

APPROVAL OF PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: **I/2013/0393/F**

Date of Application: **12th December 2013**

Site of Proposed Development: **280m West of no.10 Baladeogh Lane
Kildress**

Description of Proposal: **Proposed dwelling**

Applicant: **Patrick McGurk**
Address: **C/o Agent**

Agent: **APS Architects LLP**
Address: **TECEC
Sandholes Road
Cookstown
BT80 9LU**

Drawing Ref: **01 (Revision 1), 02, 03 (Revision 1)**

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 5 years from the date of this permission.

Reason: **Time Limit.**



2. During the first available planting season after the occupation of the dwelling all the trees and hedges shown on the submitted Drawing No.02 received 12th December 2013, shall be planted as shown.

Reason: In the interest of visual amenity and to ensure the development integrates into the countryside.

3. 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 Department, 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 Department gives its written consent to any variation.

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

4. The vehicular access, including visibility splays of 2.4m x 33m in both directions, shall be in place in accordance with Drawing No. 02 bearing the date stamp 12th December 2013, prior to the commencement of any other 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 250 mm above the level of the adjoining carriageway before the development hereby permitted is commenced 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.

Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. 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.
3. The applicant is advised that under Article 11 of the Roads (NI) Order 1993, the Department for Regional Development is empowered to take measures to recover any reasonably incurred expenses in consequence of any damage caused to the public road as a result of extraordinary traffic generated by the proposed development.
4. 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.

5. All construction plant and materials shall be stored within the curtilage of the site.
6. 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 Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is Roads Service, Molesworth Street, Cookstown. A monetary deposit will be required to cover works on the public road.
7. 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
 - The developer should note that this planning approval does not give consent to discharge water into a DRD Roads Service drainage system.
8. NI Water would make the following site specific comments:

No public water supply within 20m of your proposal, you may wish to apply to NIW to requisition a watermain to serve your proposal if it will serve more than 1 property.

No Foul sewer within 20m of your proposal. The use of a Septic Tank, (on the basis of one for each dwelling) is subject to the written consent being obtained from Northern Ireland Environment Agency and the approval of the local District Council Environmental Health section.

Where approval to use a septic tank disposal system is granted and the applicant wishes NIW to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction conditions contained therein. Further information is available on www.niwater.com or call 08457 440088

No surface water sewer within 20m of your proposal.

The applicant is advised to contact NIW through its Customer Relations Centre on 08457 440088 or waterline@niwater.com, upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.

If during the course of developing the site the developer uncovers a pipe not



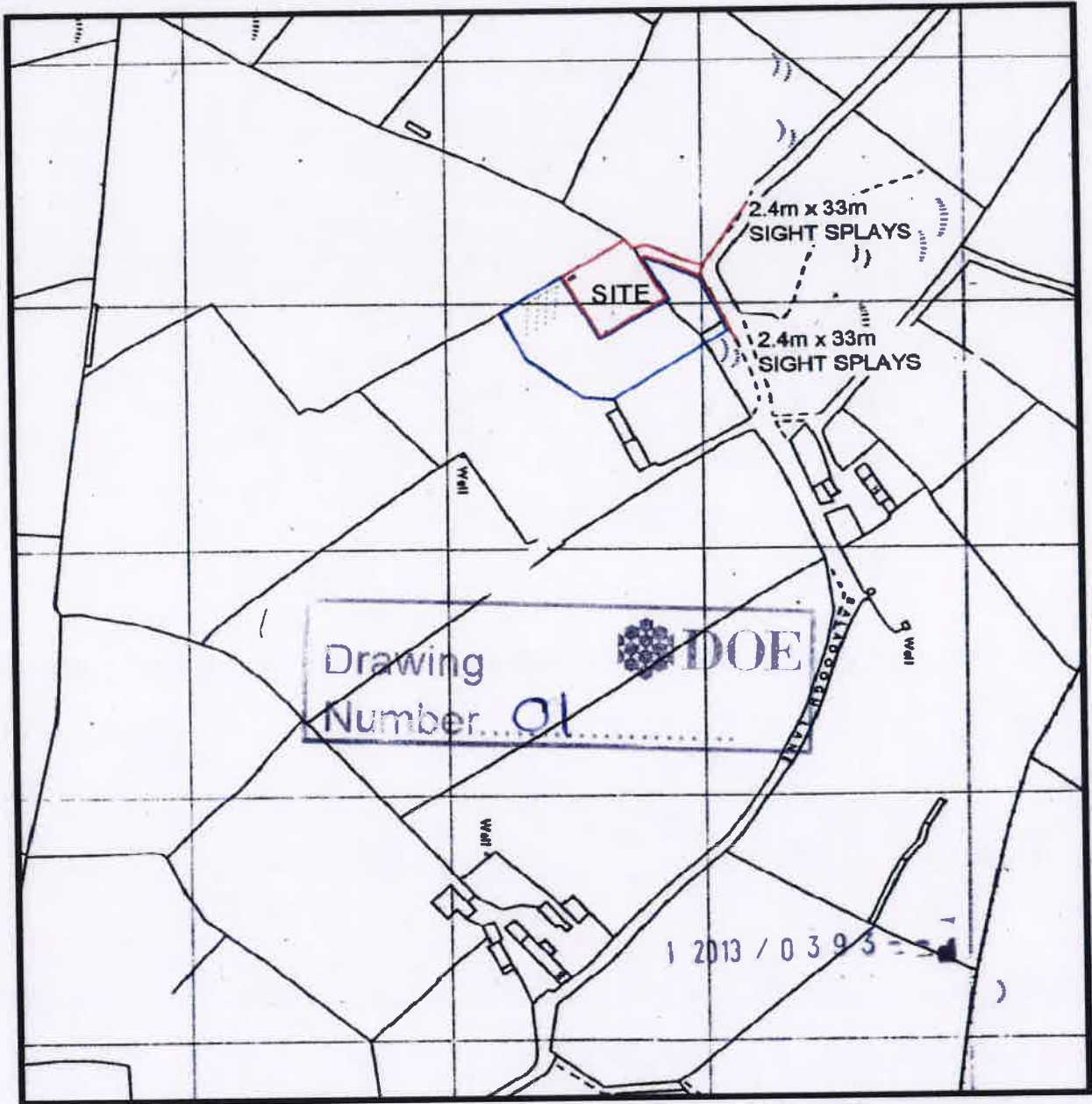
previously evident, NIW should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe. Notify NIW Customer Relations Centre on 08458 770002.

Details of existing water and sewerage services may be obtained by submitting a Records Request application RR1-A257/A258 available at www.niwater.com/servicesfordevelopers.asp

Dated: 14th April 2014

Authorised Officer 





Drawing Number 01 DOE

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Area Planning Office
RECEIVED
12 DEC 2013
File No
Omagh 4



APS

ARCHITECTS & PLANNING SUPERVISORS

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Project : PROPOSED SITE FOR DWELLING
AT 280m N OF No10 BALADOUGH LANE
COOKSTOWN

Drawing : LOCATION MAP

Project Ref:

Client : MR PATRICK MCGURK
82 TULNACROSS ROAD
COOKSTOWN

Date : DEC 2013

Scale : 1:2500

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UNIT 3
Cookstown Enterprise Centre,
Sandholes Road, Cookstown BT80 9LU
028 867 60036
0870 7051030
www.nibep-web.com/aps
aps-architects.co.uk

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Drawing
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BLOCK PLAN (SCALE 1:500)

