



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2019/1414/F**

Date of Application: **29th October 2019**

Site of Proposed Development: **Lands off school lane to the rear of 7 Mayogall Road, Gulladuff**

Description of Proposal: **Change of access including relocation of site No 1 with new house type to existing approved housing development (LA09/2015/0014/F)**

Applicant: Mr B Mc Peake
Address: 20 Carnaman Road
Knockloughrim

Agent: Diamond Architecture
Address: 77 Main Street
Maghera
BT46 5AB

Drawing Ref: 01, 02 (REV-2), 03 (REV-1), 04 (REV-1)

Mid Ulster District 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:

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.



Section at an early stage. The Applicant/Developer is also responsible for the cost of supervision of all street works determined under the Private Streets Order (Northern Ireland) 1980.

7. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Infrastructure for which separate permissions and arrangements are required

8. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc which is deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

9. Notwithstanding the terms and conditions of the Planning Authority's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is DfI Roads, Loughry Campus, 49 Tullywiggan Road, Cookstown, BT80 8SG. A monetary deposit will be required to cover works on the public road.

10. Notwithstanding the terms and conditions of the Council's approval set out above, you are required under the Street Works (Northern Ireland) Order 1995 to be in possession of a Street Works Licence before any work is commenced which involves making any opening or placing of any apparatus in a street. The Street Works Licence is available on personal application to the DfI Roads Section Engineer whose address is Loughrey Campus, 49 Tullywiggan Road, Cookstown, BT80 8SG

11. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road, the existing roadside drainage is accommodated and no water flows from the public road onto the site and that surface water from the roof of the development hereby approved does not flow onto the public road, including the footway. The developer should note that this planning approval does not give consent to discharge water into a DFI Roads drainage system.

12. It is a DfI Roads requirement that all structures which fall within the scope of the current version of BD 2 Technical Approval of Highways Structures: Volume 1: Design Manual for Roads and Bridges shall require Technical Approval. Details shall be submitted to the Technical Approval Authority through the relevant Division.



2. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No. 03 Rev 1 bearing the date stamp 20 October 2021.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

3. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

No other development hereby permitted shall be commenced until the works necessary for the improvement of the public road network have been completed in accordance with the details outlined blue on Drawing Number 03 Rev 1 bearing the date stamp 20 October 2021. The Council hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

4. The visibility splays of 2.4 x 40 metres and 40 metre Forward Sight Distance at the junction of the access road with School Lane, shall be provided prior to the commencement of any other works or other development. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained 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.

5. The visibility splays of 4.5 x 90 metres at the junction of the School Lane with the Mayogall Road, shall be provided prior to the commencement of any other works or other development. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained 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.

6. 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 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.

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.
3. **The Private Streets (Northern Ireland) Order 1980 and The Private Streets (Amendment) (Northern Ireland) Order 1992.**

Under the above Orders the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the DfI Roads to make the roads (including road drainage) in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001. Sewers require a separate bond from Northern Ireland Water to cover foul and storm sewers.

4. The developer, future purchasers and their successors in title should note that DfI Roads will not adopt any 'street' as defined in The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992 until such time an Article 161 agreement between the developer and NI Water for the construction of foul and storm sewers including any attenuation holding tanks and discharge pipes has been fully implemented and works upon completion approved by NI Water Service .

5. Separate approval must be received from DfI Roads in respect of detailed standards required for the construction of streets in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001.

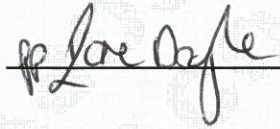
6. Under the terms of The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001, design for any Street Lighting schemes will require approval from DFI Roads Street Lighting Consultancy, Marlborough House, Craigavon, BT64 1AD. The Applicant is advised to contact DFI Roads Street Lighting



13. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or any other statutory authority.

