

**From:** :info@edbdevelopments.com>  
**Sent:** 20 May 2019 12:57  
**To:**  
**Subject:** As constructed drawing 3 ( 4c ) Watson's road Newry  
**Attachments:** 3361-1-Layout A.pdf; 201905201310.pdf

Please find enclosed as constructed drawing and cover correspondence from bond holder, Please confirm the matter is now progressed to preliminary adoption as agreed at site meeting of 8th of April last.

Yours

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This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

90% Recommended 29-5-2019

FORWARDED TO

29-5-19

NOTIFIED

29-5-19

I may have had to go back into the database on  
4/6/19 to confirm my recommendation hence  
dates on database adoption link.

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**From:**  
**Sent:** 05 March 2020 14:25  
**To:** 'Finnegan Contracts'  
**Subject:** RE:

Enough work has been completed on phase NM429-1 for me to reduce the bond by 90% and issue a preliminary cert of adoption

However, I am still waiting for all the street lighting documentation to be submitted to me for checking

When this paperwork is submitted we will check the street lighting on the ground and if all is compliant I will issue the bond reduction as stated above

DFI ROADS  
Private Streets

**From:** Finnegan Contracts [mailto:info@finnegancontracts.co.uk]  
**Sent:** 05 March 2020 14:18  
**To:**  
**Cc:** info@edbdevelopments.com>  
**Subject:** .

Would it be ok if you could give us an update on the road bond on Lisard court Please.

Many Thanks

Finnegan Contracts  
7 Carrowbane Road  
Newry  
BT35 7QL  
Tel No: 028 30830928  
E-Mail: [info@finnegancontracts.co.uk](mailto:info@finnegancontracts.co.uk)

[REDACTED]  
**From:**

**Sent:**

13 March 2020 15:45

**To:**

**Subject:**

NM429 DROMISKIN COURT

[REDACTED]  
I have recommended this phase for a 90% bond reduction  
[REDACTED]

**DfI Roads  
Southern Division**



Department for

**Infrastructure**

An Roinn

**Bonneagair**

[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

Carson McDowell LLP  
Murray House  
Murray Street  
Belfast  
BT1 6DN

[carson-mcdowell.com](http://carson-mcdowell.com)

Marlborough House  
Central Way  
Craigavon  
BT64 1AD  
Tele : 0300 200 7899  
E-mail :  
[dfiroads.southern@infrastructure-ni.gov.uk](mailto:dfiroads.southern@infrastructure-ni.gov.uk)

Your Ref:  
Our Ref 106432-20  
Date 12 June 2020

Dear

**RE: APPLICATION TO 'DISCHARGE' CONDITION 12 AND 17 OF PLANNING PERMISSION (REF: P/2013/0242/F)**

Thank you for your e-mail dated 27 March 2020 to me on behalf of your client EDB Construction Ltd, regarding the discharge of Condition 12 associated with the approval of planning application P/2013/0242/F for housing on Watsons Road. As this falls under my area of responsibility I have been asked to respond directly to your request. I apologise for the delay in responding.

DfI Roads have been asked by Newry, Mourne and Down Council, Planning department, to provide comments on a request to discharge Condition 12 associated with the above planning approval. In providing our response to Planning, it is important to note that the commentary subsequently provided was in relation to the acceptability or otherwise of the proposed road works as indicated in the Private Streets Determination drawing. Other considerations such as land ownership is entirely a matter for the developer and the Council Planning department, the latter of which will ultimately have the final say on whether the condition is discharged or not.

It is still the opinion of DfI Roads that the developer MJM Dorans Hill Ltd is not restricted by any impediment from a roads perspective in fulfilling Condition 12, providing that the roadway associated with this development is completed to the extent indicated on the roads determination drawing and within the approved red line.

Dfl Roads hereby advises that it would be a matter for your client, EDB Construction Ltd, to ensure that the roadway associated with their development under application P/2006/1117/F is also completed to the extent of their respective application red line boundary, from which it currently falls approximately 500mm short, as noted in my officers notes to which you refer.

