



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA09/2023/0938/F

Date of Application: 6 September 2023

Site of Proposed Development: 35M North of No. 2 Red Bridge Road Moneymore

Description of Proposal: Proposed site for dwelling and domestic garage (Amended design and relocation of dwelling and garage to supersede previous planning approval I/2008/0172/RM)

Applicant:
Address:

Agent:
Address:

Approved Plan(s): 01, 02, 03, 04,

Mid Ulster District 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:

Condition 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.

Condition 2

The vehicular access including visibility splays 2.4 x 60 metres and any forward sight line, shall be provided in accordance with Drawing No. 02 uploaded to public access on 06/09/2023, prior to the commencement of any other development hereby permitted. 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 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.

Condition 3

The existing screening along the north western and south western boundaries of the site for the dwelling, as indicated on Drawing No. 02 uploaded to public access on 06/09/2023, shall be permanently retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

Condition 4

All landscaping comprised in the approved details of landscaping on Drawing No. 02 uploaded to public access on 06/09/2023, shall be carried out in the first planting season following the occupation of the dwelling hereby approved.

Reason: To ensure the development integrates into the countryside.

Condition 5


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 Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted at the same place, unless the Council gives its written consent to any variation.

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

Informatives

The applicant is advised to refer to the informative advice provided by consultees in their responses which are available to view at www.midulstercouncil.org. The applicant is also advised that this permission does not confer title. Please ensure that you control all the lands necessary to carry out the proposed development.

Dated: 14th December 2023



Mid Ulster Planning Service Director

Form P19

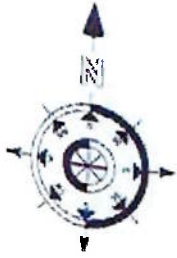
EXPLANATORY NOTES TO ACCOMPANY APPROVALS

Type of Approval	See Notes
(a) Planning Permission or Approval of Reserved Matters	1, 2, 3 & 4
(b) Consent to Display Advertisements	1, 2, 4 & 5
(c) Listed Building Consent	1, 2, 4 & 6

Notes

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Council or Department for Infrastructure (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website (www.pacni.gov.uk) or by contacting the Commission directly at the aforementioned address.
2. You should check whether further approval is required under other legislation, such as the Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water, etc to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to the approval plans or comply with conditions attached to this permission is a contravention of the Planning Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in enforcement action.
5. If you intend to display an advertisement on land which is not in your possession you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained Listed Building Consent to demolish a building you must not do so before the Department for Communities Historic Environment Division has:
 - (i) Been given reasonable access to the building for one month following the granting of consent; or
 - (ii) Stated that it has completed its record of the building; or
 - (iii) Stated that it does not wish to record it.

The Department for Communities Historic Environment Division can be contacted at HEDPlanning.General@doeni.gov.uk or Tel: (028) 9082 3177 or (028) 9082 3126.



Discharge Point to existing Watercourse.

Annahall House

50

Existing Location of Dwelling & Garage Foundations / Footings

Existing Access:
Required Visibility Splays of 2.4 x 60m in both directions already in situ.

TULLINNEY ROAD

02

28

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Planning Act (NI) 2011	Mid Ulster District Council
GRANTED	
For the reasons set out on	
Decision Form No. LA09/2023/0230F
2	Date.....14 Dec 2023.....

Mid Ulster District Council
 Drawing Number 01



Exchange from PTP to the existing
wercourse along field boundary

EXISTING POST & WIRE FENCE

NEW HEDGEROW

EXISTING POST & WIRE FENCE

NEW HEDGEROW

EXISTING POST & WIRE FENCE

EXISTING ACCESS LAINE

EXISTING POST & WIRE FENCE

EXISTING POST & WIRE FENCE

BLINDING GRAVE VEIC

TNI - NOTES:

SIGHT TRIANGLE / ACCESS AS REQUIRED BY Transport NI...

