



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **I/2007/0757/RM**

Date of Application: **25th September 2007**

Site of Proposed Development: **120m east of no. 45 Ballyblagh Road Stewardstown Cookstown**

Description of Proposal: **Proposed dwelling (ridge height 7.0m) and domestic garage**

Applicant: Sperrin Homes

Agent: B Monaghan

Address: C/O Mr Gerry Mallon

Address: 26 Castle Villas

No. 5a Drumullan Road

Cookstown

Cookstown

BT80 8JE

BT45 7SX

Outline Application Number: I/2005/0029/O;

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

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.

Application No. I/2007/0757/RM

DC1001MW

Omagh Planning Office





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.

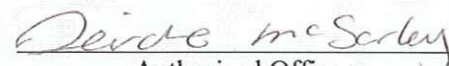
4. All landscaping comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the construction of the development hereby approved and any trees or shrubs which, within a period of 5 years from the completion of the development, die, 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 that a comprehensive landscaping scheme is established on the site complementing the visual amenity of the area.

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 authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.
3. 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.
4. A consent under the terms of the Water (Northern Ireland) Order 1999 will be required from the Department's Environment Service, Calvert House, Castle Place, Belfast.

Dated: 9th January 2008


Authorised Officer

Application No. I/2007/0757/RM

DC1001MW

Omagh Planning Office





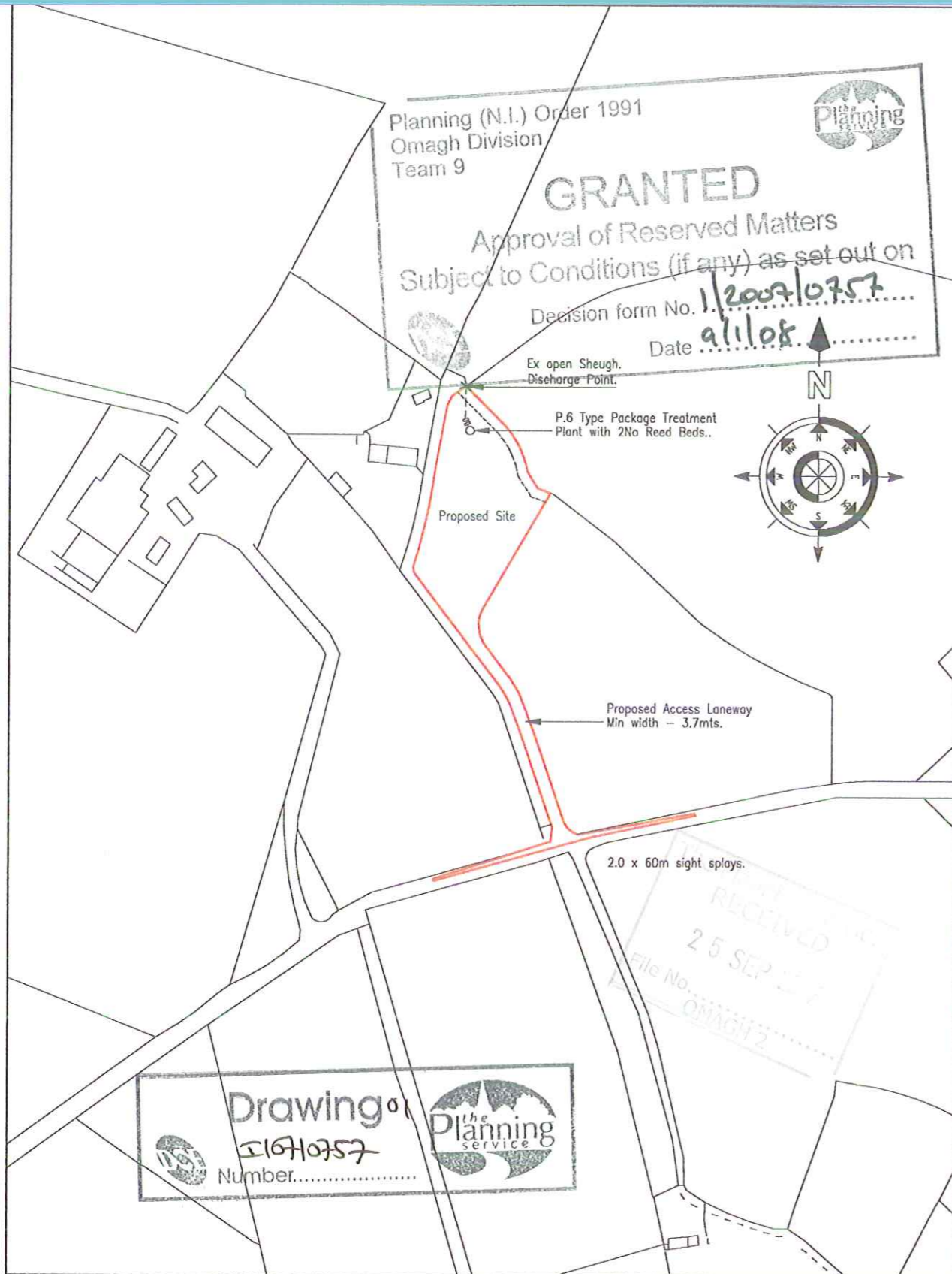
Explanatory Notes to accompany Approvals

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 Procedures" 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.



LISSAN DESIGN..

Building & Planning Design Consultant.
 26 Castle Villa's
 Cookstown, Co.Tyrone.
 Tel/Fax: 028 867 63025

Proprietor: Brendan Monaghan.

