

Energy performance certificate (EPC)

2-4 Main Street DUNLOY BT44 9AA	Energy rating C	Valid until: 15 January 2032 Certificate number: 9719-2333-5439-5323-4326
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Property type

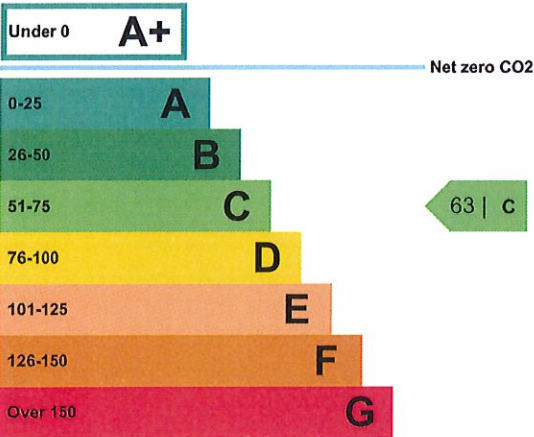
A1/A2 Retail and Financial/Professional services

Total floor area

181 square metres

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | A

If typical of the existing stock

68 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	69.37
Primary energy use (kWh/m2 per year)	392

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3384-0444-0616-3814-6358\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Patrick Laird
Telephone	02882247285
Email	patricklaird59@hotmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023368
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	LairdEnergy
Employer address	32 Dublin Road, Omagh N Ireland
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 January 2022
Date of certificate	16 January 2022

Energy performance certificate (EPC) recommendation report

2-4 Main Street
DUNLOY
BT44 9AA

Report number
3384-0444-0616-3814-6358

Valid until
15 January 2032

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Install more efficient water heater.	High
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low

Property and report details

Report issued on 16 January 2022

Total useful floor area 181 square metres

Building environment Heating and Natural Ventilation

Calculation tool CLG, iSBEM, v4.1.h, SBEM, v4.1.h.0

Assessor's details

Assessor's name Patrick Laird

Telephone 02882247285

Email patricklaird59@hotmail.com

Employer's name LairdEnergy

Employer's address 32 Dublin Road, Omagh N Ireland

Assessor ID EES/023368

Assessor's declaration The assessor is not related to the owner of the property.

Accreditation scheme Elmhurst Energy Systems Ltd



COMPLETION CERTIFICATE

Application Reference No: F/2016/0515

Description of works: Extension to shop

Location of Works: 2-4 Main Street Dunloy

Date of deposit of valid plans: 15 March 2016

The Council hereby gives notice that in accordance with The Building Regulations (Northern Ireland) Order 1979 (as amended) and the Building Regulations (Northern Ireland) 2012 (as amended) in so far as the Council has been able to ascertain the above works last inspected on 22 June 2022 satisfy the relevant requirements of the Building Regulations.

Date of Completion Certificate: 23 June 2022

Signed

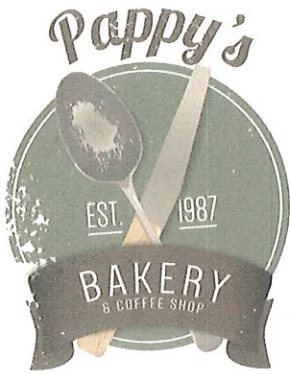
A handwritten signature in black ink, appearing to read 'N. Matthews', is written over a horizontal line.

Nicky Matthews
Building Control Manager

**for Causeway Coast and
Glens Borough Council**

Advisory Notes:

- This certificate is evidence (but not conclusive evidence) that the substantive requirements of the relevant Building Regulations have been complied with as far as can be reasonably ascertained.
- This certificate is an important legal document and as such should be retained with other documents pertaining to the property.



Pappy's Bakery & Coffee Shop

2-4 Main St
Dunloy
Ballymena
Co. Antrim
BT44 9AA
(028) 27657532

Dearvhail McParpland
Beech Accounting Ltd
185 Maghera Lane Road
Randalstown
Antrim
BT41 2PH
Email... dearvhail@btopenworld.com
Tel.... 07739180756

Tommy OKane vat no. 516620073

NOTICE OF PASSING OF BUILDING REGULATION PLANS

THE BUILDING REGULATIONS (NORTHERN IRELAND) ORDER 1979
THE BUILDING REGULATIONS (NI) 1990

Applicant Mr T O'Kane
..... 77 Galldanagh Road
..... Dunloy
..... Ballymena

Agent Mr W J Atkinson
..... 18 Milltown Road
..... Ballymoney
.....

WHEREAS In accordance with the Building Regulations (NI) 1990

you deposited plans on the 15 day of JUNE 19 93
with the BALLYMONEY BOROUGH COUNCIL (hereinafter referred to as the Council) in respect
of: Conversion of former Public House to Bakery with First Floor Flat
at: 2-4 Main Street, Dunloy, Ballymena

THE COUNCIL HEREBY GIVE YOU NOTICE in pursuance of article 13 of the Building Regulations (Northern Ireland) Order 1979 that the said plans have been approved.