Dated: 8th December 2021

Planning Manager



Form P19

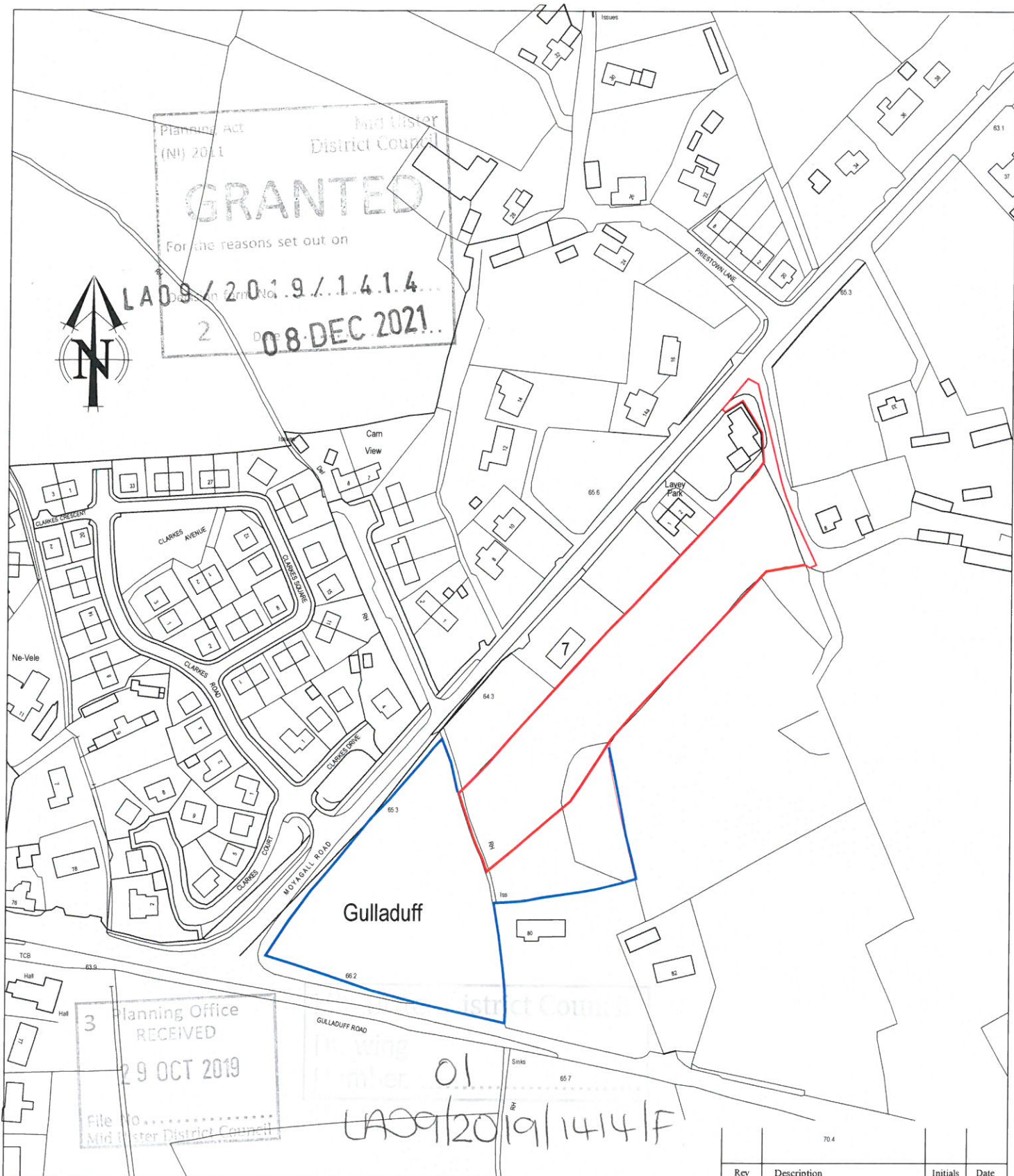
EXPLANATORY NOTES TO ACCOMPANY APPROVALS

Type of Approval	See Notes
(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 Council or Department for Infrastructure (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website (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 Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in 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 Department for Communities Historic Environment Division 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 Department for Communities Historic Environment Division can be contacted at HEDPlanning.General@doeni.gov.uk or Tel: (028) 9082 3177 or (028) 9082 3126.