Existing Access to be maintained as far as perpendicular to the roadway.
Sight triangle of 2.4 x 40m in open direction as required under the new Outline Planning Approval submitted. Existing 10m x 10m sight triangle in situ. (Please Note: Road width varies slightly from 7.5m when approaching from BTM)
Width of access driveway to be a minimum of 4.0m from the foot kerb and 5.7m clearance. The access leads to the right angle to ANZ (not covered) 1 x 1.5 x 0.5m over the 10m x 10m to the rear side of the driveway.
Area (Paddock) within vicinity refers to be cleared to provide a level surface no higher than 0.2m above level of carriageway - select & mark with greenwood and lay out from any trees or shrubs.
All grass verges adjoining sight triangle to be planted with minimum.
Provide stone post and rail fence to the rear side of the proposed sight triangle. New Fence 1 Hedgerow to be set back at min of 3.5m from sight line for building work and use entrance on site and the required sight lines have been provided in the location with the public road.
Min Rail - 1.0m - 1.0m - 0.3m
APP New FENCE - Gate to be located 1.0m x 5.0m from the road edge.

ROADSIDE / ACCESS DRAINAGE

Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing roadside drainage must be maintained where appropriate and necessary shall be taken to prevent water flowing onto the access. To flow freely.
New Gully placed to collect water from the road along the rear side of hedgerow.
Open drains in nature in the road verge and be placed in the satisfaction of SDC Roads Service. Any construction on either side of the existing gully shall be done in the satisfaction of SDC Roads Service.

TREES - PLANTING SCHEDULE

During the first available planting season after the completion of the works, plant a minimum of 10 trees (2 in 10m x 10m tree) as shown on plan at least 10m from the public road and the 10m from the line of planting.

TREES ARE

(1) EXISTING TREES

(2) PROPOSED TREES (20m)

All existing trees and hedgerows along the Access Driveway and the boundaries shall be permanently retained intact and no topping, lopping, felling or removal of any vegetation shall be carried out unless it has been written approval of the Council. If it is necessary to remove a tree or hedgerow, the applicant must submit a tree preservation order (TPO) to the Council in writing and the works shall not be carried out until the TPO has been granted. All trees to be removed shall be replaced with new trees of the same or better quality and the same or better quality as the original trees to be removed.

HEDGEROWS PLANTING SCHEDULE

During the first available planting season after the completion of the works, plant a minimum of 10 hedgerows (2 in 10m x 10m tree) as shown on plan at least 10m from the public road and the 10m from the line of planting. The hedgerows shall have an approximate height of 400mm at time of planting.

All planting in this plan during the first planting season after commencement of work and if trees dying within 2 years of planting to be replaced.

EXISTING TREES

PROPOSED TREES (20m)

EXISTING HEDGEROWS

PROPOSED HEDGEROW

PROVIDE APPROVED GRASS SEED MIXTURE PLANT TO NEW DRIVEWAY.
PTP TO BE TAKEN TO THE EXISTING GULLY AND TO THE ROAD.
RE OF EXISTING ENVIRONMENTAL HEALTH OFFICER (EHO) IN ACCORDANCE WITH THE LOCAL ACTS WITHIN THE AREA AND HAVE A MINIMUM OF 17.0m x 17.0m.
EXISTING PTP TO BE TAKEN TO MEET AT 100m x 100m AS SET BY HEALTH OFFICER (EHO) IN ACCORDANCE WITH THE LOCAL ACTS WITHIN THE AREA AND HAVE A MINIMUM OF 17.0m x 17.0m.

OUTLET FROM PTP TO BE TAKEN TO THE EXISTING GULLY AND TO THE ROAD.
RE OF EXISTING ENVIRONMENTAL HEALTH OFFICER (EHO) IN ACCORDANCE WITH THE LOCAL ACTS WITHIN THE AREA AND HAVE A MINIMUM OF 17.0m x 17.0m.

A COPY OF THE LOCAL ACTS WITHIN THE AREA AND HAVE A MINIMUM OF 17.0m x 17.0m.
RE OF EXISTING ENVIRONMENTAL HEALTH OFFICER (EHO) IN ACCORDANCE WITH THE LOCAL ACTS WITHIN THE AREA AND HAVE A MINIMUM OF 17.0m x 17.0m.