AND TAKE NOTICE that the passing of the said plans operates as an approval thereof only for the purposes of the requirements of the Building Regulations (NI) 1990 (and does not operate as an approval for the purposes of any other statutory provision whatsoever).

AND FURTHER TAKE NOTICE of the requirements of the Building Regulations that the Council shall be furnished with the following notices:

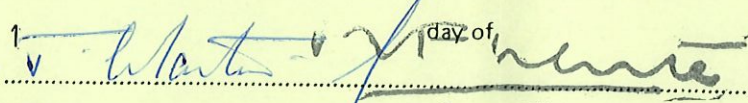
- (a) not less than 48 hours' notice in writing of the date and time at which the operation will be commenced; and
- (b) not less than 48 hours' notice in writing before the covering up of any excavation for a foundation, any foundation, any damp-proof course or any concrete or other material laid over a site; and
- (c) not less than 48 hours' notice in writing before any drain or private sewer to which the regulations apply will be haunched or covered in any way; and
- (d) notice in writing not more than 7 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.

And, in addition, notice in writing of:

- (e) The erection of a building, not more than 7 days after completion, or (if building or part of a building is occupied before completion) not less than 7 days before occupation as well as not more than 7 days after completion;
- (f) any alteration or extension of a building, not more than 7 days after completion; and
- (g) the execution of works or the installation of fittings in connection with a building, not more than 7 days after completion.

The expression "48 hours' notice" does not include a Saturday, Sunday, Christmas Day, Good Friday, bank or public holiday or day appointed for public thanksgiving or mourning.

If this work is not commenced within three years of the deposit of the plans as aforesaid, the Council may, by notice given to you, 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.

DATED the 1 day of JULY 19 93
Signed  Chief Building Control Officer

Note: In accordance with the Building (Prescribed Fees) Regulations (N.I.) 1982 an Inspection Fee will be payable after commencements of the work as follows:—

£ 225. 00 ()

An account will be issued by the Council after the first inspection of the work and will be sent to the person on whose behalf the work is being undertaken.



Department of the
ENVIRONMENT
for Northern Ireland

PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

APPLICATION NO.: D/93/0160

Date of Application
: 25th May 1993

Site of proposed
Development : 2 & 4 Main Street Dunloy

Description
of Proposal : Change of use and conversion of former public house to
bakery shop with flat above

Applicant
: Mr T O'Kane
: 77 Galdanagh Road
Dunloy

Agent
: Mr W J Atkinson
: 18 Milltown Road
Ballymoney

Drwg Ref.:

The Department of the Environment for Northern Ireland 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:

- 01 The development must be begun not later than the expiration of five years beginning with the date of this permission as required by Article 34 of the Planning (Northern Ireland) Order 1991.
- 02 The development and means of access thereto shall be carried out in accordance with the submitted plan(s) Drg Nos 1A & 2A and form FCD1 dated 31.8.93. The applicant's attention is drawn to Note 4 below regarding "Road Opening Permit".
Reason: In the interest of road safety and to ensure that the proposed development is completed to the Department's satisfaction.
- 03 The access works shall be completed to the Department's satisfaction within 12 months from the date of commencement of work within the site.
Reason: In the interest of public safety and traffic management.
- 04 Adequate provision shall be made to ensure that surface water does not flow from the site onto the public road.
Reason: In the interest of public safety and traffic management.

At a meeting
 10/10/1933





Department of the
ENVIRONMENT
for Northern Ireland

APPLIC NO.D/93/0160

05 The gradient(s) of access to the proposed dwelling(s) shall not exceed 1 in 12.5 for a distance of 5 metres
Reason: In the interests of safe and convenient access.

06 Precaution shall be taken to prevent the deposit of mud and other debris on the roadway outside the site by vehicles travelling to and from the site. Any deposit of mud, refuse etc on the nearby roadway caused through the operations shall be removed.
Reason: In the interests of road safety.

INFORMATIVE(S)

01 This decision relates to planning control only. The Department would advise that if the proposed works require Building Regulations approval this should be obtained from the relevant District Council before the works commence. The Department would also advise that this planning decision does not cover any other approval which may be necessary under other legislation.

02 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.

03 This approval does not apply to any signs or advertising material which the developer or occupier may wish to erect at the premises.