Rev	Description	Initials	Date

Client:
MR B McPEAKE
Title:
SITE LOCATION MAP
PLANNING DRAWING

Job No:
DA67-19-01
stn1/housingdev.

Scale:
1:2500 (A4)

Drawn By:
gk

Date:
OCT 2019

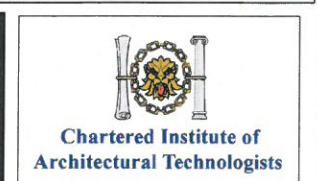
OS Map Ref:
65-15

Diamond Architecture

Joe Diamond MCIAT RMaPS

Project:
PROPOSED CHANGE OF ACCESS INCLUDING RE-LOCATION OF SITE No.1 WITH NEW HOUSE TYPE TO EXISTING APPROVED HOUSING DEVELOPMENT (H/2009/0646/F) OFF SCHOOL LANE TO REAR OF No.7 MAYOGALL ROAD, GULLADUFF.

Contact info:
77 Main Street
Maghera
BT46 5AB
Email: joed@diamondarchitecture.com



FIGURED DIMENSIONS TO BE FOLLOWED IN PREFERENCE TO THE DIMENSIONS SCALED FROM THE DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR AND SUCH DIMENSIONS TO BE HIS RESPONSIBILITY. ANY DRAWING ERRORS AND OMISSIONS TO BE REPORTED TO DIAMOND ARCHITECTURE