It is also Dfl Roads view that your Client's development will not be adopted until the extent of the road works within your Client's approval under P/2006/1117/F has been fully completed. Planning have been notified that the road works to the northern boundary of the site have not been fully completed and to consider enforcement if they deem this to be appropriate.

I trust the above clarifies Dfl Roads position on this matter.

Yours sincerely

Divisional Roads Manager (Acting)

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**From:**  
**Sent:** 15 June 2020 12:18  
**To:**  
**Subject:** FW: APPLICATION P/2013/0242/F  
**Attachments:** Dfl Letter Southern Division.pdf

Please note attached can you add to database. Road not to be adopted until completed as per determination drawing.

**From:**  
**Sent:** 14 June 2020 23:30  
**To:**  
**Subject:** FW: APPLICATION P/2013/0242/F

For info

Regards

Sent with BlackBerry Work  
([www.blackberry.com](http://www.blackberry.com))

**From:** DFI Southern Secretariat <[southern.secretariat@infrastructure-m.gov.uk](mailto:southern.secretariat@infrastructure-m.gov.uk)>  
**Date:** Friday, 12 Jun 2020, 12:38 pm  
**To:** [carson-mcdowell.com](mailto:carson-mcdowell.com) [carson-mcdowell.com](mailto:carson-mcdowell.com)>  
**Subject:** APPLICATION P/2013/0242/F

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**From:**  
**Sent:** 01 July 2020 17:07  
**To:**  
**Subject:** FW: Road Bond - Doran's Hill/Watson's Road  
**Attachments:** 12-117-P-012\_Bond Map\_A32.pdf; 12-117-P-011\_Bond Map\_A32.pdf; 12-117-P-010\_Bond Map\_3(4)c.pdf

**From:**  
**Sent:** 01 July 2020 15:38  
**To:**  
**Cc:** 'mjm-ni.group.com' <mjm-ni.group.com>  
**Subject:** FW: Road Bond - Doran's Hill/Watson's Road

Please see attached copy of 3 no bond applications at Watson's Rd Newry which MJM wish to apply to bond  
The map showing the point where the new site abuts the existing site may need a closer look as I need to make sure that we do not end up with an un-bonded area.  
Can you advise if I can go ahead and complete bond assessments for the area as indicated in the attached

**From:** <@mjm-group.com>  
**Sent:** 30 June 2020 11:26  
**To:** <@infrastructure-ni.gov.uk>  
**Subject:** FW: Road Bond - Doran's Hill/Watson's Road

Hi

I was wondering if you could give me a call whenever you are free?

Thanks

**From:** <mjm-group.com>  
**Sent:** 17 March 2020 10:17  
**To:**  
**Cc:**  
**Subject:** Road Bond - Doran's Hill/Watson's Road

Hi

Thanks for taking the time to sit down with [redacted] and myself last week.  
Please see attached our new drawings for two separate article 32 application and one for an article 3(4)c application.

Any comments or advice you would have on these drawings before I submit them to  
greatly appreciated.

would be

Regards,

**MJM Group**

5a Carnbane Business Park,  
Newry, Northern Ireland,  
BT35 6QH

Tel:

