



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: Q/2008/0315/RM

Date of Application: 9th May 2008

Site of Proposed Development: 150 metres north west of 49 Enagh Road, Waringsford

Description of Proposal: Erection of dwelling and garage

Applicant:

Address:

Agent: H D Design

Address: 3 Bannview Road
Banbridge
Co Down

Outline Application Number: Q/2005/0297/O;

Drawing Ref: 01, 02, 03, 04

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

HEREBY APPROVES

the said reserved matters 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 the development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

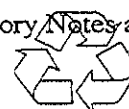
2. Notwithstanding the provisions of Article 3 and Schedule 1 Part 2 of the Planning (General Development) Order (NI) 1993 or any legislation revoking that Order and re-enacting those

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See also Explanatory Notes attached



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provisions, no gates, fences, walls or other means of enclosure shall be erected at the access of the laneway onto Enagh Road without the prior written approval of the Department.

Reason: To preserve the amenity of the countryside.

3. The vehicular access, including visibility splays 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.

4. 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 before the development hereby permitted is occupied 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.

5. 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.

6. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 2 spaces per dwelling.

Reason: To ensure adequate in-curtilage parking in the interests of road safety and the convenience of road users.

7. The development hereby permitted, shall not be occupied until the retaining wall has been constructed in accordance with the approved plan date stamped 26 August 2008.

Reason: To ensure that the structure is designed and constructed in accordance with the TAS scheme.

8. Provision shall be made to the satisfaction of Roads Service, to ensure that surface water does not flow from the site onto the public road.

Reason: In the interest of public safety and traffic management.

9. Provision shall be made to the satisfaction of Roads Service, to accommodate the existing roadside drainage and to ensure that surface water does not flow from the public road onto the site.

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Reason: In the interest of public safety and traffic management.

10. Development must not commence until 'Consent to Discharge of Effluent' under the Water (NI) Order 1999 has been obtained from the Environment and Heritage Service of the Department of the Environment.

Reason: In the interest of public health.

11. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the dwelling in accordance with the programme agreed with the Department.

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

12. During the first available planting season after the occupation of the building for its permitted use, a native species hedge shall be planted along the boundaries of the access lane.

Reason: To ensure the development integrates into the countryside.

13. 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.

Informatives

1. This decision relates to the stamped approved drawing Nos 01, 03 and 04 which were received on 09 May 2008 and No 02 which was received on 26 August 2008.
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. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
4. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.
5. 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

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to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is 45 Newry Street, Banbridge. A deposit will be required.

6. 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.
7. All construction plant and materials shall be stored within the curtilage of the site.
8. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road, that the existing roadside drainage is accommodated and no water flows from the public road onto the site and that surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.
9. Public water supply available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the Department's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.
10. Foul water sewer not available. The use of a septic tank is subject to the necessary written consent being obtained from the Environment and Heritage Service and the approval of the local District Council Environmental Health section.

Where approval to the use of a septic tank disposal system is granted and the applicant wishes the Water service to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction requirements contained therein. Contact Water Service's Customer Services Unit to obtain a 'Form of Agreement' form, or telephone Waterline on 0845 7440088.

11. An application to install a septic tank should be made to the Environmental Health Department of Banbridge District Council.
12. A formal statutory 'Consent to Discharge of Effluent' will be required from the Environment and Heritage Service under the provisions of the Water (NI) Order 1999 in respect of the discharge of foul effluent from a septic tank.
13. The septic tank should be located at least 15 metres away from the dwelling to minimise potential for odour nuisance.
14. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.

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15. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 1973, as amended 1993, consultation with Water Service is essential at design stage with regard to the following matters:

- (a) water supply requirements;
- (b) foul water and surface water sewerage (Article 17 agreement) requirements;
- (c) trade effluent discharge;
- (d) septic tank emptying;
- (e) existing water main crossing the site;
- (f) existing sewer crossing the site.

Contact Water Service's Customer Services Unit or telephone Waterline on 0845 7440088.

16. The applicant is advised to contact Water Service through its Customer Service's Unit or Waterline on 0845 7440088 upon receipt of this decision to discuss any issues of concern.

17. If during the course of developing the site the developer uncovers a pipe not previously evident the local Water Service 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.

18. The Department considers that Leyland and Lawson Cypress (including the variety Castlewellan Gold), are inappropriate in rural areas as these non-native species are incongruous and intrusive in the countryside and are no benefit to wild life.

19. Details of suitable trees and hedgerow species for rural areas, can be found in 'A Design Guide for Rural Northern Ireland: Appendix 3'. Further information can be obtained from; Landscape Architect's Branch, Block 4, Hydebank, 4 Hospital Road, Belfast BT8 4JL Tel: 028 9025 3000.

20. The applicant's attention is drawn to the attached information note from Northern Ireland Electricity.

Dated: 22nd October 2008



Authorised Officer

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