FRONT ELEVATION

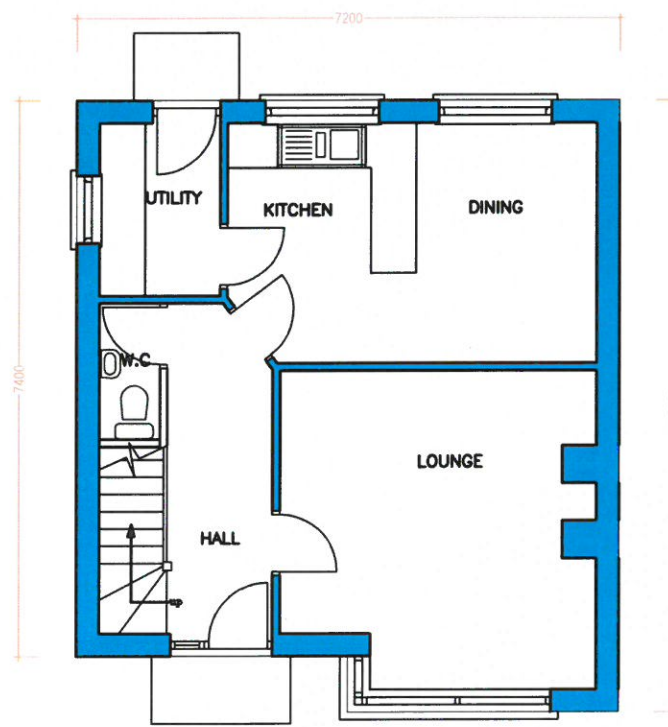


REAR ELEVATION

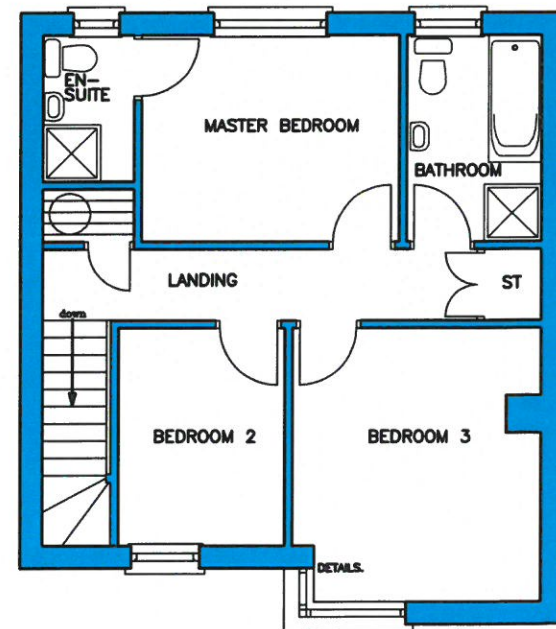
Planning Act (NI) 2011 Mid Ulster District Council
GRANTED
 For the reasons set out on
 LA09/2019/1414 Decision Form No. 2 Date 08 DEC 2021

2 Planning Office RECEIVED
 03 AUG 2021
 File No.
 Mid Ulster District Council

Mid Ulster District Council
 Drawing Number *04 (Rev-1)*



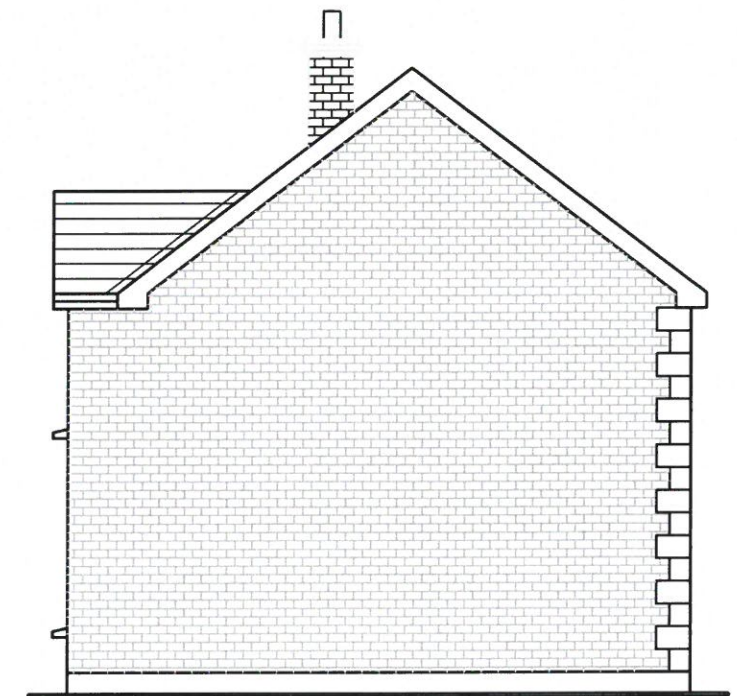
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



SIDE ELEVATION

SCHEDULE OF FINISHES
 ROOF:- REDLAND 'RATHLIN' FLAT PROFILE CONCRETE ROOF TILE
 WALLS:- OLDPARK AUTUMN BRICK, SUPPLIED BY ACHESON AND GLOVER
 100mm WIDE RAISED SMOOTH RENDER SURROUNDS TO WINDOWS
 SMOOTH RENDER RAISED PLINTH
 RAINWATER GOODS:- 100mm HALF ROUND SEAMLESS GUTTER
 68mm Dia. PVC DOWNPIPES
 WINDOWS:- PVC DOUBLE GLAZED