**Mob:**

Email



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WATSONS ROAD



OS GRID REF:  
307755, 325260

Doc	Date	Description

WATSONS FORT -  
NEWRY

12-117-P-012

SITE LOCATION PLAN FOR  
ARTICLE 32 AGREEMENT

1:250 MAR 20 VP SU



Coast Works Ltd

OS GRID REF:  
307595, 325616

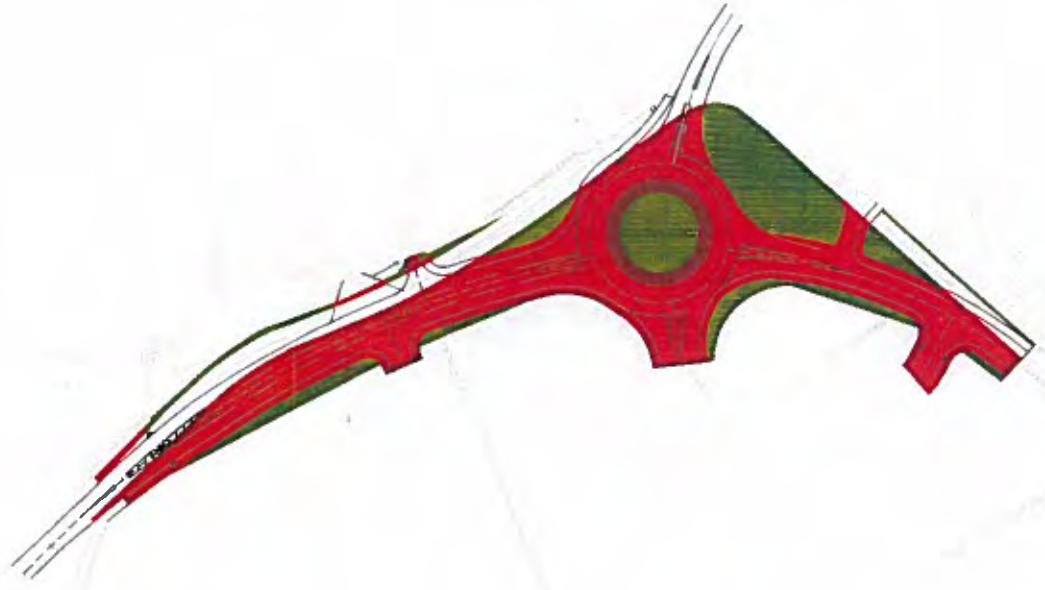


DORANS HILL

DORANS HILL

WATSONS ROAD

GLEN HILL



Rev	Date	Description

WATSONS FORT -  
NEWRY

12-117-P-011

SITE LOCATION PLAN FOR  
ARTICLE 32 AGREEMENT

1:1250 MAR 20 1/4" = 1' 1/4"