SEWER DETAILS FROM DWG. 101
MIN FILL - 100mm x 100mm x 100mm
PROVIDE MINIMUM 100mm x 100mm x 100mm
THIS MAY BE LOCATED AS NECESSARY IN ACCORDANCE WITH THE LOCAL ACTS WITHIN THE AREA AND HAVE A MINIMUM OF 17.0m x 17.0m.

OR TAKE LOCATION OF TANK TO BE LOCATED 1.0m FROM ANY STRUCTURE, DRIVEWAY, OR FENCE

WATERBURY 1000L PROVIDE A WATERBURY TANK WITH A MINIMUM OF 1.0m FROM ANY STRUCTURE, DRIVEWAY, OR FENCE

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Planning Act (NI) 2011 Mid Ulster District Council

GRANTED

For the reasons set out on

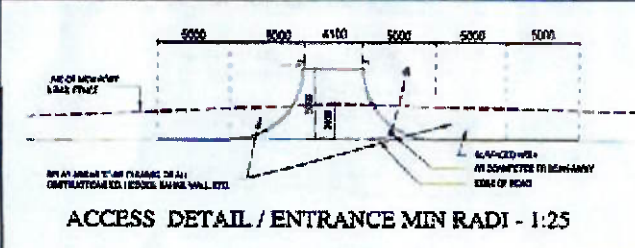
Decision Form No. L2023/001/2023...
2 Date: 14 Dec 2023

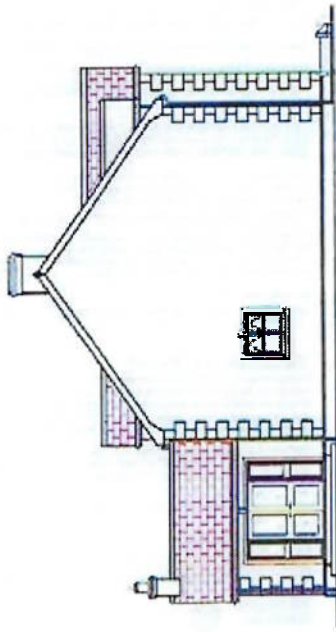
Job Title
Proposed Change of House Type & Relocation of Garage For Sperrin Homes - (C/A New Helen Mallon) 35Mts North East of No 2 Red Bridge Rd, Moneymore BT45 7XP:

Drawing Title: **SITE LAYOUT**

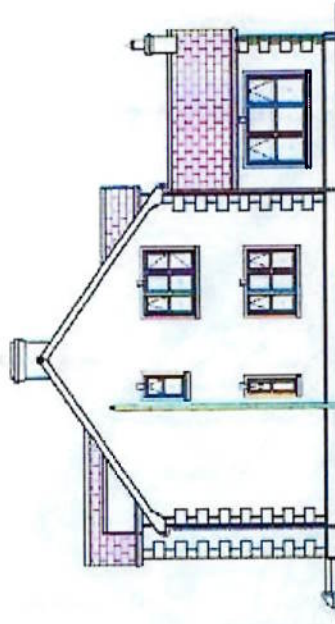
Scale: 1:500 Date Drawn: 23/08/23 Drawn By: 2