HOUSE TYPE 9D
 FLOOR AREA : 1014sq ft

Rev	Description	Initials	Date
B	DFI Roads Amendments Added	M.Q.	28/07/21

Client: Mr B McPEAKE Title: HOUSE TYPE 9D Job No DA67-19-03'B' ST1 HOU DEV Scale 1:100 Date JULY 21 Drawn By: M.Q. OS Map Ref:	<h2 style="text-align: center;">Diamond Architecture</h2> <p style="text-align: right;">Joe Diamond MCIAT</p> <p>Project PROPOSED RENEWAL OF EXISTING APPROVED HOUSING DEVELOPMENT (H/2009/0646/F) OFF SCHOOL LANE TO REAR OF No7 MAYOGALL ROAD, GULLADUFF.</p> <p>Contact info: 77 Main Street Maghera BT46 5AB Email: joe@diamondarchitecture.com</p> <p style="text-align: center;">Tel: 028796 44111</p>	 <p style="text-align: center;">Chartered Institute of Architectural Technologists</p>
FIGURED DIMENSIONS TO BE FOLLOWED IN PREFERENCE TO THE DIMENSIONS SCALED FROM THE DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR AND SUCH DIMENSIONS TO BE HIS RESPONSIBILITY. ANY DRAWING ERRORS AND OMISSIONS TO BE REPORTED TO DIAMOND ARCHITECTURE		

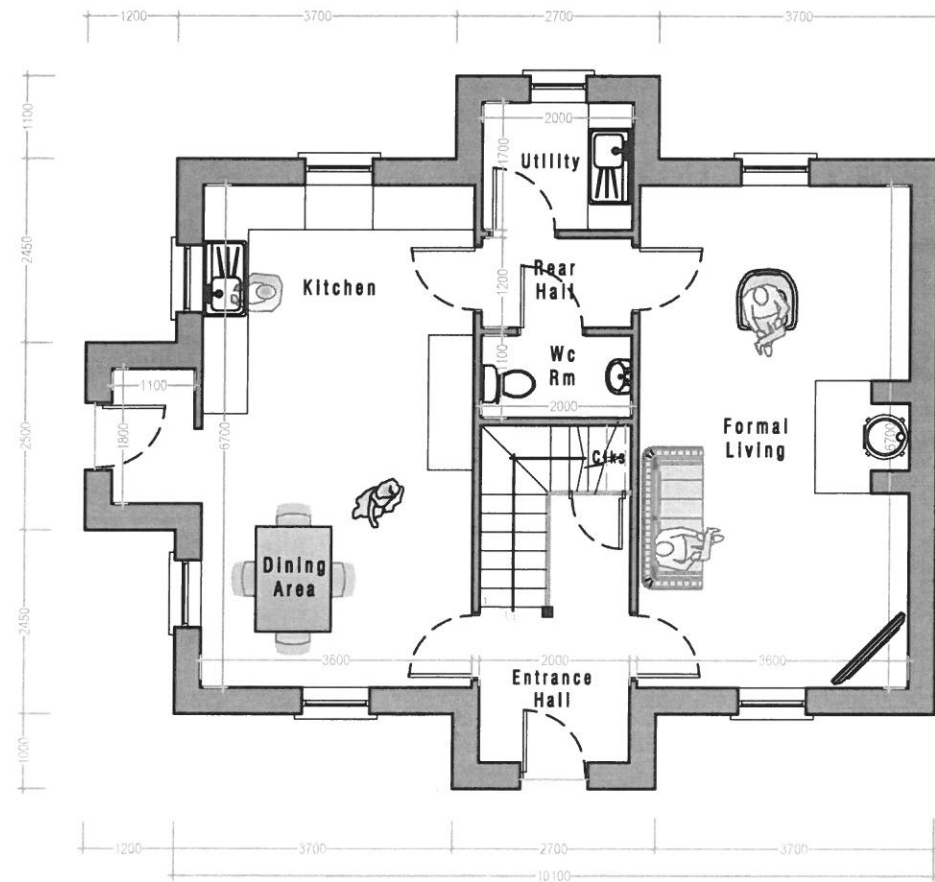
SCHEDULE OF FINISHES:
 ROOF: REDLAND 'RATHLIN' FLAT PROFILE CONCRETE ROOF TILES.
 WALLS: OLDPARK AUTUMN BRICK, SUPPLIED BY ACHESON AND GLOVER, 100mm WIDE RAISED SMOOTH RENDER SURROUNDS TO WINDOWS, SMOOTH RENDER RAISED PLINTH.
 RAINWATER GOODS: 100mm HALF ROUND SEAMLESS GUTTER 68mm Dia. PVC DOWNPIPES.
 WINDOWS: PVC DOUBLE GLAZED.