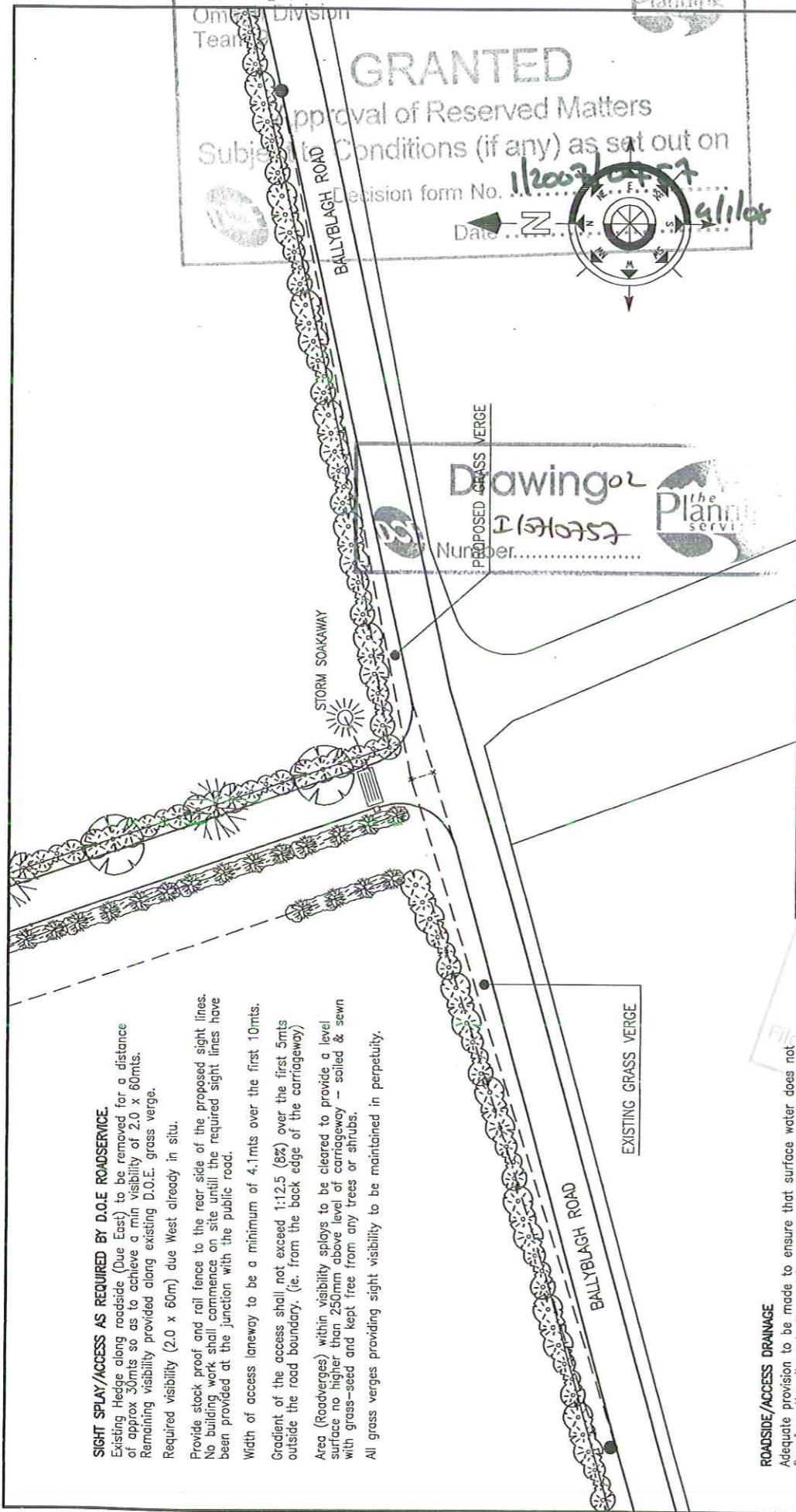
SITE LOCATION MAP

Client: Sperrin Homes (Mr Gerry Mallon)
 At: 120mts East of No 45 Ballyblagh Road,
 Stewartstown.

Scale: 1:2500
 Date: 20:09:07 Map No: 125-14 SE

SIGHT SPLAY/ACCESS AS REQUIRED BY D.O.E. ROADSERVICE.
 Existing Hedge along roadside (Due East) to be removed for a distance of approx 30mts so as to achieve a min visibility of 2.0 x 60mts. Remaining visibility provided along existing D.O.E. grass verge. Required visibility (2.0 x 60m) due West already in situ.
 Provide stock proof and rail fence to the rear side of the proposed sight lines. No building work shall commence on site until the required sight lines have been provided at the junction with the public road.
 Width of access laneway to be a minimum of 4.1mts over the first 10mts. Gradient of the access shall not exceed 1:12.5 (8%) over the first 5mts outside the road boundary. (ie. from the back edge of the carriageway)
 Area (Roadverges) within visibility splay to be cleared to provide a level surface no higher than 250mm above level of carriageway - soiled & sewn with grass-seed and kept free from any trees or shrubs.
 All grass verges providing sight visibility to be maintained in perpetuity.

ROADSIDE/ACCESS DRAINAGE
 Adequate provision to be made to ensure that surface water does not flow from the site onto the public road. ie. Cattle Grid.
 Adequate provision to be made to accommodate the existing roadside drainage. ie. Cattle Grid.
 Cattle Grid to be piped to proposed soakaway system.