Mid Ulster District Council
Drawing Number 02





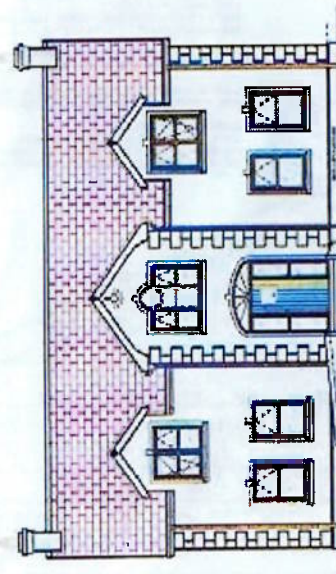
L H SIDE ELEVATION



R H SIDE ELEVATION



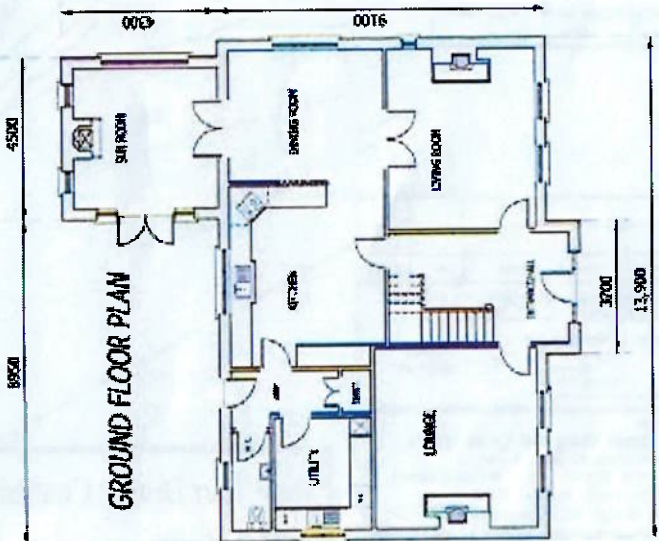
REAR ELEVATION



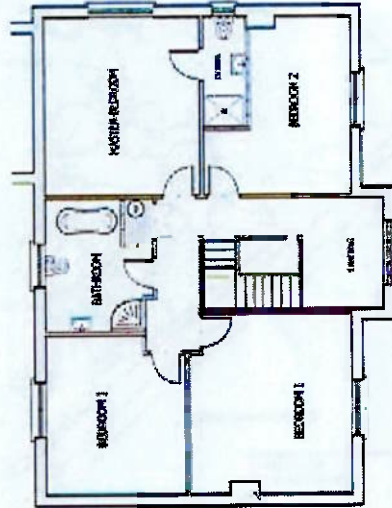
FRONT ELEVATION

EXTERNAL SURFACE FINISHES

- Roof Coverings: Blue/Black Flat Roof Tiles.
- Wall Finish: Warm Bead Grey - Stone Chip Dash
- All Windows & Doors - (White) uPVC double glazed.
- All Facades/Soffits/Balconies - White u.P.V.C.
- White Aluminium Gutters - White u.P.V.C. Downpipes.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Planning Act (NI) 2011
GRANTED
 For the reasons set out in
 Decision Form No. L/19/02/000004
 2
 Date: 11 Dec 2019

Author	Richard Pearce/Date	RH	1/19/02
Designer	Richard Pearce/Date	RH	1/19/02
Checker	Richard Pearce/Date	RH	1/19/02
Approver	Richard Pearce/Date	RH	1/19/02
Approved	Richard Pearce/Date	RH	1/19/02

LISSAN DESIGN

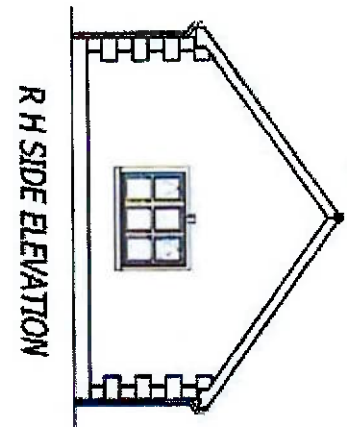
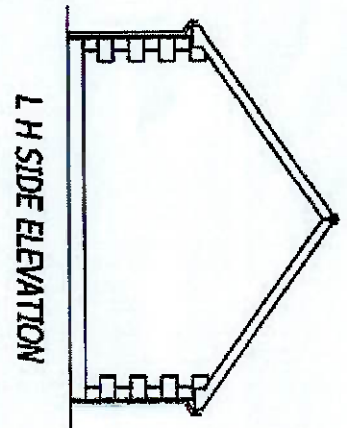
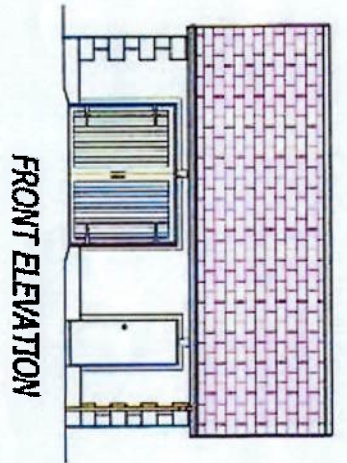
Author: Richard Pearce
 Designer: Richard Pearce
 Checker: Richard Pearce
 Approver: Richard Pearce
 Approved: Richard Pearce