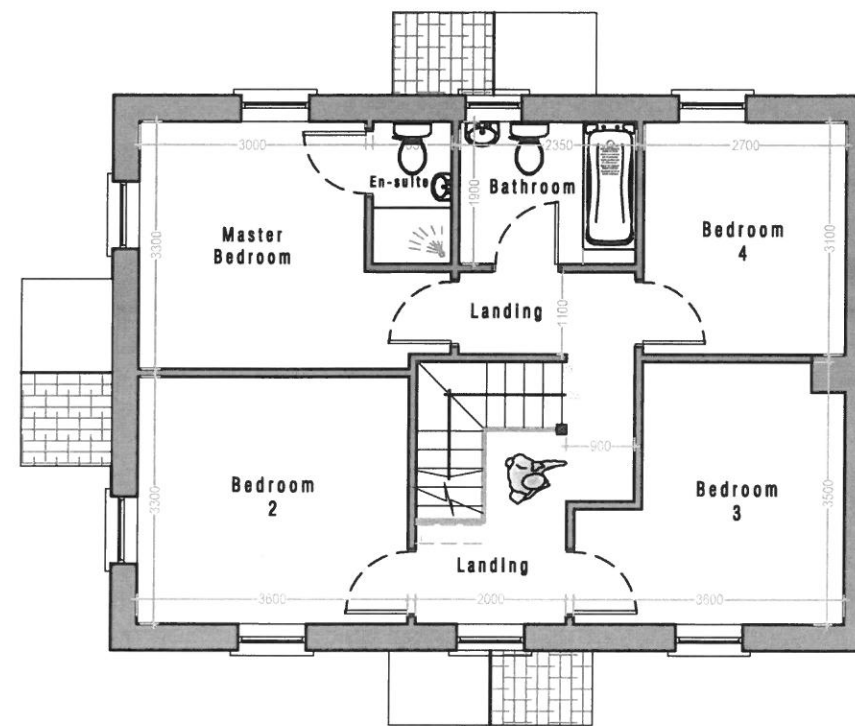
Proposed Front Elevation:



Proposed LH Side Elevation:



Proposed Ground Floor Plan:



Proposed First Floor Plan:

Ht-A
 '4 Bed
 Detached'
 Site
 No.1

Rev Description Initials Date
Diamond Architecture
 Joe Diamond MCIAI RMAps
 77 Main Street Tel: 028 796 44111
 Maghera, BT46 5AB Fax: 028 796 44393
 Email: joe@diamondarchitecture.com

Notes:
 PROPOSED CHANGE OF ACCESS INCLUDING RE-LOCATION OF SITE No.1 WITH NEW HOUSE TYPE TO EXISTING APPROVED HOUSING DEVELOPMENT (H2009-0646-F) OFF SCHOOL LANE TO REAR OF No.7 MAYOGALL ROAD, GULLADUFF.
 Client: MR D McPEAKE
 Drawing Title: PROPOSED FLOOR PLANS & ELEVATIONS
 'HT-A' - SITE No.1 - PLANNING DRAWING

Scale: 1:100 (A3)
 Date: OCT 2019
 Drawn by: gk
 Checked:

Job No: DA67-19-HA-03
 sm1 housingdev



PLEASE CONSULT THE DRAWING FOR ALL INFORMATION. THE DRAWING IS THE PROPERTY OF DIAMOND ARCHITECTURE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF DIAMOND ARCHITECTURE.