



**APPROVAL OF PLANNING PERMISSION**

**Planning (Northern Ireland) Order 1991**

Application No: **V/2012/0090/F**

Date of Application: **9th May 2012**

Site of Proposed Development: **20 Balmoral Avenue Whitehead**

Description of Proposal: **Installation of external wall insulation with render finish**

Applicant: **Whitehead Community Association**  
Address: **C/O Agent**  
Agent: **9yards Architecture**  
Address: **Victoria House**

**72 Albert Road**  
**Carrickfergus**  
**BT38 8AE**

Drawing Ref: **01, 02,**

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.**

Application No. **V/2012/0090/F**

**BA**



Informatives

1. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
2. 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.
3. 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.

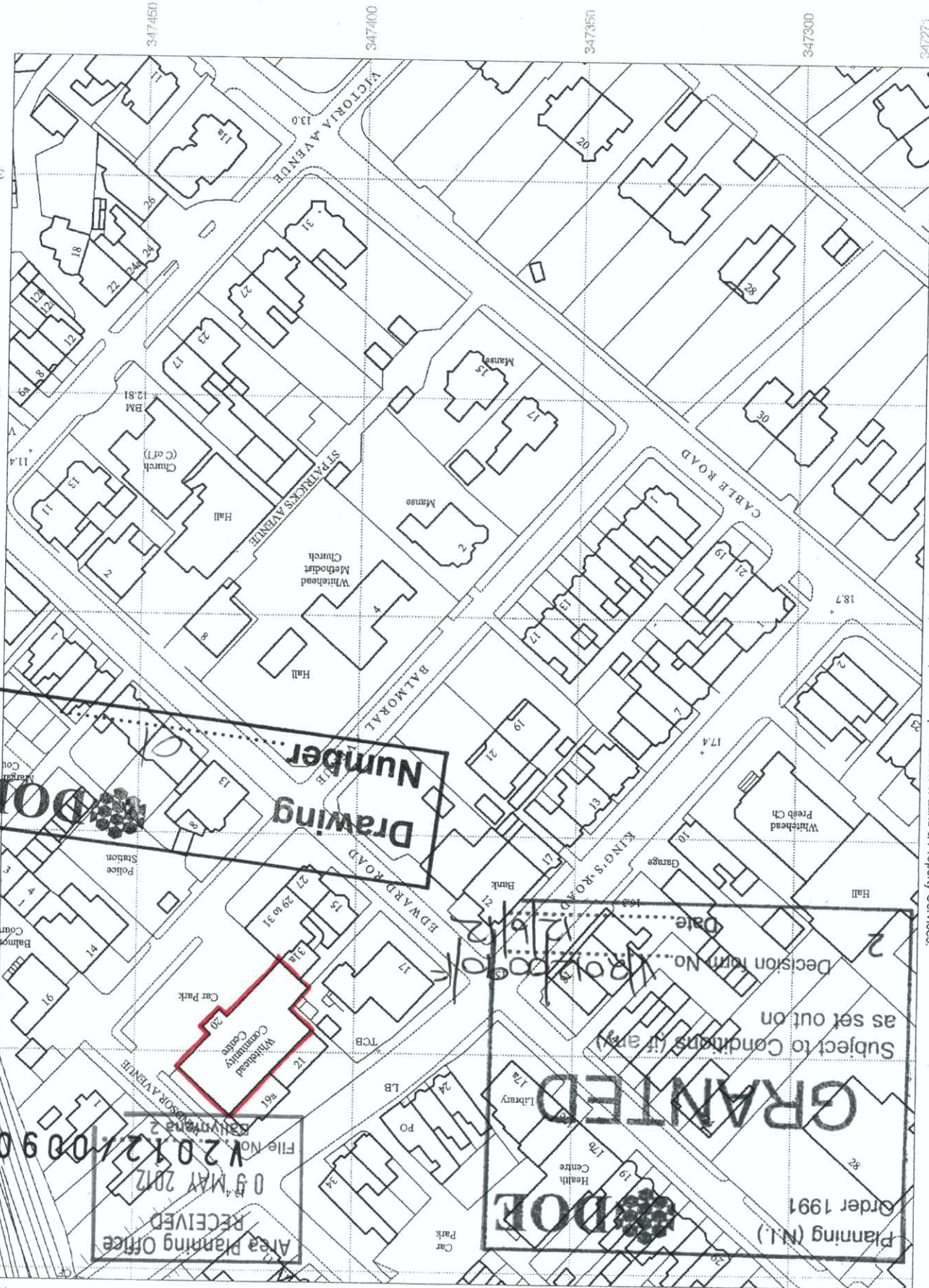
Dated: 12th June 2012

Authorised Officer

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**DOE**  
Drawing Number

**DOE**  
Planning (N.I.) Order 1991  
**GRANTED**  
Subject to Conditions (if any) as set out on  
Decision Form No. 18010000  
Date 12/5/12

