

**OUTLINE PLANNING PERMISSION**  
**Planning (Northern Ireland) Order 1991**

**COPY**

Application No: **I/2013/0327/O**

Date of Application: **30th October 2013**

Site of Proposed Development: **Adjacent to 7 and 37M East of 11 Roughan Road  
Drumagullion  
Stewartstown  
Co Tyrone  
BT71 5PY**

Description of Proposal: **Proposed Dwelling and Garage**

Agent: **Seamus Donnelly**  
Address: **80A Mountjoy Road  
Aughrimderg  
Coalisland  
BT71 5EF**

Drawing Ref: **01,**

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The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

**GRANTS OUTLINE 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 35 of the Planning (Northern Ireland) Order 1991, application for approval of the reserved matters shall be made to the Department within 3 years of



the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-

- i the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: Time Limit

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Department, in writing, before any development is commenced.

Reason: To enable the Department to consider in detail the proposed development of the site.

3. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

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

4. Notwithstanding the provisions of Article 3 and Schedule 1, Part 2, of the Planning (General Development) Order (NI) 1993, or any Order revoking and re-enacting that Order, no walls, gate pillars, fences or other means of enclosure shall be erected at the entrance to this site.

Reason: To preserve the amenity of the countryside.

5. A landscaping scheme shall be submitted to the Department at Reserved Matters stage indicating new planting and shall include a survey of all existing trees and hedgerows on the land, together with details of those to be retained and measures for their protection during the course of development. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice. The work shall be carried out during the first available planting season after the occupation of the dwelling.

Reason: To ensure the provision of a high standard of landscape and ensure the development integrates into the countryside



6. All existing mature trees and vegetation along the boundaries shall be permanently retained except where it is required to provide sight lines. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing of the Department, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing at the earliest possible moment.

Reason: In the interests of visual amenity.

#### 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.
  - i. The onus is on the householder/developer to find out if there is existing water and sewer infrastructure within their property.
  - ii. It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.
  - iii. House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.
  - iv. Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder/developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc.
  - v. It is the responsibility of the developer/house builder to find out about the nearest public watermain, foul sewer and storm sewer/watercourse that has the capacity to service the proposed development. Copies of existing water and sewer records can be obtained from NI Water. There is a nominal charge for this service.
  - vi. Guidance can be given to developers/house builders about how the proposed development can be served by a public watermain or sewers. To find out how proposed development can be serviced with water and sewer infrastructure, developers and house



builders can submit a Pre-Development Enquiry.

vii. If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NI Water to extend the public watermain or foul/storm sewer system to service your development.

viii. If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-Ordination Team.

Dated: 14th April 2014

Authorised Officer M. McGroun



Planning (N.I.)  
Order 1997



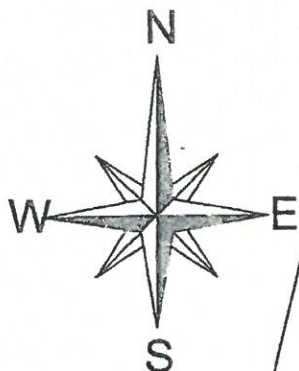
**GRANTED**

Subject to Conditions (if any)  
as set out on

14

Decision form No. 7/13/0327/0

Date 14-04-14



SITE

HOUSE UNDER  
CONSTRUCTION

2 no. 2.4 X 100m SIGHT LINES

V 2013 / 0327 / -0

Drawing  
Number.....



**Proposed infill site adjacent to 7 and 37m east of  
11 Roughan Road, Drumagullion, Stewartstown BT71 5PY.**

Stewartstown.

Approximate measurements and boundaries for identification only  
Exact measurements and boundaries to be verified from site or deed.

Date: October 2013

Scale: 1:2500

Drg no.DA/01

Grid Ref: 142-09NW

Agent -

**SEAMUS DONNELLY** MCIAT

80A Mountjoy Road,  
Aughrimderg,  
Coalisland

Tel & Fax 028 87748481



## DETAILED REQUIREMENTS FOR PUBLIC ROAD ACCESS

Planning Ref: I/2013/0327/O, Adjacent to 11 and 37m East of 7 Roughan Road, Drumagullion, Stewartstown, Co Tyrone.

1. The detailed access requirements for the above proposal, are set out in the box below. A maximum 1:500 scale plan incorporating these requirements must be submitted as part of the Reserved Matters application.
2. Notes marked with an "X" to be copied onto Plan  
The Applicant and/or his successors in title shall comply with conditions marked with a "Z".

