping, storage or construction works within 5 metres of the watercourse on the Southern boundary.

Reason: To prevent polluting discharges entering and impacting on the site integrity of the River Foyle and Tributaries SAC and Lough Foyle SPA/Ramsar.

13. All discharges during and after the construction phase of the development shall be directed away from the Gransha Burn watercourse bordering the southern edge of the red line boundary.

Reason: To prevent polluting discharges entering and impacting on the site integrity of the River Foyle and Tributaries SAC and Lough Foyle SPA/Ramsar.

14. If, during the development works, contamination is encountered, works should cease and the Planning Service shall be notified immediately. This contamination shall be fully investigated in accordance with CLR 11 ‘Model Procedures for the Management of Land Contamination’. A
suitable risk assessment shall be completed and submitted in writing to the Planning Service. In this situation, a remediation strategy shall be agreed in writing with the Planning Service and implemented and verified to its satisfaction.

Reason: For the protection of the health of future residents.

15. After completing any remediation works under Condition 14 and prior to occupation of the development, a verification report shall be submitted in writing and agreed with Planning Service. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report shall 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: For the protection of the health of future residents.

16. All storm water from the development site shall not be discharged to nearby watercourses unless first passed through pollution interception and flow attenuation measures.

Reason: To prevent pollution to surface waters which is detrimental to fisheries.

17. Prior to commencement of the development, a detailed earthworks management plan shall be submitted to and agreed in writing with Council. The plan must include methods of control of run-off from working areas, and mitigating measures to prevent pollution of watercourses, during the construction phase.

Reason: To prevent pollution of surface waters.

   The Council 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. 17 bearing the date stamp 06 March 2018.

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.

19. No dwellings 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

20. The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses 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.