



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: N/2007/0194/RM

Date of Application: 28th February 2007

Site of Proposed Development: 160m south east of 47 Ballylough Road, Craigavon

Description of Proposal: Erection of dwelling and garage

Applicant: Homes
Address: C/O Agent

Agent: Marcus Bingham
Address: 9 Tullyquilly Road
Rathfriland
Co. Down
BT34 5LR

Outline Application Number: N/2004/0414/O;

Drawing Ref: 01, 02, 03

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of the dwelling or in accordance with a programme to be agreed with the Department.

Application No: N/2007/0194/RM

DC1001MW

Craigavon Planning Office



An Agency within the Department of the
Environment
www.doeni.gov.uk

See also Explanatory Notes attached



INVESTOR IN PEOPLE



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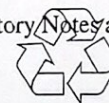
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Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

3. The building hereby permitted shall not be occupied until the vehicular access has been constructed in accordance with the approved plans.

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

4. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the occupation of any works or other development hereby permitted.

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

5. 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 before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

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

6. The gradient of the access shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

7. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 2 spaces.

Reason: To ensure adequate in-curtilage parking in the interests of road safety and the convenience of road users.

Informatives

1. An application to install a septic tank should be made to the Environmental Health Department of Craigavon Borough Council.
2. A consent under the terms of the Water (Northern Ireland) Order 1999 will be required from the Department's Environment Service, Calvert House, Castle Place, Belfast.

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3. 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. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
4. All construction plant and materials shall be stored within the curtilage of the site.
5. 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.
 - surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.
6. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.
7. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
8. 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: 16th October 2007

Authorised Officer

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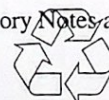
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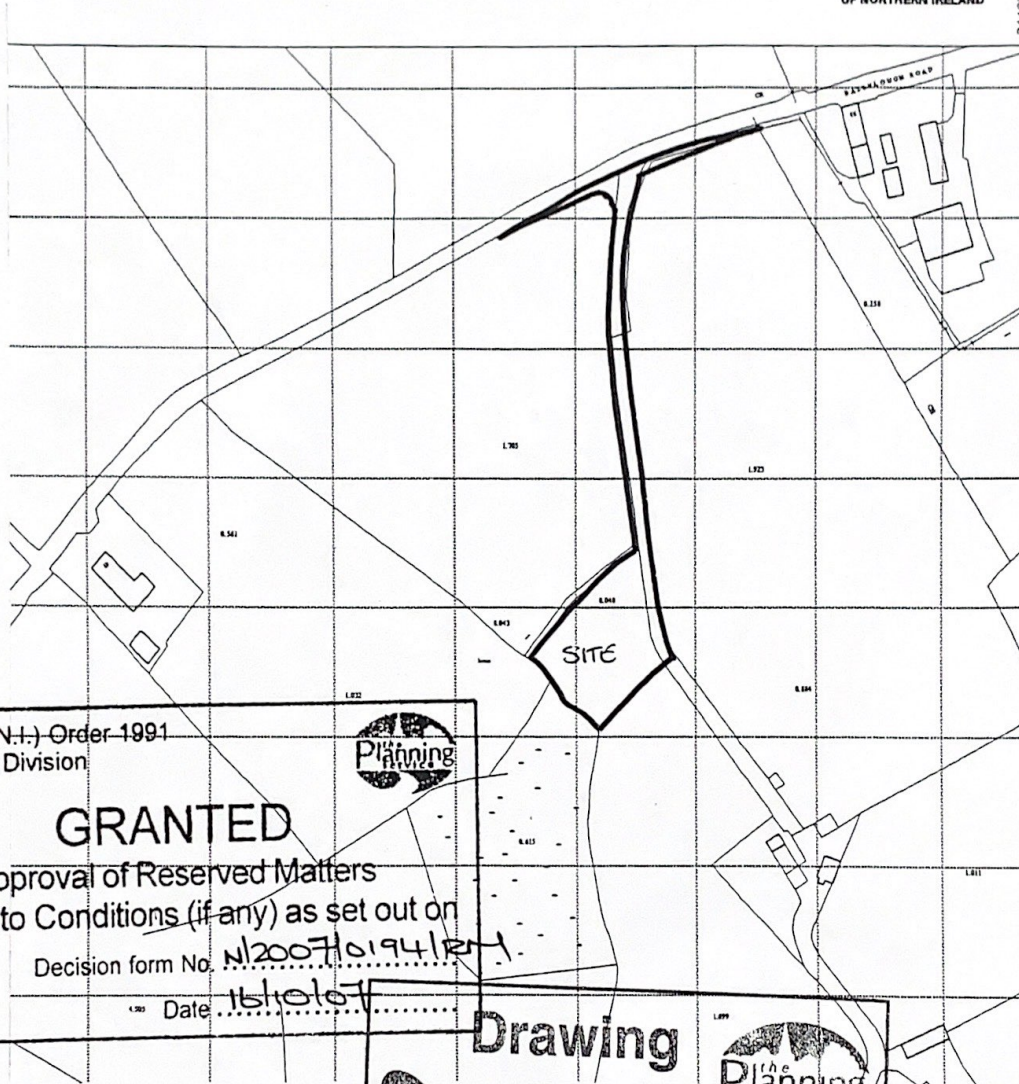
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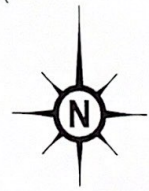
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Planning (N.I.) Order 1991
 Craigavon Division
 Team 14
GRANTED
 Approval of Reserved Matters
 Subject to Conditions (if any) as set out on
 Decision form No. N/2007/0194/PM
 Date 15/10/07

Drawing
 Number 01

LOCATION MAP
 Reproduced from the 2007 (year) Ordnance Survey of Northern Ireland 20112NW map
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 LICENCE NO. 2267
 23 Drumdreenagh Road BT34 5NG



JOB TITLE WILSON CONSERVATION HOMES ERECTION OF DETACHED DWELLING AND GARAGE LAND 160M SOUTH EAST OF 47 BALLYLOUGH ROAD CRAIGAVON		THE PLANNING SERVICE RECEIVED 28 FEB 2007 FILE NO. <u>N/07/0194</u>	DRG NO LMO1
REVISIONS	DRN TL DATE	SCALES 1/2500	
MARCUS BINGHAM MCIAT 9 TULLYQUILLY ROAD RATHFRILAND		TELEPHONE 028 406 38842	MOBILE 07780 937 420