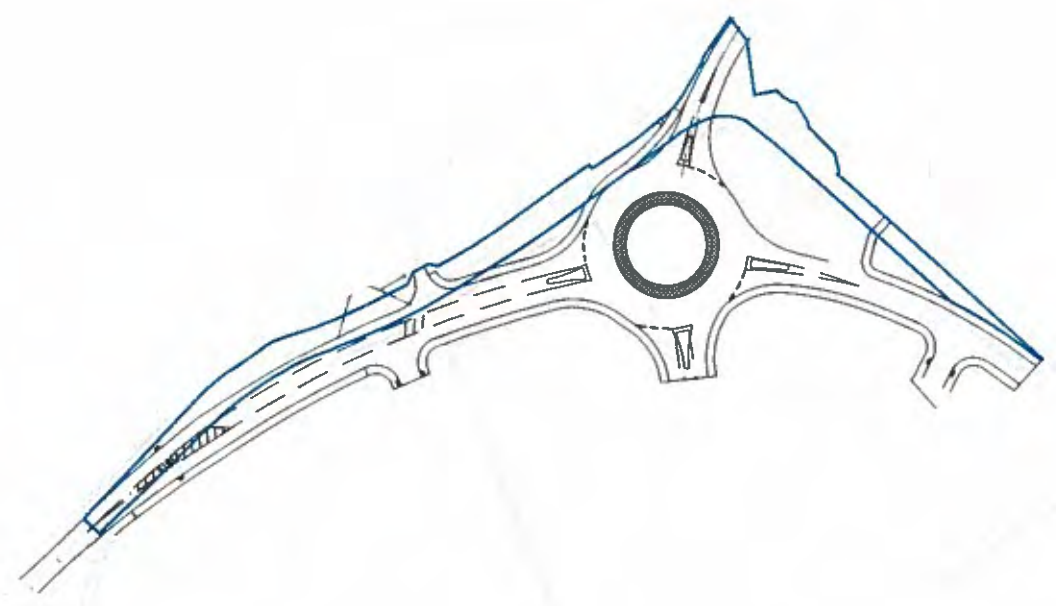


Count Us In Ltd



OS GRID REF  
307595, 325616

DORANS HILL



DORANS HILL

WATSONS ROAD

GLEN HILL

Rev	Date	Description

WATSONS FORT  
NEWRY

41 00 12-117-P-010 00 00

SITE LOCATION MAP FOR  
ARTICLE 3(4)(C) AGREEMENT

1:1250 1:1250 1:1250 1:1250

Coast Works Ltd

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**From:** @mjm-group.com>  
**Sent:** 06 Julv 2020 12:49  
**To:**  
**Cc:**  
**Subject:** Dorans Hill Road Bond Drawing  
**Attachments:** 12-117-P-013\_Bond Map\_A32\_1-500.pdf

As requested please find attached proposed A32 bond drawing at 1:500 scale.

Thanks



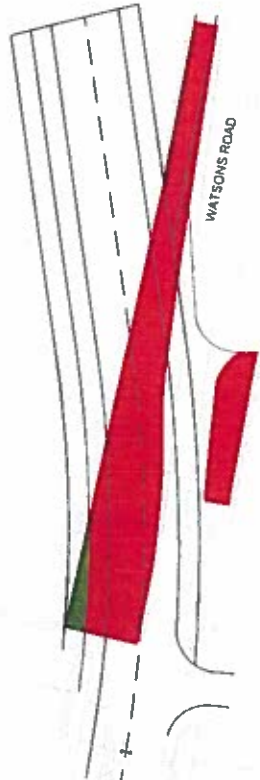
MJM Group, Carnbane Business Park  
Newry, Northern Ireland, BT35 6QH  
Tel:  
Fax: +44 (0) 28 3025 8489  
Mob:  
Email:  
Web: [www.mjm-group.com](http://www.mjm-group.com)



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OS GRID REF.  
307755, 325260



No.	Date	Description

WATSONS FORT -  
NEWRY

0400 12-117-P-013 0000

SITE LOCATION PLAN FOR  
ARTICLE 32 AGREEMENT

No.	Date	Description



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**From:**  
**Sent:** 05 August 2020 10:58  
**To:**  
**Cc:**  
**Subject:** RE: watsons rd enforcement letter

I have read the attached some of which I have seen for the first time and I do not agree with all of the content

-----Original Message-----

**From:**  
**Sent:** 04 August 2020 14:22  
**To:** @infrastructure-ni.gov.uk>  
**Subject:** FW: watsons rd enforcement letter

asked me to forward a copy of this letter onto you for comment to make you aware of it and if you are in agreement with its contents.

Regards

-----Original Message-----

**From:** xeroxmfd@nigov.net [mailto:xeroxmfd@nigov.net]  
**Sent:** 04 August 2020 13:55  
**To:** @infrastructure-ni.gov.uk>  
**Subject:** watsons rd enforcement letter

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: Rathkeltair House, Flr 1, Rm Main  
Device Name: RATHKL\_DFI\_ESS047512

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 March 2021 15:43  
**To:** [REDACTED]  
**Subject:** FW: RE Article 32 Private Street Agreement Plan NM 429

[REDACTED]

This application is for the 1st Art 32 on this site. The bond in this case is held by Finnegan Contracts Ltd of 7, Carrowbane Road, Drumilly, Belleeks, Co Down, BT35 7QL. I have already indicated to them that we may not be able to release the remaining bond and adopt this phase because there were ongoing proceedings with the 1st bond which has not yet been resolved. The Department issued a letter to the holder of the Art 3(4)c bond. Should the Department now send a similar letter to Finnegan Contracts Ltd.

