

PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA07/2025/0268/F**

Date of Application: **20 February 2025**

Site of Proposed
Development:

25m SE of 63 Foughilletra Road, Jonesborough

Description of Proposal:

**Replacement dwelling & detached garage under
PPS21:CTY3**

Applicant: Francis & Madeleine Murphy
Address: Foughilletra Road
Jonesborough
BT45 8JE

Agent: Bernard Dinsmore
Address: Bernard Dinsmore Chartered
Architect
19 Spring Meadows
Warrenpoint

Drawing Ref: P01, P02, P03, P04

The Council in pursuance of its powers under the above-mentioned Act 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:

Conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

REASON: As required by Section 61 of the Planning Act (Northern Ireland) 2011

2. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the approved plan P01 is demolished and all rubble and foundations have been removed in accordance with the details on the approved plans.

Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

3. All hard and soft landscape works shall be carried out in accordance with the approved details shown on Drawing No; P02 and the appropriate British Standards or other recognised Codes of Practice. The works shall be carried out during the first available planting season following the occupation of the dwelling hereby approved.

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

4. 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 Council, 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 Council gives its written consent to any variation.

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

5. Prior to commencement of development the applicant shall submit a copy of a consent to discharge for the proposed site, to be agreed in writing by the Planning Authority.

REASON: To protect the environment and to comply with CTY 16 of Planning Policy Statement 21- Sustainable Development in the Countryside.

6. This permission authorises only private domestic use of the proposed development and does not confer approval on the carrying out of trade or business there from.

Reason: To prevent unauthorised use and to protect residential amenity.

7. The existing mobile home identified in drawing No.P02 shall be removed within 4 weeks of occupation of the new dwelling.

Reason: In order to protect the rural character of the area.

Informatives:

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. 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: 2 March 2026

Authorised Officer:

