



## PLANNING PERMISSION

### Planning (Northern Ireland) Order 1991

Application No: **I/2008/0715/F**

Date of Application: **30th October 2008**

Site of Proposed Development: **200m NW of 10 Baladoogh Lane, Kildress**

Description of Proposal: **Proposed change of house type from previously approved ref I/2006/1261/RM to include carport & first floor plan**

Applicant: M Quinn  
Address: 190 Ballymaguire Road  
Stewartstown  
BT71 5NN

Agent: MQ Quinn  
Address: APS  
Unit T3 C.E.C.  
Sandholes Road  
Cookstown  
BT80 9LU

Drawing Ref: 01, 02, 03

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 2 years from the date of this permission.

Reason: Time limit.

2. The vehicular access, including visibility plays 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.

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See also Explanatory Notes attached



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3. 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 prior to the commencement of any works or other development hereby permitted 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.

4. 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.

5. All landscaping comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the construction of the development hereby approved and any trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the development integrates into the countryside.

### Informatives

1. 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.
2. 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.
3. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: 33 Molesworth Street, Cookstown. A deposit will be required.

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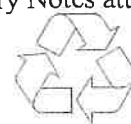
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4. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road and the existing roadside drainage is accommodated and no water flows from the public road onto the site.

Dated: 15th January 2009

*Deirdre McSorley*  
Authorised Officer

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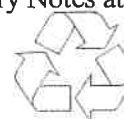
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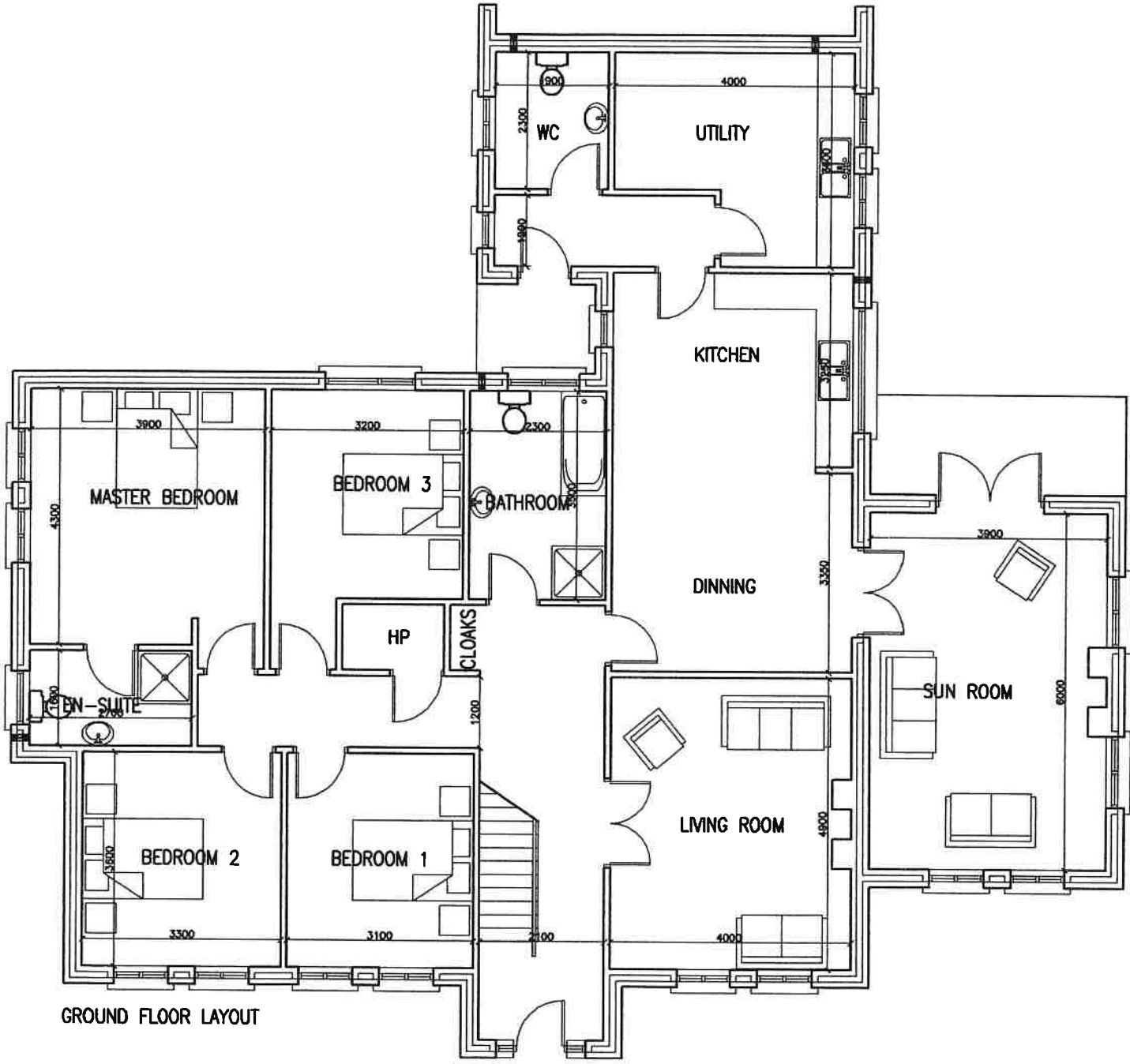