04 Notwithstanding the terms and conditions of the Department's approval set out above, you are required under Article 42 of the Roads (NI) Order 1980 to be in possession of the Department's permit before any work is commenced which involves making openings in the surface of a carriageway, footpath, verge or removing any part of a fence or hedge bounding it. The permit is available on personal application to the Department's Section Engineer whose address is: 8 High Street Ballymore
Tel 62252

T J Clarke

Authorised Officer

Date 8th September 1993

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FIELD INFORMATION
INVESTIGATION

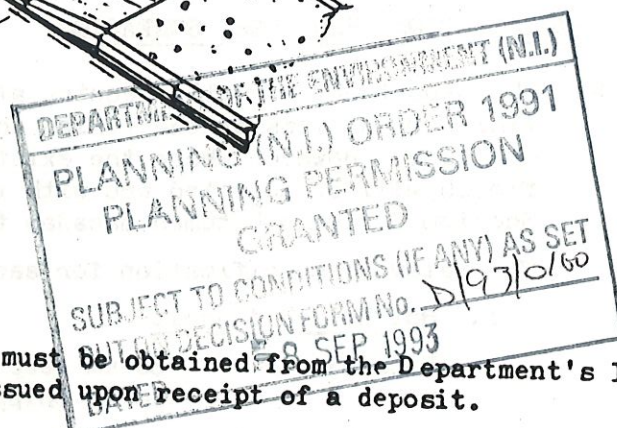
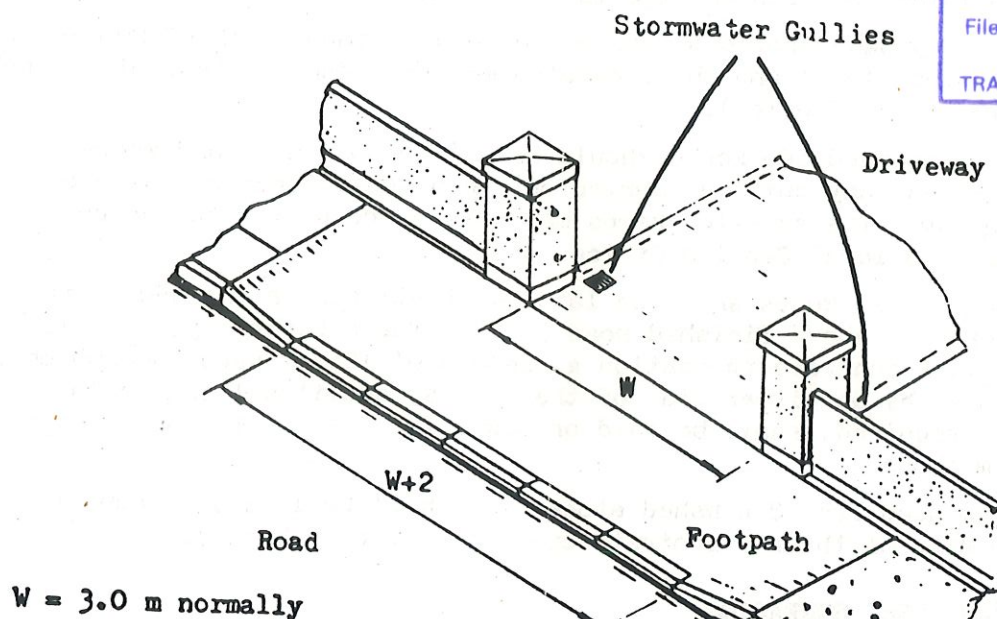


John J. F.

DEPARTMENT OF THE ENVIRONMENT (NI) : ROADS SERVICE

FOOTPATH CROSSING DETAIL

Diagram (Not to Scale)



GENERAL NOTES

1. Before any work is undertaken a 'Permit' must be obtained from the Department's local Section Office. This 'Permit' will be issued upon receipt of a deposit.
2. The above diagram shows the general arrangement of the new footpath crossing. Any particular peculiarities which may arise should be resolved in consultation with the Department's local Section Office.
3. Where the driveway falls towards the public road provision must be made to prevent surface water flowing onto or off the road. This can be effected using:-
 - a. gullies on each side of the driveway discharging to a drain within the curtilage of the site or to a soakaway located a minimum distance of 10 m back from the edge of the public road; or
 - b. the provision of a cut-off drainage channel discharging as in a. above; or
 - c. other means as may be agreed with the Department's local Section Office.
- NOTE: Surface water must not be discharged into the roadside drainage system.
4. Where a new driveway/hardstanding is being constructed in association with the footpath crossing the gradient of the driveway/hardstanding must not exceed 1 in 12.5 for a distance of 5.0 m back from the edge of the footpath.
5. Any new gates associated with such an access must be fitted with stops to prevent such gates opening over the footpath/verge or toward the public road.

WORKMANSHIP

6. i. For existing flagged footpaths the existing flags must be carefully lifted for the full width of the entrance including the side splays.

OR

For existing concrete/bitmac/asphalt footpath the surface area of the footpath affected shall be broken up to a cleanly cut sawn edge between this area and the remaining footpath and the material removed disposed of.