[REDACTED]

-----Original Message-----

**From:** Finnegan Contracts [mailto:info@finnegancontracts.co.uk]  
**Sent:** 26 March 2021 12:27  
**To:** [REDACTED] <[REDACTED]@infrastructure-ni.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@edbdevelopments.com>  
**Subject:** FW: RE Article 32 Private Street Agreement Plan NM 429

Dear [REDACTED]

in accord with Article 32 Private streets Agreement in respect plan Number NM 429,

Stage 1 Article 32 works, Watson's Rd and in accord with the associated Preliminary certificate of Adoption dated 19th March 2020.

We request your inspection of the said works for purposes of full adoption.

We await hearing from you in that respect.

Yours Faithfully

[REDACTED]

—  
This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 23 April 2021 11:42  
**To:** 'Finnegan Contracts'  
**Subject:** RE: RE Article 32 Private Street Agreement Plan NM 429

I have inspected this phase bond reference NM429 and have noted one small issue that needs to be resolved on site  
Outlet pipes in all gullies need to be trimmed flush with the wall of the pots

Paper work missing includes the 2No 1:1500 and 2No 1:1250 as constructed sets of drawings

Please complete the work on the ground as noted above and supply me with the drawings I will then re-inspect the site and if all is satisfactory, I will forward it for adoption

[REDACTED]

**DFI ROADS**  
Private Streets  
Newry Mourne & Armagh

[REDACTED]

-----Original Message-----

**From:** Finnegan Contracts [mailto:info@finnegancontracts.co.uk]  
**Sent:** 26 March 2021 12:27  
**To:** [REDACTED] <[REDACTED]@infrastructure-ni.gov.uk>  
**CC:** [REDACTED] <[REDACTED]@edbdevelopments.com>  
**Subject:** FW: RE Article 32 Private Street Agreement Plan NM 429

Dear [REDACTED]

In accord with Article 32 Private streets Agreement in respect plan Number NM 429,

Stage 1 Article 32 works, Watson's Rd and in accord with the associated Preliminary certificate of Adoption dated 19th March 2020.

We request your inspection of the said works for purposes of full adoption.

We await hearing from you in that respect.

Yours Faithfully



Roads, Network Lighting



Department for

**Infrastructure**

An Roinn

**Bonneagair**

[www.infrastructure-ni.gov.uk](http://www.infrastructure-ni.gov.uk)

DARAMACK  
Exterior Lighting Design

Street Lighting  
Marlborough House (level 5)  
Central Way  
Craigavon  
BT64 1AD  
Tel: 028 3832 0023

Our reference: TA: 5364

Drawing Number: DAR19014/001 R1

06/05/2021

Dear Sir

**REF: Approval of External Street Lighting Design Submission**

**SCHEME:Watsons Fort, Dorans Hill, Newry**

I refer to your submitted street lighting design, dated 16<sup>th</sup> February 2021 for the above named development.

In accordance with design standards and based on the information received, your design has been checked for compliance with the prescribed standards.  
I can confirm that your proposals have now been approved.

Please note that all risk assessments and health and safety issues have to be addressed by and remain the responsibility of the designer.

If any accommodation works are required on existing street lights in connection with these proposals you are required to contact the appropriate Street Lighting Client Engineer for that area

Yours faithfully

pp

Network Lighting

Encs

[REDACTED]  
**From:**

**Sent:** 12 May 2021 15:35

**To:**

**Cc:**

**Subject:** NM429 WATSONS RD NEWRY

**Attachments:** Scanned from a Xerox Multifunction Printer.pdf

[REDACTED]  
I have put this phase on the system for adoption

The 1<sup>st</sup> phase of this site NM429A is being held for legal reasons so [REDACTED] may not approve this next phase

