



PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: **Y/2006/0066/F**

Date of Application: **10th February 2006**

Site of Proposed Development: **Belvoir Park Golf Club, 73-75 Church Road, Breda, Newtownbreda, BT08 7AN**

Description of Proposal: **Construction of replacement clubhouse and associated site works**

Applicant: Belvoir Park Golf Club
Address: 73-75 Church Road
Newtownbreda
Belfast
BT08 7AN

Agent: Ms P Harkness
Address: Todd Architects
41-43 Hill Street
Belfast
BT1 2PB

Drawing Ref: 01 – 03, 04 amended, 05 amended, 06, 07 amended, 08 amended, 09 – 10, 11 amended, 12

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.

2. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved Planning Service Drawing No.11, date stamped received 26 May 2006, prior to the commencement of any works or other development hereby permitted.

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

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See also Explanatory Notes attached





3. The gradient of the access shall not exceed 8% (1 in 12.5) over the first 5m 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.

4. No operation in or from any building hereby permitted shall commence until hard surfaced areas have been constructed in accordance with the approved Planning Service Drawing No3, date stamped received 10 February 2006, to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

5. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme to be agreed with the Department.

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

6. A landscape management plan, including long term design objectives, performance indicators, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved by the Department prior to the occupation of the development or any phase of the development, whichever is the sooner. The landscape management plan shall be carried out as approved.

Reason: To ensure the sustainability of the approved landscape design through its successful establishment and long term maintenance.

7. No development shall take place until a schedule of landscape maintenance for a minimum period of 20 years has been submitted to and approved in writing by the Department. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

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

8. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the crown spread, nor shall arboricultural work or tree surgery take place on any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Department. Any approved arboricultural work or tree surgery shall be carried out in accordance with British Standard 3998, 1989. Recommendations for Tree Work.

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

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9. 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.

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

10. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made or any other works carried out, or fires lit without the written consent of the Department.

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

11. 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.

12. No building shall take place within 6 metres of public sewers/water mains.

Reason: To prevent disturbance to existing sewers/water mains.

Informatives

1. The fencing required in Condition Number 10 shall be 1.2m minimum height chestnut pale fencing to BS1722 part 4, securely mounted on 1.2m height timber posts firmly driven into the ground or 2.4m minimum height heavy duty hordings, securely mounted on scaffold poles.
2. In these conditions, 'retained tree' means an existing tree which is to be retained in accordance with the approved plans and particulars.
3. 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.
4. 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

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Roads Service Section Engineer whose address is: Hydebank, 4 Hospital Road, Belfast, BT8 8JL.
A deposit will be required.

5. All construction plant and materials shall be stored within the curtilage of the site.
6. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road and the existing roadside drainage is accommodated and no water flows from the public road onto the site.

It is the responsibility of the developer surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

7. Public water supply available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the Department's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.
8. Foul water sewer available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the DRD's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.
9. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.
10. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 1973, as amended 1993, consultation with Water Service is essential at design stage with regard to the following matters:
 - (a) water supply requirements;
 - (b) foul water and surface water sewerage (Article 17 agreement) requirements;
 - (c) trade effluent discharge;
 - (d) septic tank emptying;
 - (e) existing water main crossing the site;
 - (f) existing sewer crossing the site.

Contact Water Service's Customer Services Unit or telephone Waterline on 0845 7440088.

11. The applicant is advised to contact Water Service through its Customer Service's Unit or Waterline on 0845 7440088 upon receipt of this decision to discuss any issues of concern.
12. If during the course of developing the site the developer uncovers a pipe not previously evident the local Water Service should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe.
13. A main sewer/water main crosses the site. No building within 6 metres each side of pipes. A diversion may be necessary. Contact this office with proposals.

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14. The applicants attention is drawn to the wildlife (Northern Ireland) Order 1985 which indicates that it is an offence to intentionally kill, injure or take any wild animal included in Schedule 5 of this Order which includes all species of bat. It is also an offence to disturb these animals or obstruct access to their place of refuge, or damage or destroy anything which conceals or protects their place of refuge. If there is evidence of bat activity on the site, all work must cease immediately and further advice must be sought from the Wildlife Inspector, Environment and Heritage Service, Commonwealth House, Castle Street, Belfast, BT1 Tel: 028 9025 1477.

Dated: 4th July 2006

Authorised Officer

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See also Explanatory Notes attached