- ii. The existing base should be excavated to a minimum depth of 295 mm/350 mm below existing road level and the excavated material dumped clear of the public road/footpath. (See 7 below).
- iii. The existing roadside kerbs should be lifted carefully and where the kerbs are to be re-used any cutting carried out in a neat manner by using a concrete cutting saw. The existing kerbs may only be re-used with the consent of the Department's local Section Office.
- iv. Existing or new kerbs shall be laid on 'flat' across the new entrance with a 40 mm upstand above finished road level. These kerbs must be laid on a Grade C7.5P concrete foundation a minimum of 125 mm deep and 300 mm wide. The dropped kerbs on either side of the access, additional or special kerbs are usually required, shall be laid on a similar base in the manner depicted in the diagram above.
- v. A 225 mm deep Type 3 crushed stone base shall be laid and compacted over the entire area of the new footpath crossing. (See 7 below).

SPECIFICATION FOR NEW SURFACING

7. The Department normally require all footpaths to be constructed using an asphalt finish regardless of the finish on the existing footpath adjacent to the proposed crossing. However where the existing footpath is finished in concrete a concrete finish will be accepted and with the prior consent of the Department's local Section Office a bitumen macadam finish may also be accepted in certain circumstances.

The relevant specification for each type of surface finish are as follows:-

i. Hot Rolled Asphalt

Finish: 30 mm deep Hot Rolled Asphalt to BS 594 Table 5 Col. 19 with 10 mm chippings

Base Course: 50 mm deep dense bitmac to BS 4987 1988 Clause 6.5, 20 mm nominal size

Base: 225 mm deep Type 3 crushed stone base

ii. Bitmac (TO BE USED ONLY WITH THE SPECIFIC APPROVAL OF THE DEPARTMENT)

~~Finish: 30 mm deep Close Graded Wearing Course to BS 4987 1988 Clause 7.4, 10 mm nominal size~~

~~Base Course: 50 mm deep dense bitmac to BS 4987 1988 Clause 6.5, 20 mm nominal size~~

~~Base: 225 mm deep Type 3 crushed stone base,~~

iii. Concrete (TO BE USED ONLY WITH THE SPECIFIC APPROVAL OF THE DEPARTMENT)

~~Finish: 125 mm deep concrete slab, Grade C30P compacted and smoothed to all edges and given a non slip surface texture.~~

~~Base: 225 mm deep Type 3 crushed stone base,~~

- iv. SIMILAR TO ADJACENT CARRIAGEWAY AS MAY BE APPROVED BY THE DEPARTMENT'S ROADS SERVICE

ADDITIONAL COPIES OF THIS FORM ARE AVAILABLE FROM THE DEPARTMENT'S LOCAL SECTION OFFICE AT

.....S. HIGH STREET.....BALLYMONEY.....

DEPARTMENT OF THE ENVIRONMENT (NI)

EXPLANATORY NOTES TO ACCOMPANY:

- (a) Planning Permission (Notes 1, 2, 3, 4)
 - (b) Outline Planning Permission (Notes 1, 2, 3, 4)
 - (c) Approval of Reserved Matters (Notes 1, 2, 3, 4)
 - (d) Consent to display advertisements (Notes 1, 2, 4, 5)
 - (e) Listed Building Consent (Notes 1, 2, 4, 6)
1. If the applicant is aggrieved by the decision of the Department to grant permission/approval/consent subject to condition he/she may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast, within 6 months of receipt of this notice.
 2. This decision relates to planning control only and does not cover any other approval which may be necessary under other legislation eg, Building Regulations or the Water Act.
 3. Before carrying out any work in connection with an access or any vehicular crossing in the highway the applicant, should, in his/her own interest, ensure that the authorities responsible for gas, electricity, water drainage, telephones, etc are aware of the intention so that they may first carry out their works, if any, and so avoid breaking through newly made surfaces.
 4. Any failure to adhere to the details of the approval plans and specifications or to comply with conditions attached to the permission/consent constitutes a contravention of the Planning (Northern Ireland) Order 1991 (or, in the case of advertisements, of the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973) and may result in the taking of enforcement action by the Department.
 5. The display of an advertisement for which consent is required, without such consent, is an offence under the Planning (Northern Ireland) Order 1991 and may be subject to legal action by the Department. Before an advertisement is displayed on land in pursuance of a consent granted, permission shall be obtained from the owner of that land or other person entitled to grant permission in relation thereto.
 6. In the case of listed building consent, attention is drawn to Article 44(2)(b) of the Planning (Northern Ireland) Order 1991 the effect of which is that demolition may not be undertaken (despite the terms of any listed building consent) until the Department has been given reasonable access to the building for at least one month following the grant of consent, or has stated that it has completed its record of the building or that it does not wish to record it.

(70)