Area Planning Office  
RECEIVED  
09 MAY 2012  
File No. V2012/00990



**EXPLANATORY NOTES TO ACCOMPANY APPROVALS**

See Notes

Type of Approval

- (a) Planning Permission or Approval of Reserved Matters 1, 2, 3 & 4
- (b) Consent to Display Advertisements 1, 2, 4 & 5
- (c) Listed Building Consent 1, 2, 4 & 6

**Notes**

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Department of the Environment (the Department) you may appeal to the Planning Appeals Commission, Park House, Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 6 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website ([www.pacni.gov.uk](http://www.pacni.gov.uk)) or by contacting the Commission directly at the aforementioned address.

2. You should check whether further approval is required under other legislation, such as the Building Regulations or the Water Act.

3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water, etc to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.

4. Failure to adhere to the approval plans or comply with conditions attached to this permission is a contravention of the Planning (NI) Order 1991 [or the Planning (Control of Advertisements) Regulations (NI) 1973 in the case of advertisements], and may result in the Department taking enforcement action.

5. If you intend to display an advertisement on land which is not in your possession you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.

6. If you have obtained Listed Building Consent to demolish a building you must not do so before the Northern Ireland Environment Agency (NIEA) has:  
 (i) Been given reasonable access to the building for one month following the granting of consent; or  
 (ii) Stated that it has completed its record of the building; or  
 (iii) Stated that it does not wish to record it.

The Northern Ireland Environment Agency (NIEA): Built Heritage can be contacted at Waterman House, 5 – 33 Hill Street, Belfast BT1 2LA or Tel: (028) 9054 3095.



**Building Services Department**

Our Ref: CA/2123/0024

04 December 2012

Whitehead Community Centre  
Balmoral Avenue  
Whitehead  
Carrickfergus

Dear Sir/Madam

**BUILDING REGULATIONS (NORTHERN IRELAND)**

**Proposed Works: External insulated cladding**

**At: 20 Balmoral Avenue Whitehead Carrickfergus**

With reference to the application made on 24 May 2012 in respect of the above, I am pleased to enclose approval notice indicating the PASSING of the plans by Carrickfergus Borough Council.

Please note that in accordance with the Building (Prescribed Fees) Regulations (Northern Ireland), an inspection fee of £405.00 will become payable after the commencement of works. This payment covers all Building Control inspections.

No payment should be made at this time. An invoice for the above amount will be forwarded at the appropriate time to the person on whose behalf the works are being undertaken.

Yours faithfully

**STEPHEN JOHNSTON**  
*S. Johnston*  
Director of Building Services

Copy to: Whitehead Community Centre Balmoral Avenue Whitehead Carrickfergus

The N. I. Building Control Website can be visited at: [www.buildingcontrol-ni.com](http://www.buildingcontrol-ni.com)



**Building Services Department**

**NOTICE OF APPROVAL  
THE BUILDING REGULATIONS (NORTHERN IRELAND)**

**REF NO:**

CA/2123/0024

**PLANS DEPOSITED:**

24 May 2012

**APPLICANT:**

Whitehead Community Centre  
Balmoral Avenue  
Whitehead  
Carrickfergus

**AGENT:**

External insulated cladding  
20 Balmoral Avenue  
Whitehead Carrickfergus

**PROPOSED WORKS/CHANGE OF USE:**

**APPROVAL:**

In accordance with Article 13 of the Building Regulations (Northern Ireland) Order 1979, the Council hereby gives notice that the plans referred to above have been **APPROVED** on 04 December 2012.

**REQUIRED NOTICES:**

The Building regulations require that the Council shall be furnished with the following notices in writing:

- a. not less than 2 days notice of the date and time at which the operation will be commenced;
- b. not less than 2 days notice before the covering up of any excavation for a foundation, any foundation, any damp-proof course or any concrete or other material laid over a site;
- c. not less than 2 days notice before any drain or private sewer to which the regulations apply will be haunched or covered in any way;
- d. not more than 5 days after the work of laying such drain or private sewer has been carried out including any necessary work of haunching or surrounding the drain or private sewer with concrete and back-filling the trench;
- e. not more than 5 days after the completion of erection of a building, or (if a building or part of a building is occupied before completion) not less than 5 days before occupation and not more than 5 days after completion;
- f. not more than 5 days after the completion of any alteration or extension of a building;
- g. not more than 5 days after the completion of the provision of any service or fitting in connection with a building.