3. Layout to be in accordance with Diagram(s) 1/2 overleaf.
4. Visibility Splays X = 2.4metres Y = 100 metres \*  
\* Ensure no blind spots exist where access is on the inside of a bend..
5. Forward Sight Distance - m
6. Width of Access (if different from diagram) :
- 7.a. Minimum radii (if different from diagram). Entry \_\_\_\_\_ metres. Exit \_\_\_\_\_ metres
- 7 b. The access shall be at a right angle to the public road over a distance of 5 metres as measured from the near edge of the public road.
8. ACCESS ACROSS FOOTWAY  
Where the access crosses a footway it is important to have inter-visibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility splays between a driver's viewpoint 2m back into the access and a distance measured along the back of the footway for 2m on each side of the viewpoint.
9. PARKING / TURNING "X"  
The required vehicle parking and turning areas to be provided within the curtilage of the site. Provision must be made for vehicles to reverse and exit in forward gear. (Private drive 18 m x 3.2 m. Over 3 bedrooms require 24 m x 3.2 m).
10. Access position : Access to be at eastern boundary of the site and paired with the access for planning application I/2013/0328/O
11. Other Requirements:
  - (a) Drainage measures to be implemented to prevent surface water flowing onto or from the public road,
  - (b) Inscribe all roads notes on Reserved Matters application

SIGNED : F Wilson

DATE:: 12/11/2013

"Z" The proposed access details shall also be in accordance with the Roads Service publication "Vehicular Access Standards" some portions of which are reproduced below for convenience.

#### VISIBILITY SPLAYS "X"

12. Visibility splays must be retained in perpetuity.

#### VISIBILITY SPLAYS

13. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.

#### POLES/COLUMNS "X"

14. Any pole or column materially affecting visibility must also be removed. A maximum of 1 No. pole or column is acceptable in each visibility splay. The cost of removing columns/poles is borne by the Applicant. No work shall commence on site until the visibility splays have been provided.

#### HEDGES, ETC "X"

21. In the case of industrial premises or other major accesses, gates or security barriers shall be located at a distance from the edge of the carriageway that will allow the largest vehicle likely to use the access to stop clear of the carriageway when the gates or barriers are closed

#### DRIVEWAY WIDTH "X"

22. Minimum width 3.2 m. Maximum - 5.0m

#### VISIBILITY SPLAYS ACROSS EXISTING FOOTWAY

23. The footway shall be extended to the rear of the visibility splays and a backing kerb provided. The extension must use the same material (Bitmac/Asphalt) used in the construction of the footway.

24. Any existing access shall be closed within 4 weeks of new access opening.

"Z"

"Z"

15a. Any hedges/walls/fences/trees/shrubs etc (of any height) located in front of the visibility splays shall be removed.

"Z"

#### FENCE/WALL "X"

15b. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any new trees or shrubs be planted at least 1.0m back from the visibility splays to allow for future growth and some species will require additional set back.

"Z"

#### DRAINAGE

16a. Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the access. The appropriate drainage arrangements must be detailed on the plan.

16b. It is the Applicant's responsibility to ensure that surface water from the roof of the development does not flow onto the public road, including the footway.

17. Open drains or outlets in the road verge shall be piped to the satisfaction of DRD Roads Service.

Watercourses behind/ in front of a hedge/ fence line shall be piped to the satisfaction of the Rivers Agency).

#### GRADIENT "X"

18.\*Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary. i.e.

from the back of the verge/ back of footway / fence-line / edge of carriageway.

#### GRADIENT

19. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1:25) maximum

and 2.5% (1:40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

#### GATES / SECURITY BARRIERS "X"

20. Entrance gates, where erected, should be sited at least 5 metres from the edge of the carriageway. Where

this is not possible, they shall be sited so that when open they do not project over the footway, verge, or carriageway.

#### TRUNK ROADS - DWELL AREA

25. Where the access is above the public road, the access gradient for the first 15m immediately adjacent

to a trunk road shall be between 0 and 2%.

#### SURFACE MATERIAL "X"

"Z" 26. Entrances/lay-bys shall be surfaced in bitmac/asphalt between the edge of the public road and a point in line with the centre line of the existing hedge/fence/wall etc.

#### DROPPED KERBS

"Z" 27. Kerbs shall be dropped over a distance of 6m across the mouth of the entrance

#### SEPTIC TANKS "X"

28. Position of the septic tank to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road.

#### ACCESS ACROSS VERGE/FOOTWAY, ETC

"Z" 29. Roads Service have no objection to access across a roadside verge/footway. The only

exception to this is where an access is onto a public car park; in this particular case a legal agreement

(together with payment) must be entered into with Roads Service prior to full/reserved matters

planning permission being recommended. Apart from car parks there is no non-refundable charge for crossing a verge/footway

