



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2016/1326/F**

Date of Application: **22nd September 2016**

Site of Proposed Development: **84 Orritor Road
Cookstown**

Description of Proposal: **2 no Apartments**

Agent: **Whittaker & Watt Architects**
Address: **379 Antrim Road
Glengormley
BT36 5EB**

Drawing Ref: **01, 02B, 03B, 04B, 5.**

The 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:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Application No. LA09/2016/1326/F

LA09

WHITTAKER & WATT	
12 JUN 2017	
Drawn by	
Action by	Clawson
Rec No	1445



2. The vehicular access, including visibility splays of 2.0 x 45m in both directions, and Forward Sight Distance of 45m shall be provided in accordance with Drg No 05 dated 25/01/2017, 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.

3. 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

4. The access gradient(s) shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, 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. Gates or security barriers at the access shall be located at a distance from the edge of the public road that will allow the largest expected vehicle to stop clear of the public road when the gates or barriers are closed and shall be sited so that when open they do not project over the footway, verge, or carriageway.

REASON: To ensure waiting vehicles do not encroach onto the carriageway.

6. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with approved drawing no 05 bearing date stamp 25/01/2017 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

REASON: To ensure that adequate provision has been made for parking.

7. All planting comprised in drawing number 02B, bearing date stamp 03/05/2017 shall be carried out in the first planting season following the commencement of the development and any trees or shrubs which, within a period of 5 years from the occupation of the building, 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: In the interests of visual amenity.



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. 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.

3. TNI Informatives

The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department of Regional Development for which separate permissions and arrangements are required.

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
- The developer should note that this planning approval does not give consent to discharge water into a DRD Transport NI drainage system.

Notwithstanding the terms and conditions of the Councils 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 of 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 Transport NI Section Engineer whose address is Molesworth Place, Molesworth Street, Cookstown. A monetary deposit will be required to cover works on the public road.

Dated: 7th June 2017

Planning Manager

pp E Mc Cullagh

whittakerandwatt

[illegible]

Do not scale from drawings. All discrepancies to be reported to the Architect immediately. All dimensions to be verified by the Contractor on site prior to any work, manufacture, or ordering of materials.

Any small changes made on site may not be reflected on second drawings. Please refer to the Contractor's as-built fabrication drawings.

REVISIONS

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project
**RESIDENTIAL INFILL SITE
ORRITOR ROAD
CRANSTOWN**

drawing no. **1:1250**
 scale **A3**
 date **26-02-16**
 drawing no. **JB**
 checked **WW**

PLANNING DRAWING

1445-100

whittakerandwatt

379 Antim Road - Newtownabbey - BT36 5EB
t. 02890 841029 f. 02890 843365 www.wmarch.co.uk



Do not scale from drawings. All dimensions to be reported to the Architect immediately. All dimensions to be verified by the Contractor on site prior to any work, manufacture, or erection of structure.