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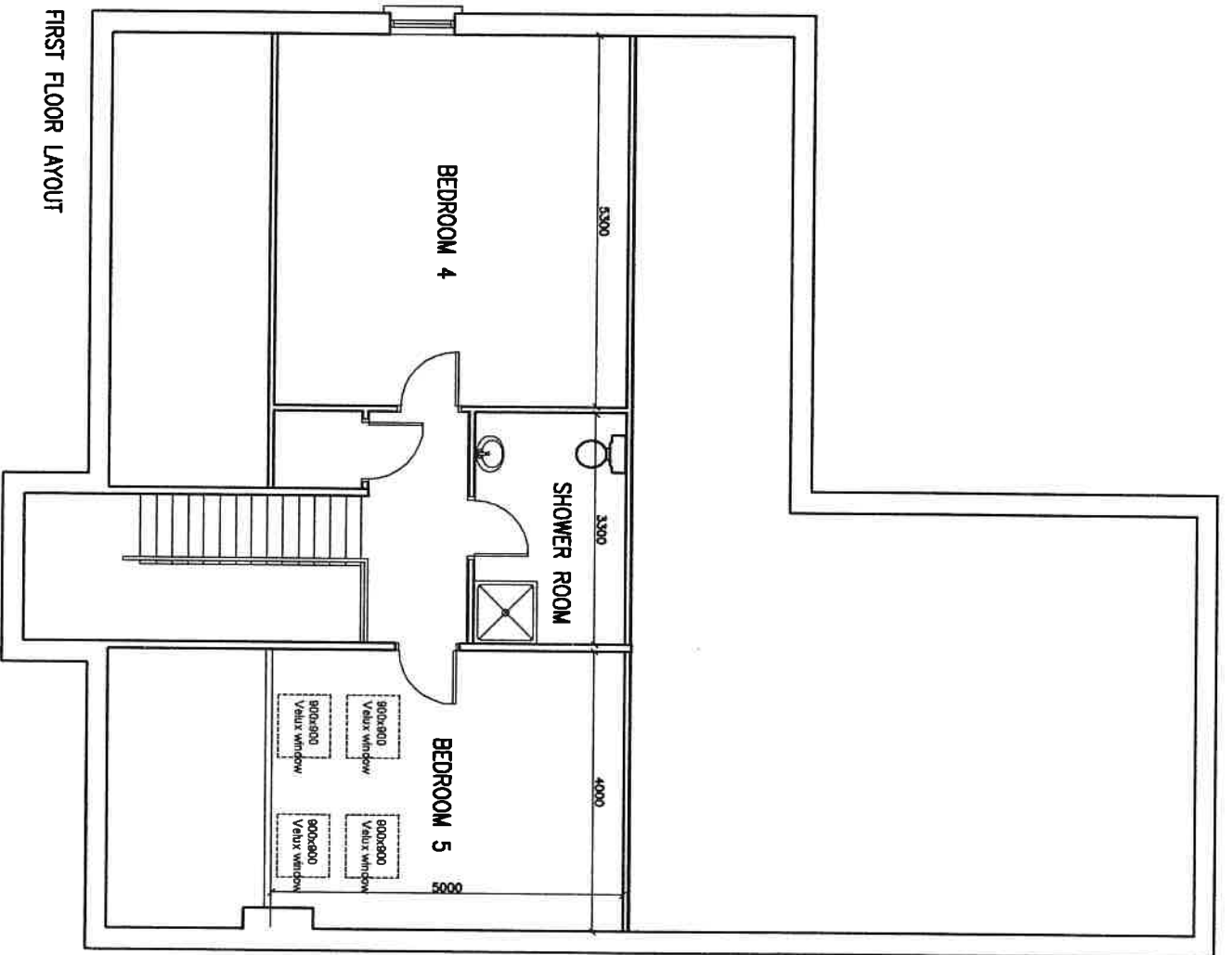