#### DISABLED PARKING

30. A minimum of one marked disabled parking space shall be provided close to the entrance (over 25 spaces: 1/25).

31. The Applicant is required under the Roads (NI) Order 1993 to be in possession of the Department's

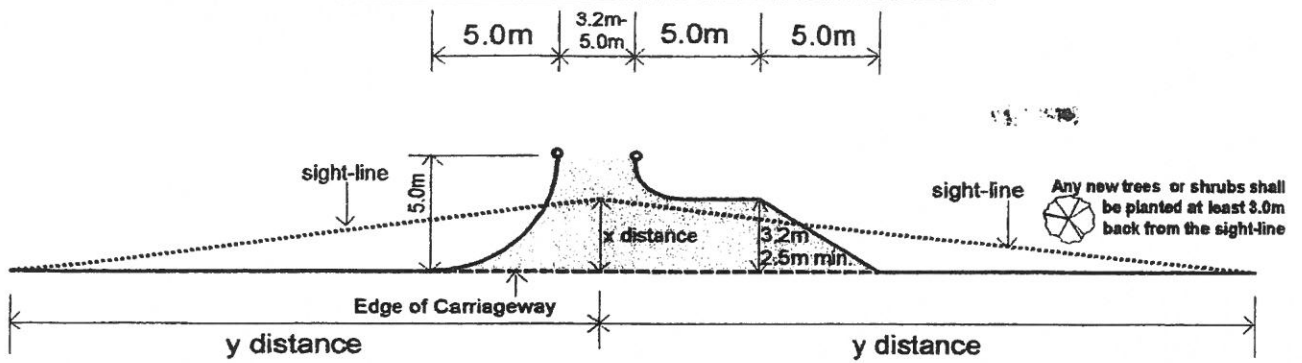
consent before any work commences which involves openings to any fence/hedge/wall etc bounding

the front of a site. The consent is available from

32. Plant visibility splay/Forward sight distance with ground covering shrubs, e.g. Erica Carnea

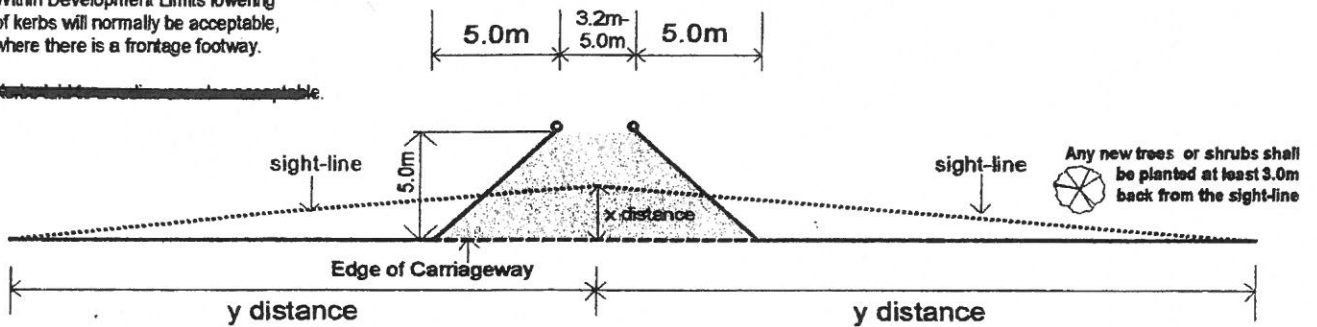
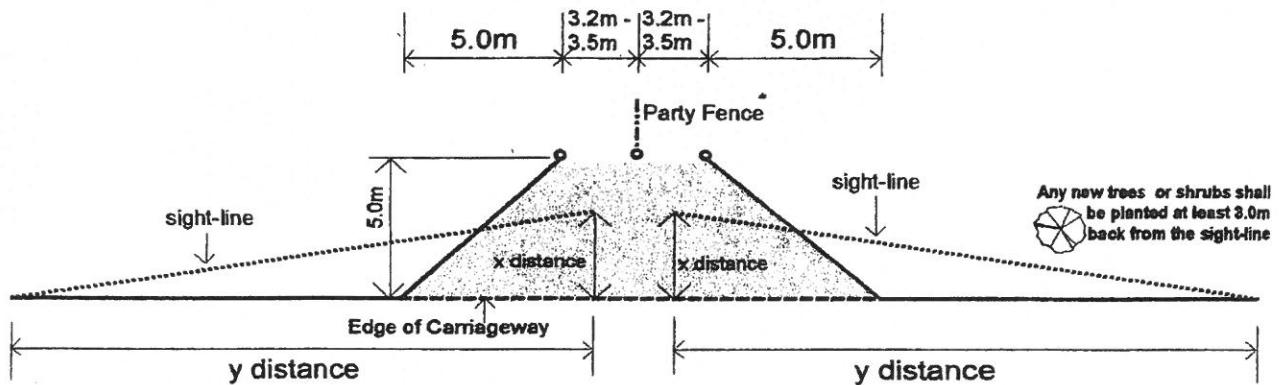
Whitehall – mature height 150 mm or other shrubs with maximum mature height of up to 15mm. See

Point 3.1 of DCAN15 for guidelines on forward sight distance (Document available from Planning Service)

**DIAGRAM 1: ACCESS FOR SINGLE DWELLING Option A****DIAGRAM 2 : ACCESS FOR SINGLE DWELLING Option B**

Within Development Limits lowering of kerbs will normally be acceptable, where there is a frontage footway.

~~Kerbs shall be maintained to a minimum acceptable level.~~

**DIAGRAM 3 : ACCESS FOR PAIRED DWELLINGS****DIAGRAM 4 : OTHER ACCESSES**