



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA09/2026/0325/O

Date of Application: 26 March 2026

Site of Proposed Development: Land between No's 67 and 69 Knockanroe Road
Dungannon

Description of Proposal: Erection of a dwelling and garage

Applicant:	Agent: Ms Oonagh Given
Address:	Address: 10 Carnan Park Strathroy Omagh BT79 7XA

Approved Plan(s): 01,

Mid Ulster District Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE 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:

Condition 1

Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

Condition 2

Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any

development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

Condition 3

Full particulars, detailed plans and elevations of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

Condition 4

No development shall take place until a plan indicating floor levels of the proposed dwelling and garage in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: In the interest of visual and residential amenity.

Condition 5

No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by Mid Ulster District Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- o The identification and evaluation of archaeological remains within the site;
- o Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- o Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- o Preparation of the digital, documentary and material archive for deposition.

Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

Condition 6

No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 5.

Reason: To ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

Condition 7

A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 5. These measures shall be implemented and a final archaeological report shall be submitted to Mid Ulster District Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Mid Ulster District Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

Condition 8

The existing mature trees along the eastern boundary of the site as indicated in yellow on Drawing No. 01 received on the 26 Mar 2026 shall be permanently retained. No trees shall be lopped, topped or removed without the prior consent in writing of the Council, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing at the earliest possible moment.

Reason: In the interests of visual and residential amenity; and biodiversity.

Condition 9

A landscaping scheme shall be submitted simultaneously with the detailed drawings for the development hereby approved at Reserved Matters stage. The scheme shall include details of the trees to be retained and measures for their protection during the course of development. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice. All landscaping shall take place within the first available planting season prior the occupation of the development hereby approved. Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced in the same position with a plant of a similar size and species in the next available planting season.

Reason: In the interests of visual and residential amenity; and biodiversity.

Condition 10

No development shall commence until the proposed private wastewater treatment facility (septic tank or equivalent package wastewater treatment plant) has been granted a consent to discharge by Northern Ireland Environment Agency.

Reason: To ensure the provision of a satisfactory means of foul sewage.

Condition 11

No development shall commence on site (other than that required to fulfil this condition) unless the access, including visibility splays of 2.4m x 45m in both directions onto the public road and 45m forward site distance, is provided in accordance with a 1/500 scale site plan as submitted and approved at Reserved Matters stage. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above adjoining road and kept clear thereafter.

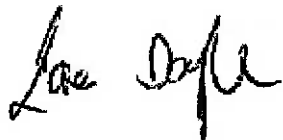
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Informatives

The applicant is advised to refer to the informative advice provided by consultees in

their responses which are available to view at www.midulstercouncil.org. The applicant is also advised that this permission does not confer title. Please ensure that you control all the lands necessary to carry out the proposed development.

Dated: 3rd August 2026

A handwritten signature in black ink, appearing to read 'Lae Dyer', is written over the typed name.

Planning Service Lead - Local Planning