



Cornhairle Ceantair
Lár Uladh
Mid Ulster
District Council

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA09/2024/0777/F

Date of Application: 1 July 2024

Site of Proposed Development: 22 Mullan Road Coagh Cookstown

Description of Proposal: Proposed 4no. new dwellings

Approved Plan(s): 02, 01 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:

Condition 1

As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

Condition 2

That no development shall proceed beyond sub-floor construction until an extension to the existing foul sewerage network to serve the development is provided. The applicant may requisition NI Water in accordance with Article 154 of the Water and Sewerage Services (Northern Ireland) Order 2006, for this purpose.

Reason: To ensure a practical solution to the disposal of foul sewage from this site.

Informatives

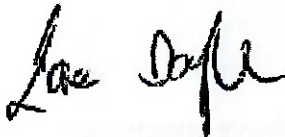
The applicant is advised to refer to the informative advice provided by consultees in their responses which are available to view at www.midulstercouncil.org. The applicant is also advised that this permission does not confer title. Please ensure that you control all the lands necessary to carry out the proposed development.

Informative 1

The developer, future purchasers and their successors in title should note that the access way and parking areas associated with this development are, and will remain, private. The DfI Roads has not considered, nor will it at any time in the future consider, these areas to constitute a "street" as defined in The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

Responsibility for the access way and parking areas rests solely with the developer.

Dated: 14th November 2024

A handwritten signature in black ink, appearing to read 'Loe Doyle', is written over the printed name.

Planning Service Lead - Local Planning