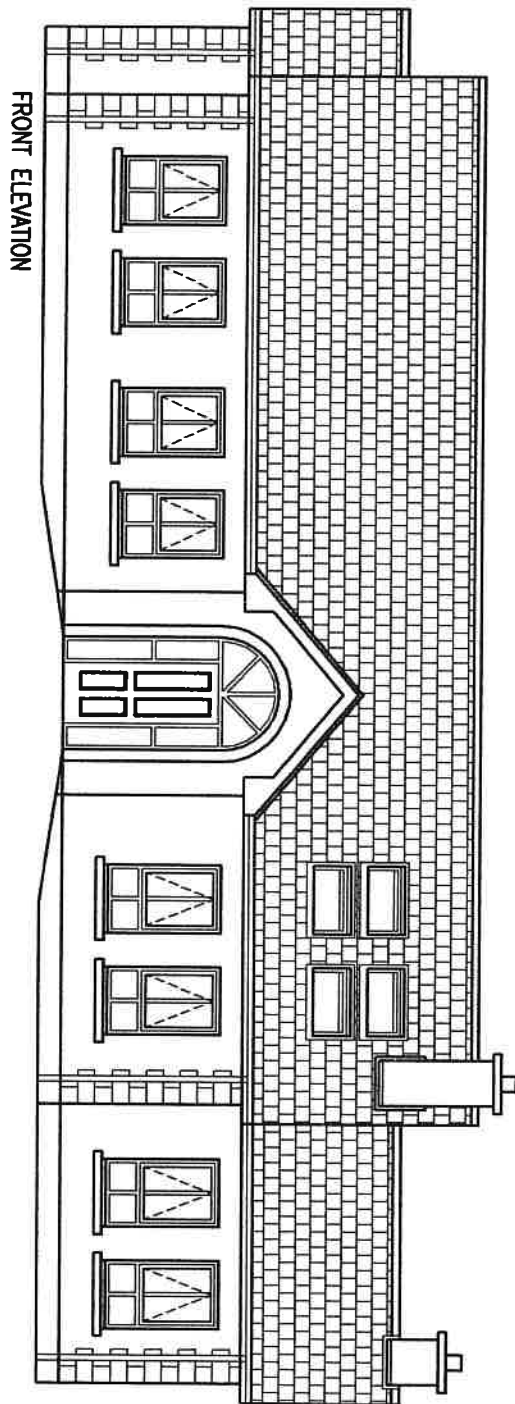
CARPORT



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



AREA WITHIN VISIBILITY SPLAYS SHOULD BE LEVELLED TO BETWEEN 150MM, 250MM ABOVE LEVEL OF THE CARRIAGEWAY, SOILED AND SOWN IN GRASS SEED AND KEPT FREE FROM SHRUBS AND TREES.

VISIBILITY SPLAYS TO BE 2.4 x 3.3M IN BOTH DIRECTIONS. ANY OBSTRUCTION WITHIN THIS SPY TO BE REMOVED. HEDGE LINES TO BE REPOSITIONED BEHIND VISIBILITY SPY.

