



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: N/2007/0193/RM

Date of Application: 28th February 2007

Site of Proposed Development: 250 Metres South East of 47 Ballylough Road, Craigavon

Description of Proposal: Erection of dwelling

Applicant: Wilson Conservation Homes
Address: C/O Agent

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

Outline Application Number: N/2004/0415/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 any part of the dwelling.

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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 commencement 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 two private cars.

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

Informatives

1. 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.
2. All construction plant and materials shall be stored within the curtilage of the site.
3. It is the responsibility of the developer to ensure that:
surface water does not flow from the site onto the public road.

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See also Explanatory Notes attached



INVESTOR IN PEOPLE



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.

4. The applicant is advised to contact Water Service through its Customer Service's Unit or Waterline on 0845 7440088 upon receipt of this decision to discuss any issues of concern.
5. If during the course of developing the site the developer uncovers a pipe not previously evident the local Water Service should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe.
6. 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.
7. 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.
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: 20th March 2008



Authorised Officer

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See also Explanatory Notes attached



INVESTOR IN PEOPLE



Obtaining a New Electricity Connection or an Alteration to the Infrastructure When you already have an existing supply

That you have been granted planning permission for your proposed development does not mean you need to plan ahead for your electricity supply. You also need to consider whether your proposed development will require alterations to NIE's existing equipment.

You may have to obtain some or all of the following to meet your requirements:

- Approval from other landowners for the new or altered infrastructure including a formal agreement to wayleaves or easements.
- Further planning permission from the Planning Service may be required for the electricity infrastructure needed to provide your power supply. This planning permission is entirely separate from the planning approval you have been granted for your development and.
- Permission from DRD Roads Service to carry out work on public roadways.

Note that in some instances, because of the processes described above, it may take 9 months before the work can be completed. NIE strongly advises you to make an early application for your new supply or alteration to avoid any undue delay.

Application packs for an Electricity Supply or Alteration can be obtained by calling 08457 643643 or alternatively can be downloaded from the NIE website at www.nie.co.uk.

Safety

Working in the vicinity of NIE's electricity infrastructure, whether underground or overhead, can be dangerous.

NIE strongly advises that the safety of your works must be in accordance with: HSE Booklet GS6 (Avoidance of Danger from Overhead Lines) and HSE Booklet GS47 (Avoiding Danger from Underground Services).

If an accident or imminent contact is made with NIE's equipment, stop work immediately, advise your supervisor as soon as possible and keep well clear of the area until NIE has made it safe.

For more information can be found on the Health & Safety Executive website at www.hse.gov.uk or on NIE's safety website at www.niesafety.co.uk.

In an emergency NIE may be contacted on Tel: 08457 643643.



Explanatory Notes to accompany Approvals

Type of Approval	See Notes
(a) Planning Permission and 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

Note

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Planning Service you may appeal to the Planning Appeals Commission, Park House, Great Victoria Street, Belfast BT2 7AG (Tel (028) 9024 4710) within 6 months of receipt of the notice. A publication entitled "**Planning Appeals - A Guide to Procedure**" is also available from this address, or from your Divisional Planning Office.
2. You should check whether further approval is required under other legislation, such as 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 approved plans or comply with conditions attached to this permission is a contravention of the Planning (N1) Order 1991 [or the Planning (Control of Advertisements) Regulations (N1) 1973 in the case of advertisements], and may result in The Planning Service taking 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 Environment and Heritage Service 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 Environment and Heritage Service, Historic Monuments and Buildings Branch can be contacted at 5-33 Hill Street, Belfast BT1 2LA-Tel: (028) 9023 5000.

Form P19