Planning (N.I.) Order 1991
 Omeath Division
 Team
GRANTED
 approval of Reserved Matters
 Subject to Conditions (if any) as set out on
 Decision form No. 112003/0757
 Date 25/10/07

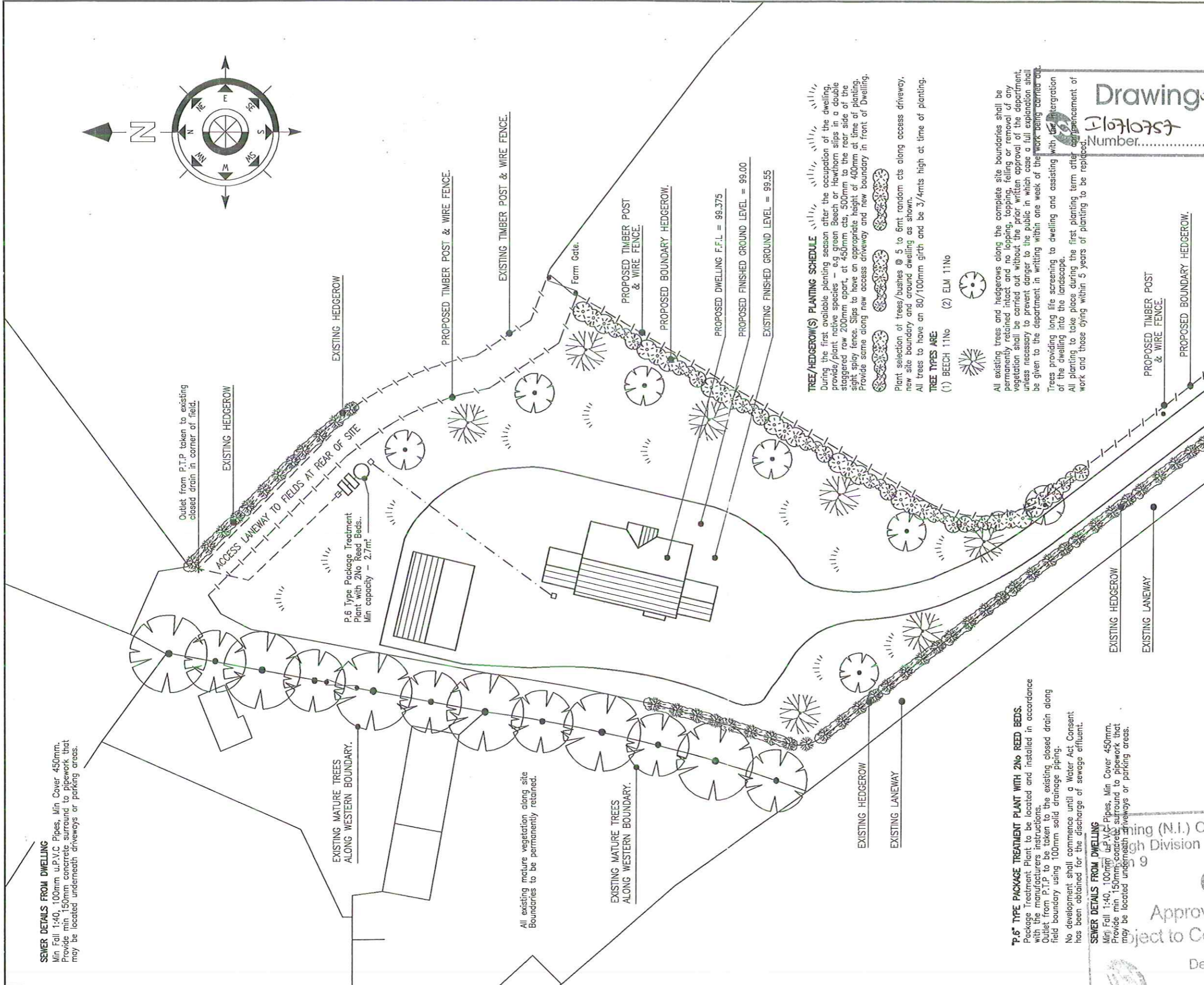
LISSAN DESIGN..

Building & Planning Design Consultant.
 26 Castle Villa's
 Cookstown, Co.Tyrone.
 Tel/Fax: 028 867 63025
 Proprietor: Brendan Monaghan.

**BLOCK PLAN
 SITE ACCESS/ROADWAY JUNCTION.**

Client: Sperrin Homes (Mr Gerry Mallon)
 At: 120mts East of No 45 Ballyblagh Road,
 Stewartstown.
 Scale: 1:500
 Date: 20:09:07
 Map No: 125-14 SE

RECEIVED
 25 SEP 2007
 FILED IN
 MONAGHAN 2



SEWER DETAILS FROM DWELLING
 Min Fall 1:40, 100mm u.P.V.C Pipes, Min Cover 450mm.
 Provide min 150mm concrete surround to pipework that
 may be located underneath driveways or parking areas.

Outlet from P.T.P. taken to existing
 closed drain in corner of field.

P.6 Type Package Treatment
 Plant with 2No Reed Beds.
 Min capacity - 2.7m³.

All existing mature vegetation along site
 Boundaries to be permanently retained.

TREE /HEDGEROW(S) PLANTING SCHEDULE
 During the first available planting season after the occupation of the dwelling,
 provide/plant native species - eg green Beech or Hawthorn slips in a double
 staggered row 200mm apart, at 450mm cts, 500mm to the rear side of the
 sight splay fence. Slips to have an appropriate height of 400mm at time of planting.
 Provide same along new access driveway and new boundary in front of Dwelling.

Plant selection of trees/bushes @ 5 to 6m random cts along access driveway,
 new site boundary and around dwelling as shown.
 All trees to have an 80/100mm girth and be 3/4mths high at time of planting.

TREE TYPES ARE
 (1) BEECH 11No (2) ELM 11No

P.6 TYPE PACKAGE TREATMENT PLANT WITH 2No REED BEDS.
 Package Treatment Plant to be located and installed in accordance
 with the manufacturers instructions.
 Outlet from P.T.P. to be taken to the existing closed drain along
 field boundary using 100mm solid drainage piping.
 No development shall commence until a Water Act Consent
 has been obtained for the discharge of sewage effluent.