**ADVISORY NOTES:**

- a. The passing of the said plans operates as an approval thereof only for the purposes of the Building Regulations (Northern Ireland), and does not operate as an approval for the purposes of any other statutory provision.
- b. In the calculation of the period of notice DAJ means any period of 24 hours commencing at midnight on the day on which the notice is given and excludes any Saturday, Sunday or public holiday.
- c. If the work is not commenced within 3 years of the deposit of the plans the Council may by notice given to you, or the owner of the land to which the plans relate, declare that the deposit of the said plans shall be of no effect, pursuant to Article 19 of the Building Regulations (Northern Ireland) Order 1979.

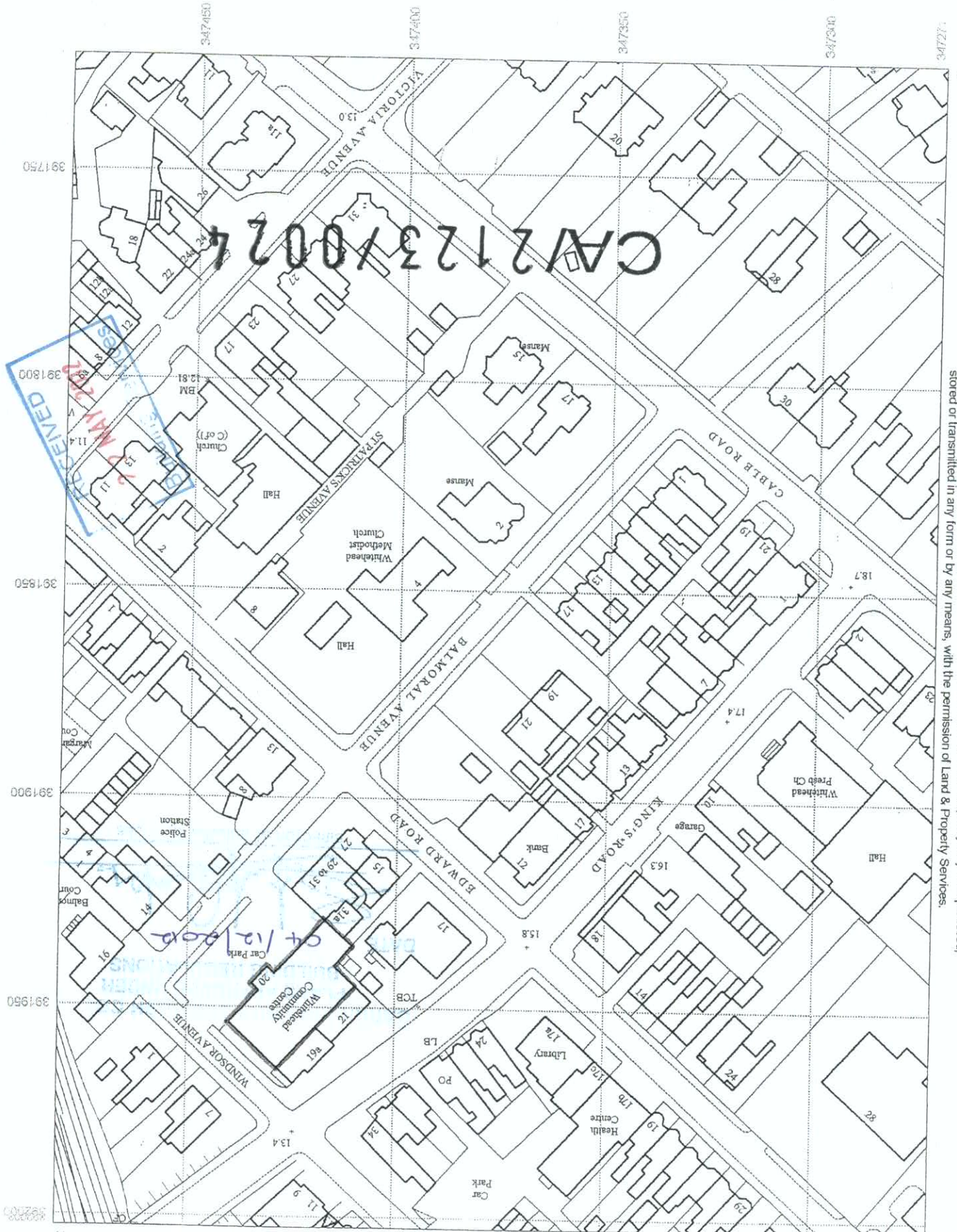
**DIRECTOR OF BUILDING SERVICES**

*[Signature]*

Signed:

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This map relates to the following address or grid reference  
 20 BALMORAL AVENUE, WHITE HEAD, WHITEHEAD, BT38 9QD, 185395611  
 Ordnance Survey of Northern Ireland



Ordnance Survey of Northern Ireland  
 347450





**PROJECT: LIBRARY DOCUMENT (NOT FOR A SPECIFIC PROJECT)**

**SPECIFICATION CLAUSES.**

**M21 INSULATION WITH RENDERED FINISH.**

To be read with Preliminaries/General conditions.

