



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **I/2007/0022/RM**

Date of Application: **14th December 2006**

Site of Proposed Development: **260m West of 17 Shivey Road, Rock, Dungannon**

Description of Proposal: **Proposed dwelling and domestic garage**

Applicant: Sperrin Homes
Address: C/o Gerry Mallon
5a Drumullan Road
Cookstown

Agent: B Monaghan
Address: 26 Castle Villas
Cookstown
BT80 8JE

Outline Application Number: I/2004/0925/O;

Drawing Ref: 01, 02 Revision 1, 03, 04, 05

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.

Application No. I/2007/0022/RM

DC1001MW

Omagh Planning Office



An Agency within the Department of the
Environment
www.doeni.gov.uk

See also Explanatory Notes attached



INVESTOR IN PEOPLE



2. 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.

3. 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 prior to the commencement of any works or other development hereby permitted 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.

4. All landscaping comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the construction of the development hereby approved and any trees or shrubs which, within a period of 5 years from the completion of the development, 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: To ensure the development integrates into the countryside

5. Development shall not commence until a Water (NI) Order 1999 consent has been obtained for the discharge of sewerage effluent and a copy of consent has been forwarded to Planning Service.

Reason: To ensure a satisfactory means of effluent disposal can be provided.

Informatives

1. 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.
2. 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 to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: 33 Molesworth Street, Cookstown. A deposit will be required.
3. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road

Application No. I/2007/0022/RM

DC1001MW

Omagh Planning Office





4. 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.

Dated: 15th June 2007



Authorised Officer

Application No. I/2007/0022/RM

DC1001MW

Omagh Planning Office





Explanatory Notes to accompany Approvals

Type of Approval	See Notes
(a) Planning Permission and 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

Note

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Planning Service you may appeal to the Planning Appeals Commission, Park House, Great Victoria Street, Belfast BT2 7AG (Tel (028) 9024 4710) within 6 months of receipt of the notice. A publication entitled **“Planning Appeals – A Guide to Procedure”** is also available from this address, or from your Divisional Planning Office.
2. You should check whether further approval is required under other legislation, such as 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 approved plans or comply with conditions attached to this permission is a contravention of the Planning (NI) Order 1991 [or the Planning (Control of Advertisements) Regulations (NI) 1973 in the case of advertisements], and may result in The Planning Service taking 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 Environment and Heritage Service 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 Environment and Heritage Service, Historic Monuments and Buildings Branch can be contacted at 5-33 Hill Street, Belfast BT1 2LA – Tel: (028) 9023 5000.

Form P19



Obtaining a New Electricity Connection or an Alteration to the infrastructure which provides your existing supply

Now that you have been granted planning permission for your proposed development you need to plan ahead for your electricity supply. You also need to consider whether your proposed development will require alterations to NIE 's existing equipment.

NIE may have to obtain some or all of the following to meet your requirements:

- Approval from other landowners for the new or altered infrastructure including formal agreement to wayleaves or easements,
- Further planning permission from the Planning Service may be required for the electricity infrastructure needed to provide your power supply. This planning permission is entirely separate from the planning approval you have been granted for your development and,
- Permission from DRD Roads Service to carry out work on public roadways.

Please note that in some instances, because of the processes described above, it may take 9 months before the work can be completed. NIE strongly advises you to make an early application for your new supply or alteration to avoid any undue delays.

An application pack for an Electricity Supply or Alteration can be obtained by contacting 08457 643643 or alternatively can be downloaded from the NIE website at www.nie.co.uk.

Site Safety

Works in the vicinity of NIE's electricity infrastructure, whether underground or overhead, can be dangerous.

NIE strongly advises that the safety of your works must be in accordance with: HSE Guidance Note GS6 (Avoidance of Danger from Overhead Lines) and HSE Booklet HS (G) 47 (Avoiding Danger from Underground Services).

If inadvertent contact is made with NIE's equipment, stop work immediately, advise NIE as soon as possible and keep well clear of the area until NIE has made it safe.

Further information can be found on the Health & Safety Executive website at www.hse.gov.uk or on NIE's safety website at www.niesafety.co.uk.

In an emergency NIE may be contacted on Tel: 08457 643643.