SEWER DETAILS FROM DWELLING
 Min Fall 1:40, 100mm u.P.V.C Pipes, Min Cover 450mm.
 Provide min 150mm concrete surround to pipework that
 may be located underneath driveways or parking areas.

Drawing 03
 10710757
 Number.....



BLOCK PLAN

Client: Sperrin Homes
 At: 120mts East of No 45 Ballyblagh Road,
 Ballyblagh, Stewartstown.

Scale: 1:500

Date: 27:04:07

Map No: 125-14 SE

LISSAN DESIGN..

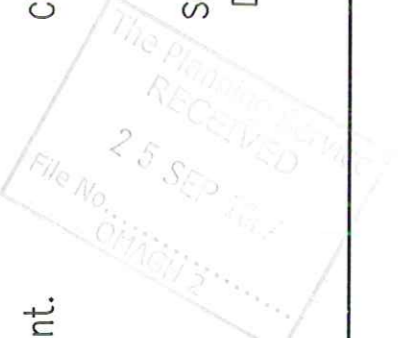
Building & Planning Design Consultant.

26 Castle Villa's

Cookstown, Co.Tyrone.

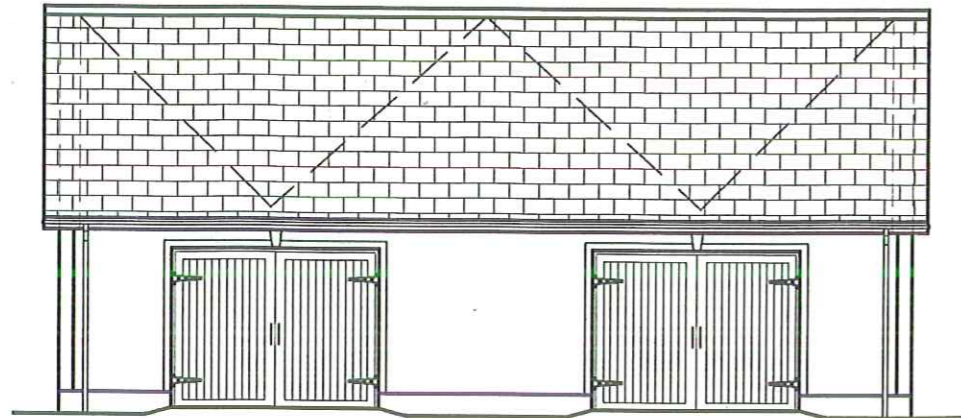
Tel/Fax: 028 867 63025

Proprietor: Brendan Monaghan.

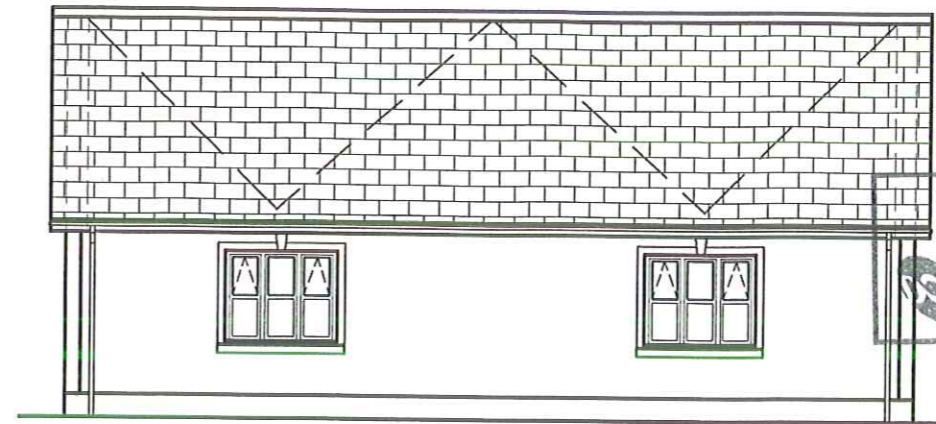


Approval of Resolutions
 Decision form No. 1/2007/0757
 Date 9/1/08

ALL EXTERNAL MATERIAL FINISHES TO MATCH DWELLING.