See attached the as constructed drawings for this phase

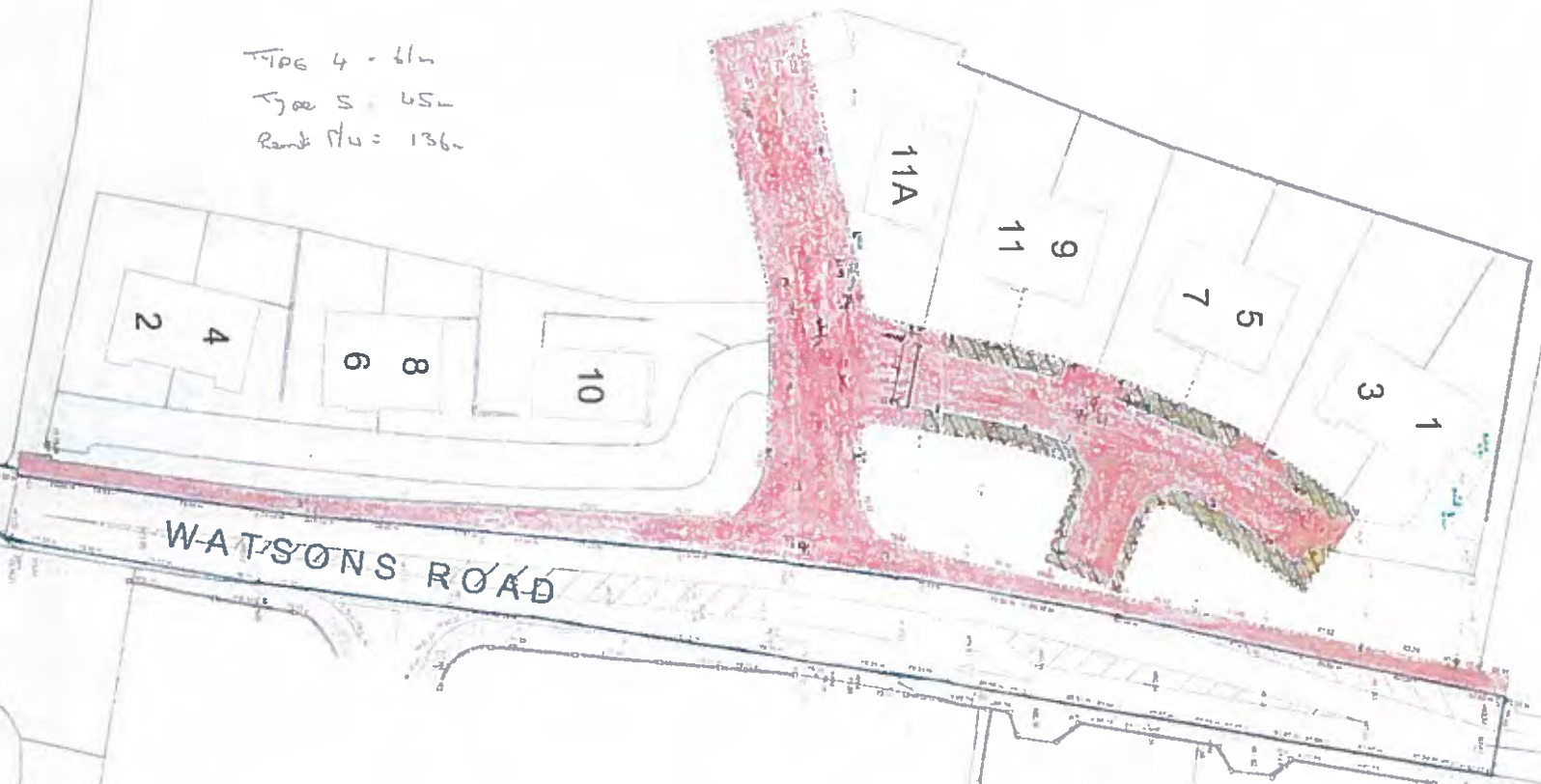
[REDACTED]  
DFI ROADS

Private Streets

Newry Mourne & Armagh  
[REDACTED]

NM429

Type 4 - 6L  
Type 5 - 6SL  
Rank 14 = 136



WATSONS ROAD

11A

11

9

7

5

3

1

2

4

6

8

10

24

20