

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA09/2023/0798/F

Date of Application: 31 July 2023

Site of Proposed Development: Development Lands Off School Lane to The rear of No 7 Mayogall Road Gulladuff

Description of Proposal: Proposed renewal of approved housing development Ref H/2015/0014/F

Applicant: Mr Brian McPeake
Address: 20 Carnaman Road
Gulladuff
Knockloughrim
BT45 8PN

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

Approved Plan(s): 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11,

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:

Condition 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.

Condition 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. 11 uploaded to the Mid Ulster planning portal on 7th August

2023.

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.

Condition 3

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 outline blue on Drawing Number 11 uploaded to the Mid Ulster planning portal on 7th August 2023. 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.

Condition 4

The visibility splays of 4.5 x 90 metres at the junction of the School Lane with the Mayogall Road, shall be provided in accordance with Drawing No. 11 uploaded to the Mid Ulster planning portal on 7th August 2023, 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.

Condition 5

No construction shall commence on any dwelling hereby approved until all statutory and other consents necessary for the realignment, partial closure, changed priorities and reinstatement of School Lane have been obtained and the realigned road has been completed to base course.

Reason: Road safety and convenience of traffic and pedestrians.

Condition 6

If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

Condition 7

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.

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: 14th September 2023

A handwritten signature in black ink, appearing to be 'E. G. J.', with a long horizontal stroke extending to the right.

Mid Ulster Planning Service Director