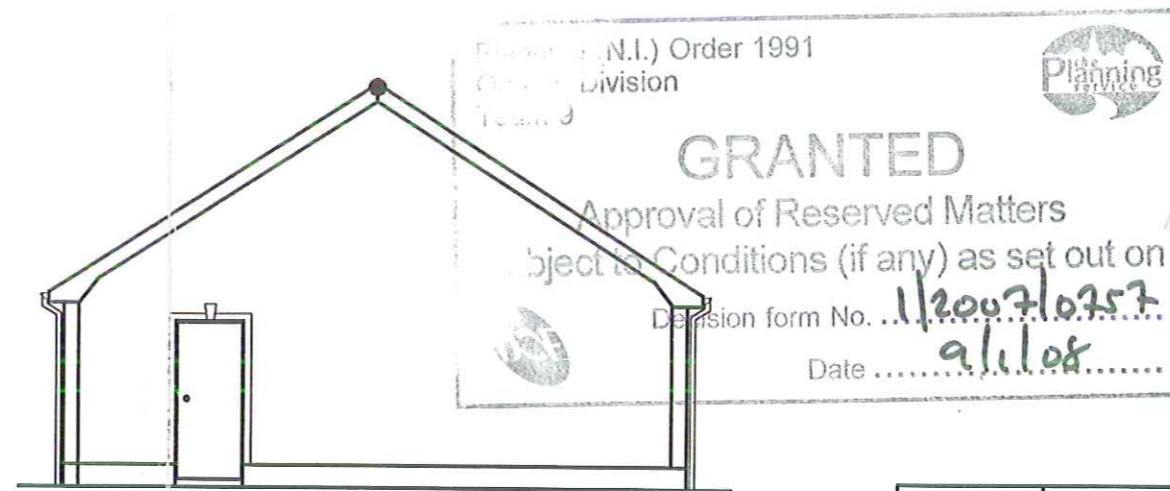


FRONT ELEVATION

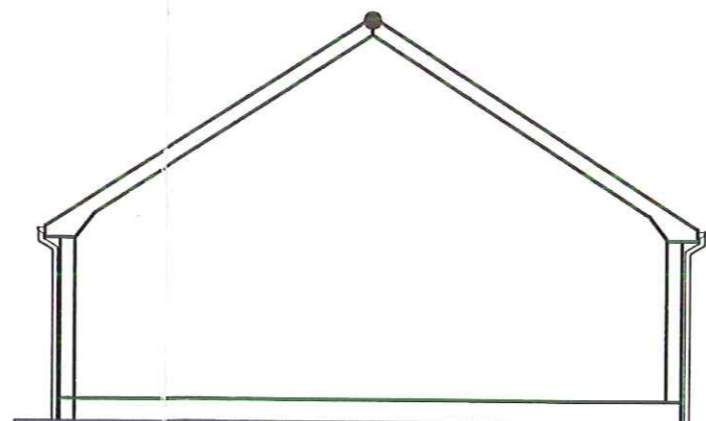


REAR ELEVATION

Drawing 05
 I10710757
 Number.....
 the Planning Service

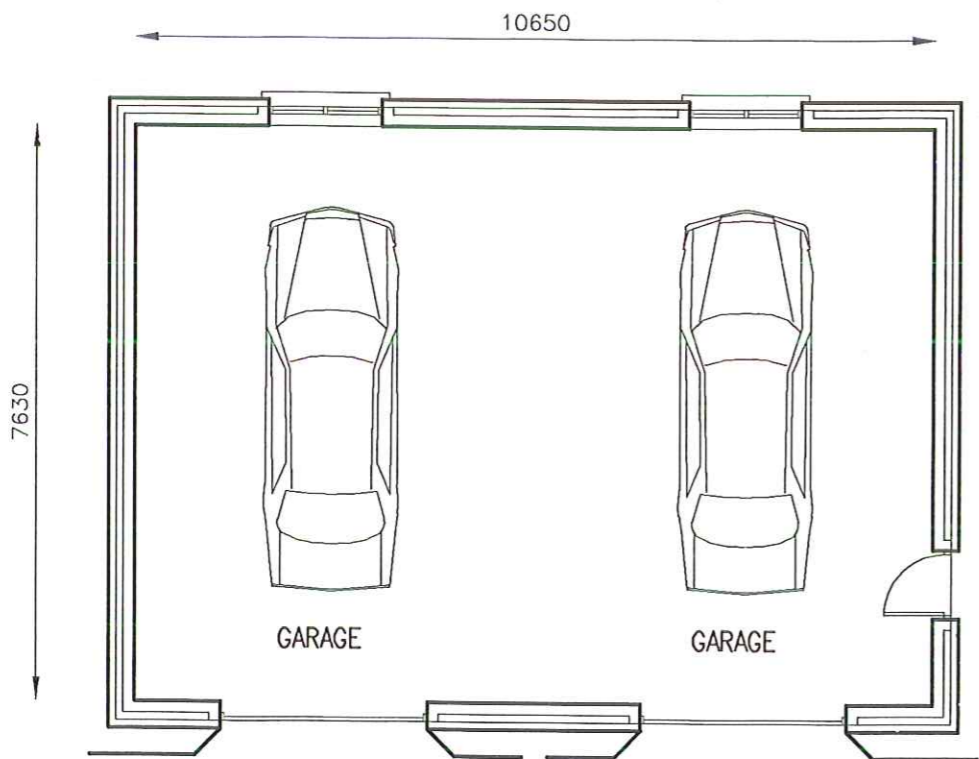


R H SIDE ELEVATION



L H SIDE ELEVATION

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 25 SEP 2008
 File No. CMAGH12



FLOOR PLAN LAYOUT

Revisions.	To D.O.E	BM.	20/09/07
Revisions.	To Client	BM.	22/08/07

LISSAN DESIGN

Proprietor: BRENDAN MONAGHAN
 26 Castle Villa's
 Cookstown.
 Co. Tyrone. BT80 8JE.
 Tele/Fax
 (028) 867 63025.

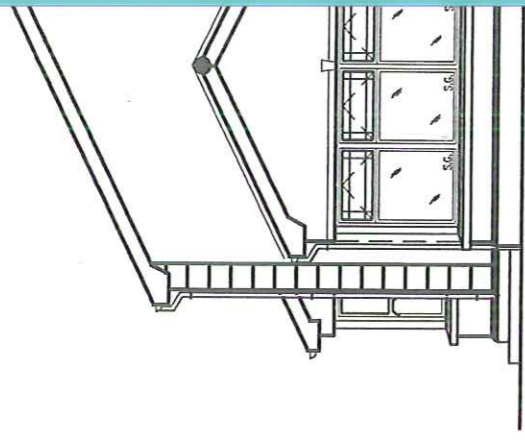
Job Title
**Proposed Garage/Storage For
 Sperrin Homes Ltd.
 At 120mts East of No 45
 Ballyblagh Road, Stewartstown.**