PROPOSED ACCESS ROAD (4.0 M WIDE) & ASSOCIATED DRIVEWAY DUSTED HARDCORE FINISH.

GRADIENT OF ACCESS TO BE 1 IN 12.5 FOR A DISTANCE OF 5M BACK FROM NEAR EDGE OF ROAD

ALL DRAINS ALONG ROAD EDGE TO BE PIPED TO DEPARTMENT OF AGRICULTURE'S SPECIFICATION.

+97.800

+98.800

+99.500

+99.750

+100.000

2.4x3.3m SIGHT LINES

HAWTHORN HEDGE

2.4x3.3m SIGHT LINES

HAWTHORN HEDGE

+98.400

+98.500

+98.500

+98.250

PROPOSED TIMBER POST & STOCK PROOF SHEEP WIRE FENCE APPROX 1200mm HIGH

100mm Ø P.V.C. FOLL PIPE TO DISCHARGE INTO PROPOSED SEPTIC TANK & ASSOCIATED FILTER BED

ALL PARTS OF SEWAGE EFFLUENT SYSTEM THAT PASSES BEHIND THE DRIVEWAY MUST BE PROTECTED WITH A CONCRETE PIPE.

PUBLIC AUTHORITY APPROVED SEPTIC TANK SITED 17m AWAY FROM ANY DWELLING. TANK CAPACITY 2.7m3 CAPACITY (TO ENVIRONMENTAL HEALTH DESIGN)

100mm Ø PERFORATED P.V.C. STORM PIPE TO DISCHARGE INTO PROPOSED SOAKAWAY

FOLL & STORM SEWER DETAILS

FALL 1:40 COVER 450mm 100mm Ø P.V.C. PIPES

ALL EXISTING TREES AND ROOT SYSTEMS TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION USING TIMBER POSTS AND RAIL SURROUNDING.

PLANTING TO BE CARRIED OUT IN THE FIRST AVAILABLE PLANTING SEASON AFTER CONSTRUCTION. TREES WHICH DIE WITHIN THE FIRST 5 YEARS OF PLANTING ARE TO BE REPLACED.

PLANTING SCHEDULE  
PLANT SELECTION OF NATIVE TREES AS INDICATED

TREES TO BE 2.7 M HIGH WITH 150 MM MINIMUM STEM DIA.

THE SHADED AREA IS TO BE PLANTED WITH A SELECTION OF SHRUBS AT 1.0 M CENTRES

PROVIDE REINFORCED PLASTIC TREE SHELTERS TO ALL SMALL TREES TO AVOID DAMAGE TO TREES, WIND-CONES OR EQUAL & APPROVED

KEEP ROOTS MOIST AT ALL TIMES. BARE ROOT TREES SHOULD BE PLANTED BETWEEN 1st NOVEMBER TO 31st MARCH.

DO NOT PLANT DURING FROSTY WEATHER OR IN WATER LOGGED SOIL ROOT BALLED TREES CAN BE PLANTED AT ANYTIME OF THE YEAR

ALL PLANTING TO BE CARRIED OUT DURING THE FIRST AVAILABLE PLANTING SEASON AFTER COMMENCEMENT OF THE BUILDING WORKS

PLANTS WHICH DO NOT TAKE DURING THE FIRST GROWING YEAR ARE TO BE REPLACED DURING THE FOLLOWING PLANTING YEAR.

NEW HEDGEROWS A SELECTION OF THORN WHIPS TO BE PLANTED BEHIND THE SIGHT SPLAYS AT 1.0 M CENTRES

ALL EXISTING VEGETATION AROUND THE SITE TO BE RETAINED AND NO FELLING OR LOPPING OF TREES UNLESS INDICATED TO BE REMOVED.

FAGUS SYLVATICA ( BEECH )

FIELD MAPLE

SYCAMORE

POPULAR

ROWAN

SILVER BIRCH

MAPLE

EXISTING TREES

EXISTING HEDGEROW

PROPOSED SHRUB PLANTING VARIETY OF SHRUBS 1.00 M HIGH

# BLOCK PLAN