Proposed Change of House Type & Relocation of Garage For
 Sperrin Homes - 1/4 Acre (1.4 Acre)
 30/11 North East of No 2 BR15 702
 Red Bridge Rd, Monaghan

Scale	1:500
Drawn By	Richard Pearce
Checked By	Richard Pearce
Approved By	Richard Pearce
Date	11 Dec 2019
Project No	20/19/02/000004
Sheet No	2

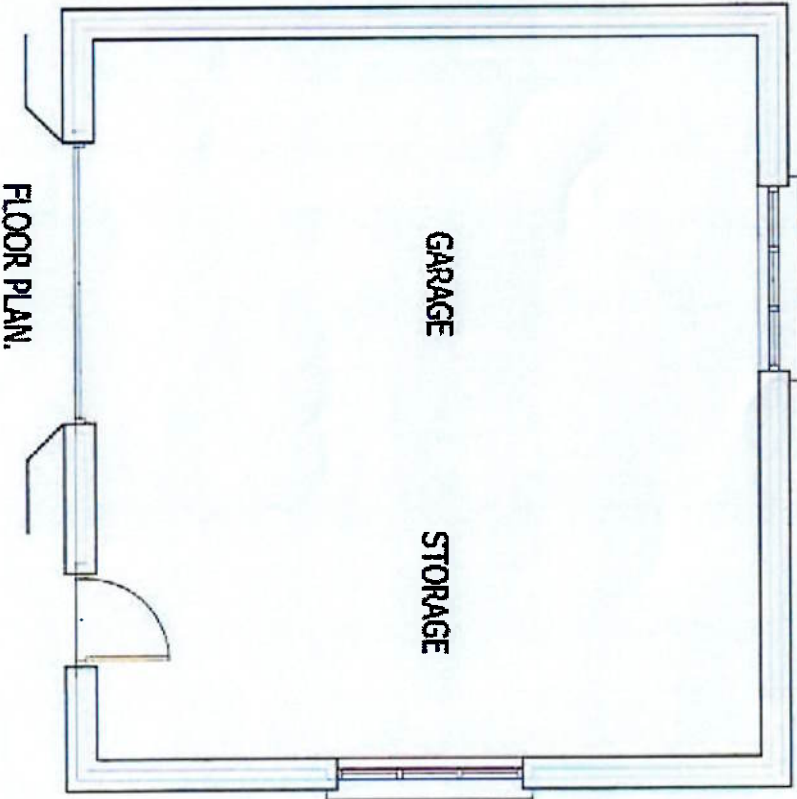
Mid Ulster District Council
 Drawing 03
 Number

ALL EXTERNAL MATERIAL FINISHES TO MATCH DWELLING.

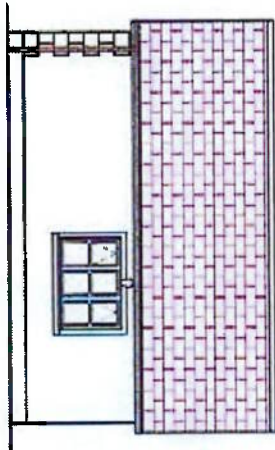


7600

7050



REAR ELEVATION



Planning Act (NI) 2011
Mid Ulster District Council

GRANTED

For the reasons set out on
Decision Form No. LA09/2022/0998/F
Date... 14 Dec 2023

2

Mid Ulster District Council
Drawing 04
Number

Reference:	1st Date of Planning Dept:	04	10/10/22
Lissan Design			
Proposed Change of House Type & Relocation of Garage For Sports Homes - (C/o Mrs Helen Wilson) 54/15 North Bank of No 2 Red Bridge Rd, Koneymore BT46 7XP.			

LISSAN DESIGN
Proposed Change of House Type & Relocation of Garage For Sports Homes - (C/o Mrs Helen Wilson) 54/15 North Bank of No 2 Red Bridge Rd, Koneymore BT46 7XP.

Scale: 1:100/1:200
Date Drawn: 20/09/23
Drawing No: 04