**TYPE [S] OF COATINGS.**

**210 WEBER PROPRIETARY INSULATED CLADDING SYSTEM:**

weber.therm XM [PM018] (EPS) – masonry background

weber.plast TF – textured finish

**Location:** To specified flat in-plane wall areas as identified on Architect's drawings or other Contract Documents.

**Background:** New sound Brick / Block or existing unpainted, rendered / un-rendered sound masonry.

**Preparation:** If rendered, hammer test and remove all existing bossed render. For existing substrates, or where required on new substrates, drench apply weber CL150 wash and leave for 48 hours. Brush down to remove all moss / growth. Make good boss areas using weber.therm stippel and weber.therm TUC to achieve an in-plane surface.

**Insulation:** weber.therm EPS

weber.therm EPS shall be plain expanded polystyrene, CFC/HFC free, SD/FRA grade to size and thickness specified, all as supplied by Weber. Adhesive fix with a thin bed of weber.therm LAC and pin to substrate using specified Weber fixings at the rate of 2 per board or part board.

**Thickness:** [State in mm]

**Undercoat weber.therm LAC**

Adhesive mortar for scrimming shall be uncoloured and polymer modified, comprising appropriate quantities of FS2 sand, lime, cement, lightweight fillers and dry polymer.

**Render Carrier / Reinforcement:** weber mesh standard.

**Standard duty, balanced, open weave, glass fibre meshcloth, coated for alkaline resistance, in 1m x 50m roll.**

**Finish:** weber PR310 primer and weber.plast TF

Primer for colour washing, prior to application of weber.plast TF, to be weber PR310 tinted primer, low viscosity liquid, brush, spray, or roller applied, weber.plast TF finish, in selected colour and texture grade, factory batched, wet mix supplied in plastic tubs, trowel applied and textured using a stainless steel or thin plastic float.

**Accessories:** Full system and render only beads, if required by the system or product, or if specified, shall be of appropriate design, gauge and material as approved and supplied by Weber. Beads to be located and fixed as detailed on Architect's drawings or System Manufacturer's details (this may involve bedding RO beads in mortar).

Structural, temporary or bead fixings shall be of suitable strength & durability as approved & supplied by Weber.

**FOR THE APPLICATOR . . . . an application overview**

**Suitable Substrates:** New sound Brick / Block or existing unpainted, rendered / un-rendered sound masonry.

**Surface Preparation:** If rendered, hammer test and remove all existing bossed render. For existing substrates, or where required on new substrates, drench apply weber CL150 wash and leave for 48 hours. Brush down to remove all moss / growth. Make good boss areas (on existing) using weber.therm stippel and weber.therm TUC to achieve an in-plane surface. Fit full system base and stop beads, where required, with fixings as approved and supplied by Weber.

**Insulation:** Mix 20kg of weber.therm LAC with approximately 5 litres potable water and apply to back of the weber.therm EPS insulation as specified (approx. 3kg/m<sup>2</sup>) such that at least 50% of surface area of the board will be bonded to the substrate. Position board on wall, tap lightly into position to reconcile edges, and mechanically fix to the masonry substrate using specified Weber fixings at the rate of 2/ board or part board

**Reinforcing Coat:** Mix 20kg of weber.therm LAC with approximately 5 litres potable water and apply 2-3mm thick incorporating weber mesh standard glass fibre meshcloth as specified. Lay-in and allow for partial take-up, apply further 3mm to form a nominal 6mm thick monolithic coat. Rule off with a straight edge to achieve satisfactory in-plane surface. Remove all trowel marks and dress off surface smooth with a sponge. Allow to dry.

**Finishing Coat:** Apply weber PR310 tinted primer by roller, spray or brush. Apply and work weber.plast TF to an acceptable texture using a stainless steel / thin plastic float, all in accordance with manufacturer's printed instructions.

**General:** Pre-bagged mortar must be stored completely dry and used in strict rotation of delivery. Stack tubs of wet mixed products no more than 2 high. Do not apply any formless wet materials in temperatures below 5°C. Do not work in high temperatures when flash setting of materials may occur. Provide adequate protection from frost, high winds and precipitation during application and curing. Apply all materials in accordance with full, detailed printed instructions.

Refer to current Product Data Sheets for further information.

**FOR FURTHER INFORMATION contact**

**TECHNICAL HELPLINE**

Regional / Area  
Sales Manager

01525 722 110

Telephone  
Number

IRELAND:

Old Paper Mill, BALLCLARE, Co Antrim, BT39 9EB

GB / HEAD OFFICE: Dickens House, Enterprise Way, FLITWICK, Bedford MK45 5BY

Tel: +44(0)1525 718 877 Fax: +44(0)1525 718 988  
Tel: +44(0)28 9334 3700 Fax: +44(0)28 9332 3232

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