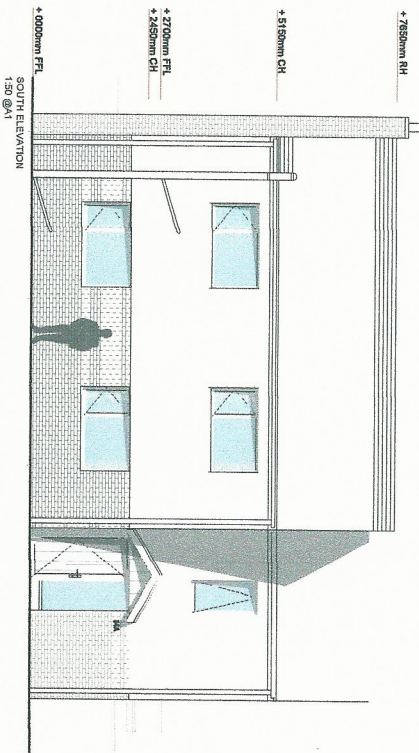
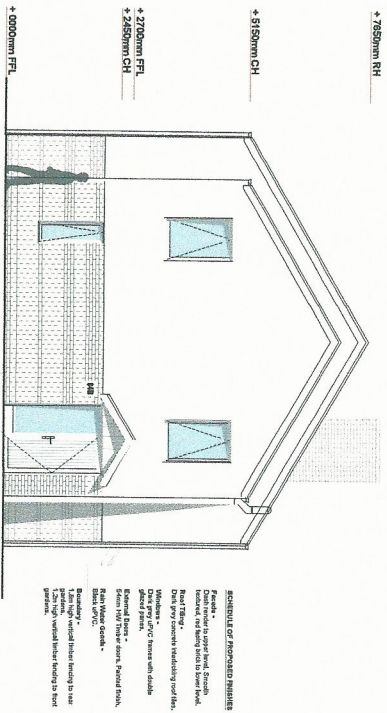
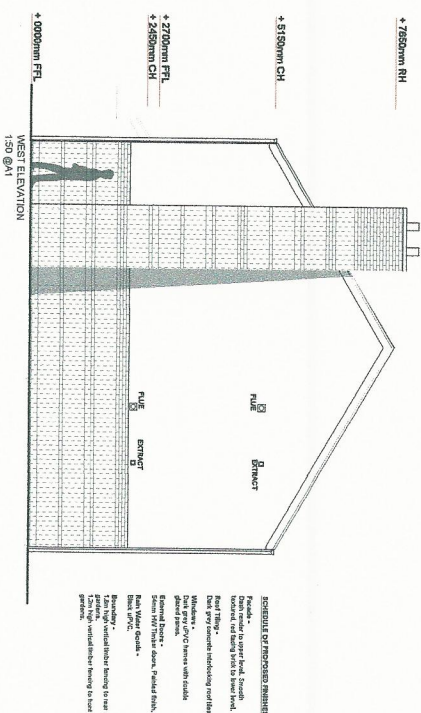
Any small changes made on site may not be reflected on record drawings. Please refer to the Contractor's as-built fabrication drawings.

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Day/AB	ONE	LA	TU	I	PLAN
SC 00	7:10P	2:30P			6:40P*
1:100	A1	26-02-16			JB
					WW

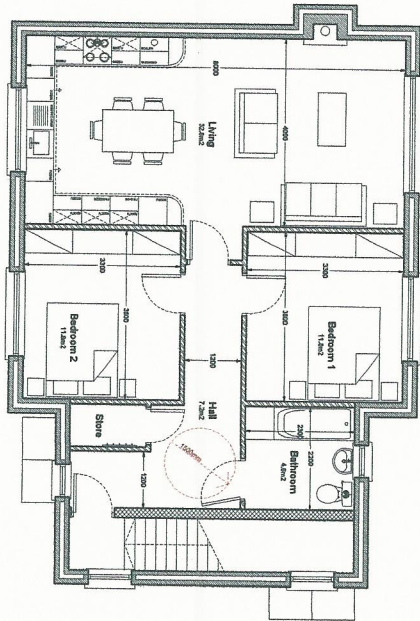
1445-101C

whittakerandwatt
379 Ashton Road
Barnstaple EX11 1AB
Tel: 01326 844279
info@whittakerandwatt.co.uk

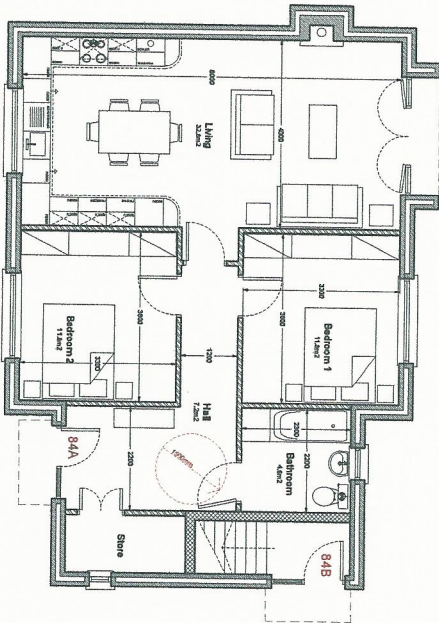
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DRAWING KEY



FIRST FLOOR PLAN
1:50 @ A1



GROUND FLOOR PLAN
1:50 @ A1

REVISIONS

NO.	DATE	BY	REVISION
1	02-05-17	JB	ISSUED FOR TENDER
2	05-05-17	JB	REVISED TO REFLECT CLIENT COMMENTS

RESIDENTIAL INTEL SITE
GERRARD ROAD

PROPOSED FLOOR PLANS

1:50 A1 20-05-16 JB WW

1445-103B

Whitaker and Watt

10, GERRARD ROAD, GERRARDTOWN, CO. DUBLIN 15