Drawing Title.
FLOOR PLAN AND ELEVATIONS

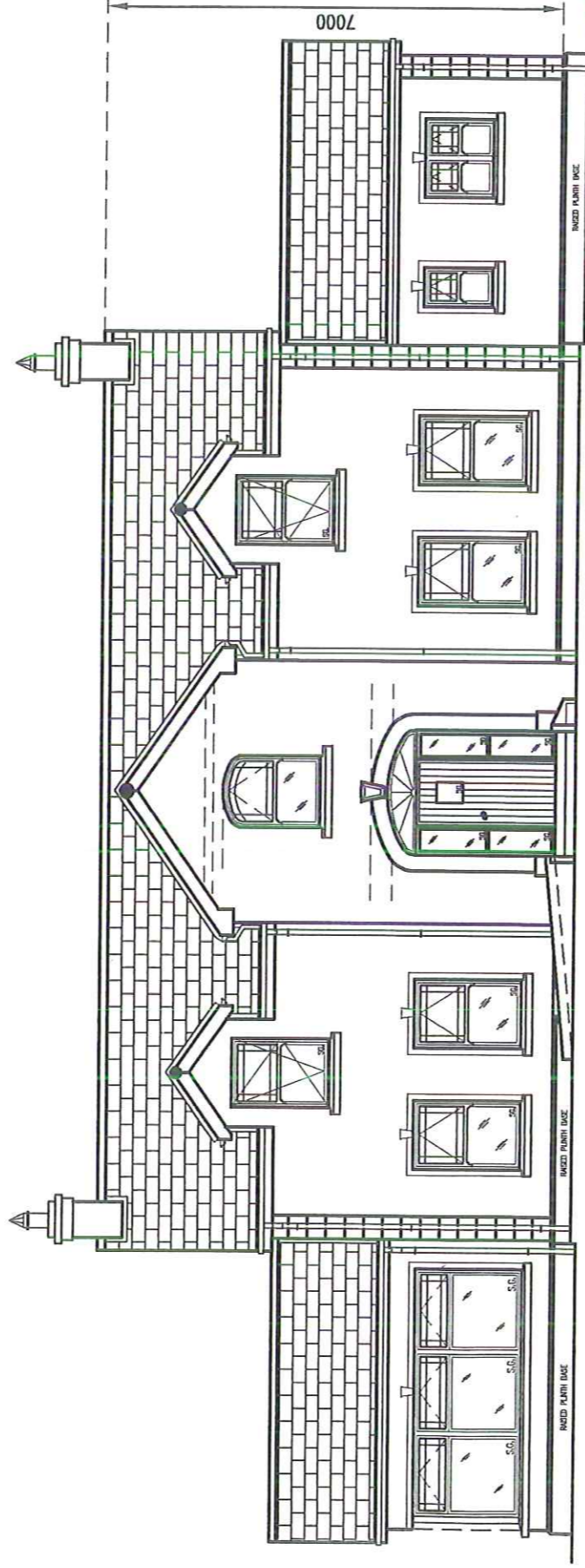
Scale	Date Drawn	Dwg No
1:100	21/08/07	4A

EXTERNAL SURFACE FINISHES.

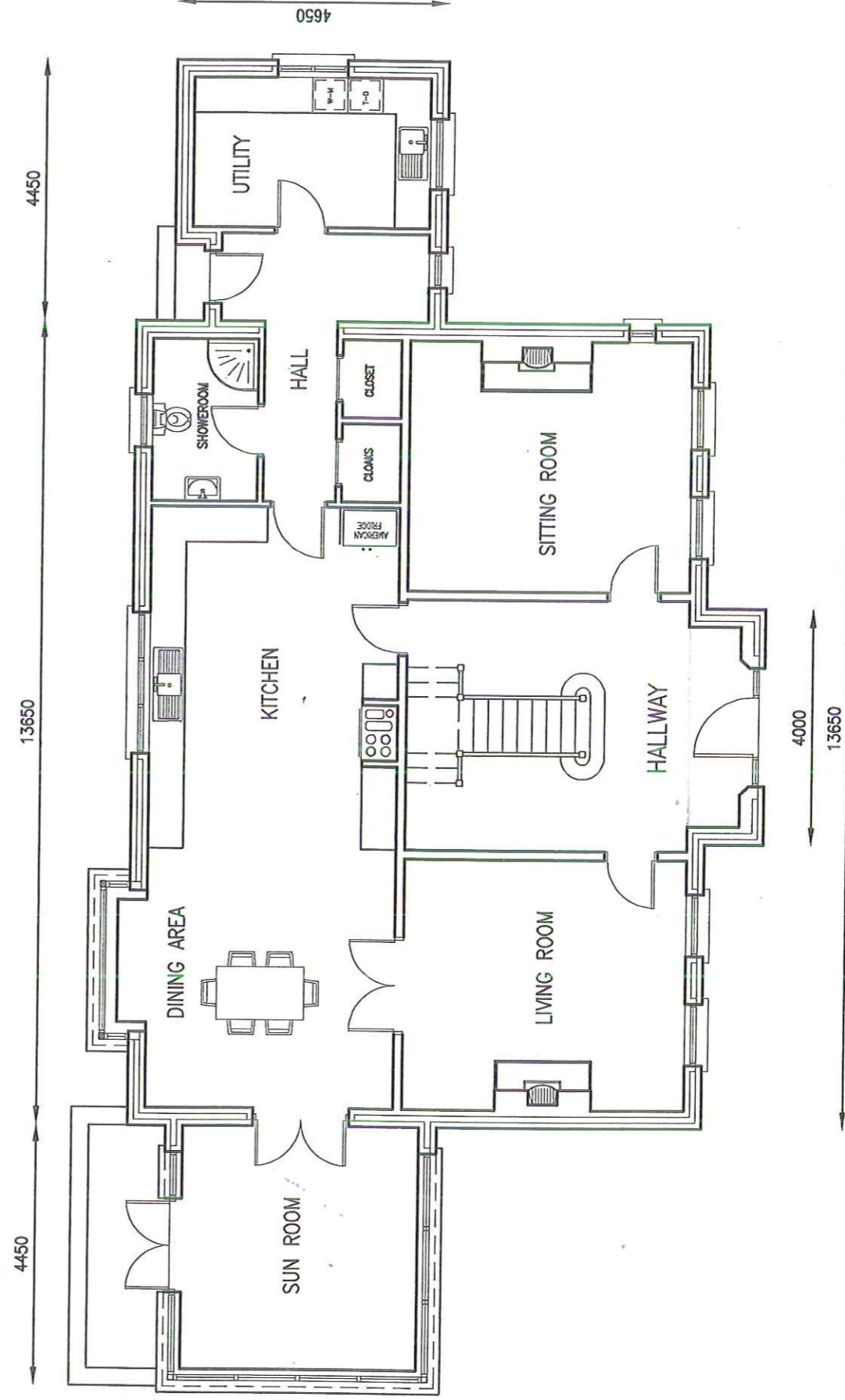
- Roof Covering: "Scott" Blue/Black Flat Roof Tiles
- Wall Finish: 3mm Pearl Grey - Stone Chip Dash.
- All Windows (Black) u.P.V.C (Low E Glass) double glazed.
- All Facia's/Soffits/Eaves/Barges Black u.P.V.C.
- Black Aluminium Gutters / Black u.P.V.C Downpipes.



L H S

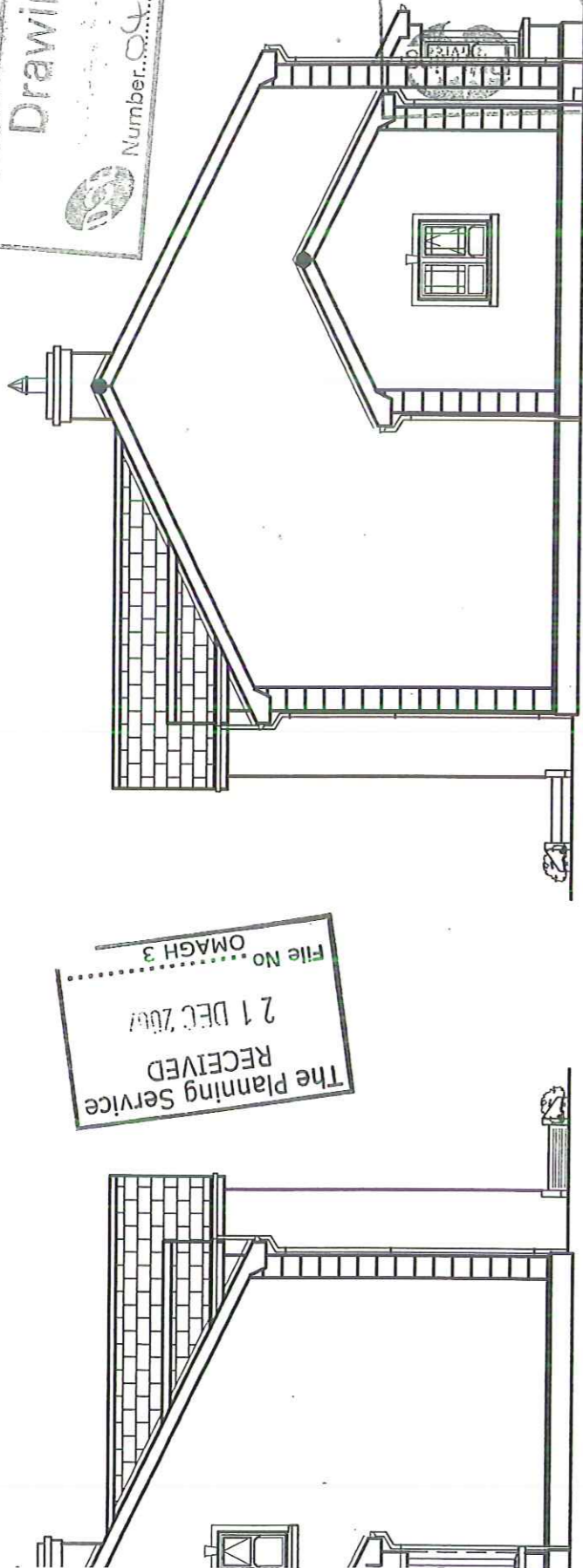


FRONT ELEVATION



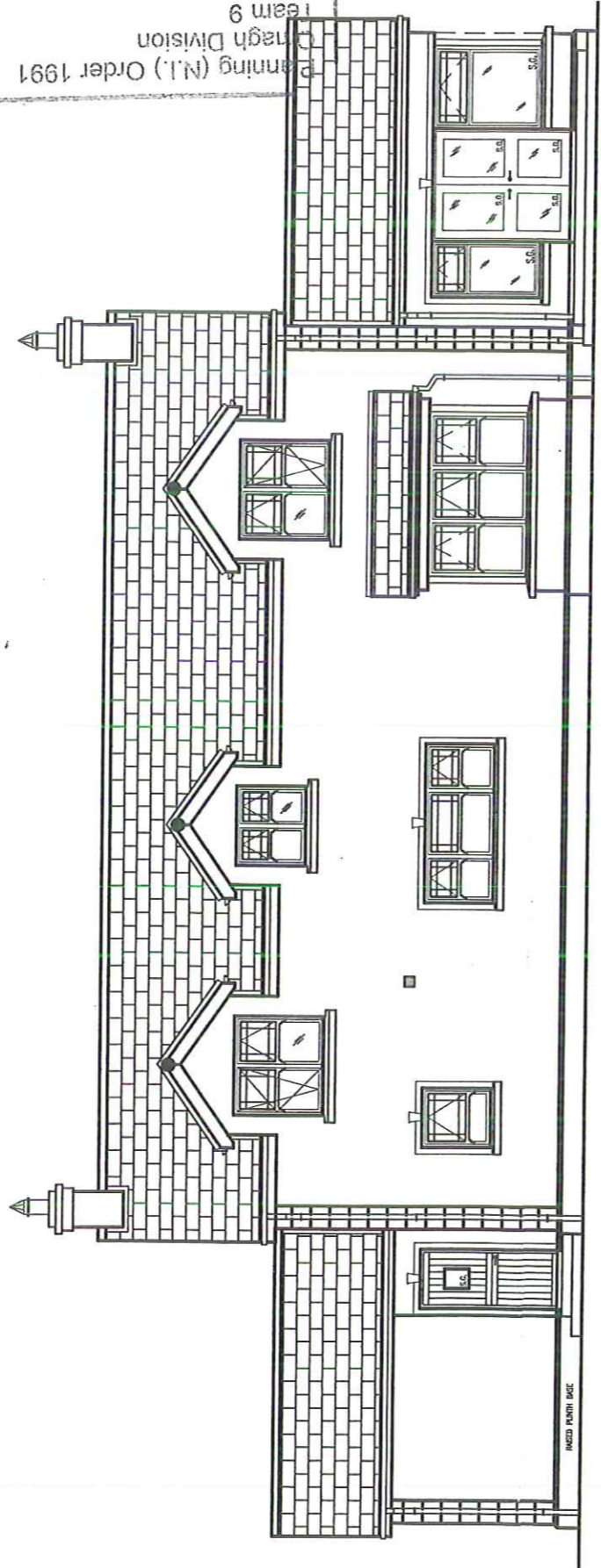
GROUND FLOOR LAYOUT PLAN

Drawing
 Number... 04/01/12
 12/01/07

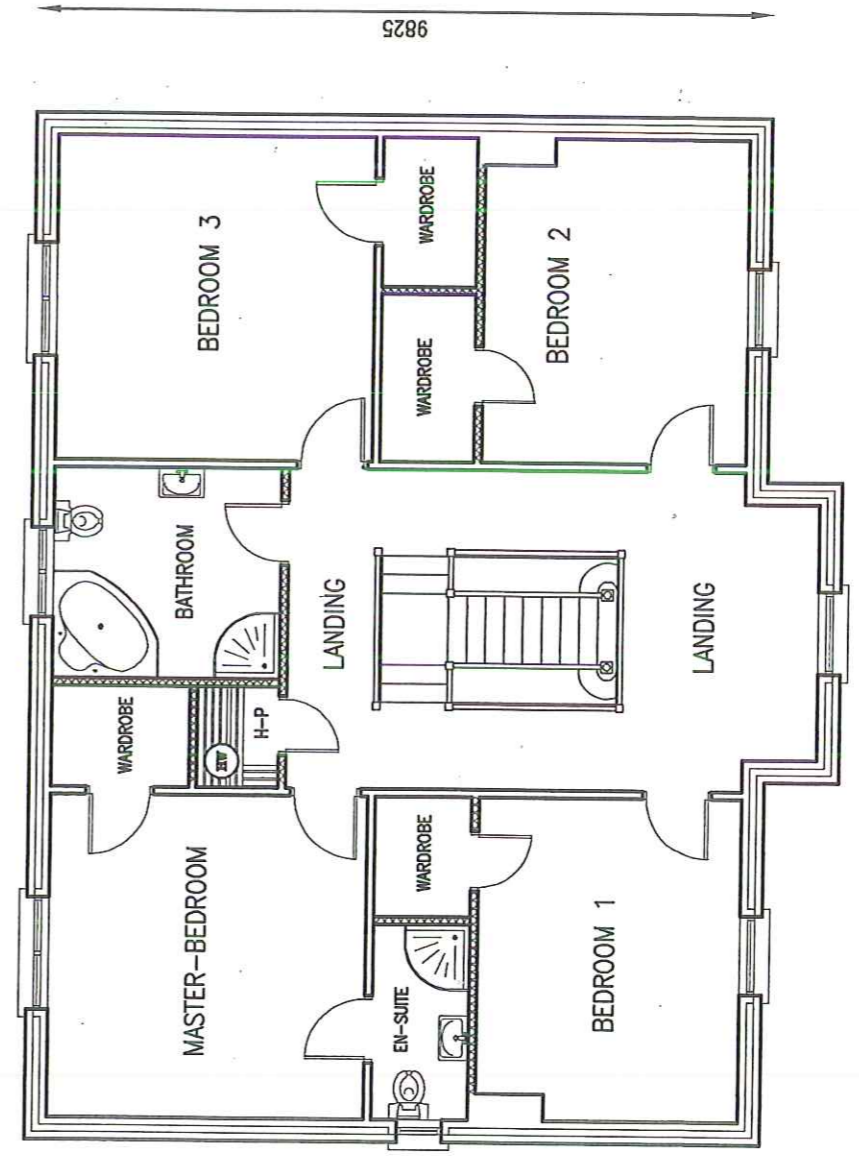


ELEVATION

R H SIDE ELEVATION



REAR ELEVATION



1ST FLOOR LAYOUT PLAN

Revisions.	Amended to D.O.E	BM.	20/12/07
Revisions.	To D.O.E	BM.	20/09/07
Revisions.	To Client	BM.	22/08/07

LISSAN DESIGN

Proprietor: BRENDAN MONAGHAN
 26 Castle Villa's
 Cookstown,
 Co. Tyrone. BT80 8JE.
 Tele/Fax
 (028) 867 63025.

Job Title
**Proposed Dwelling For
 Sperrin Homes Ltd.
 At 120mts East of
 No 45 Ballyblagh Road,
 Stewartstown.**

Drawing Title. **FLOOR PLANS & ELEVATIONS**

Scale **1:50/1:100** Date Drawn **21/08/07** Dwg No **1**

GRANTED
 Planning Division
 Team 9
 Planning (N.I.) Order 1991
 Approval of Reserved Matters
 Subject to Conditions (if any) as set out on
 Decision form No. 11202/07
 Date 21/10/07

The Planning Service
 21 DEC 2007
 File No OMAGH 3