

**20M NORTH EAST OF  
48 DERRYOGHILL ROAD  
MOY  
DUNGANNON  
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BT71 7JJ**



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## APPROVAL OF RESERVED MATTERS

### Planning (Northern Ireland) Order 1991

Application No: M/2008/1185/RM

Date of Application: 17th October 2008

Site of Proposed Development: 20M North East of 48 Derryoghill Road, Dungannon.

Description of Proposal: Proposed domestic dwelling and garage

Applicant:

Address:

Agent: Holmes & Doran Surveyors

Address: First Floor

The Old Savings Bank

Armagh

BT61 9DS

Outline Application Number: M/2005/0054/O;

Drawing Ref: 01Revision01, 02Revision01, 03Revision01

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. All planting comprised in the approved plans shall be carried out in the first planting season following the commencement of the building 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.

Application No. M/2008/1185/RM

DC1001MW

Omagh Planning Office



An Agency within the Department of the  
**Environment**  
www.dema.gov.uk

See also Explanatory Notes attached



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Reason: In the interests of visual amenity.

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.

#### **Informatives**

1. This approval relates to stamped approved drawing No.01Revision01, 02Revision01 and 03Revision01, which were received 7th January 2009.
2. Notwithstanding the terms and conditions of the Department'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 Department'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: Main Street, Moygashel. 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.
  - the existing roadside drainage is accommodated and no water flows from the public road onto the site.
  - surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

Dated: 10th February 2009

  
\_\_\_\_\_  
Authorised Officer

Application No. M/2008/1185/RM

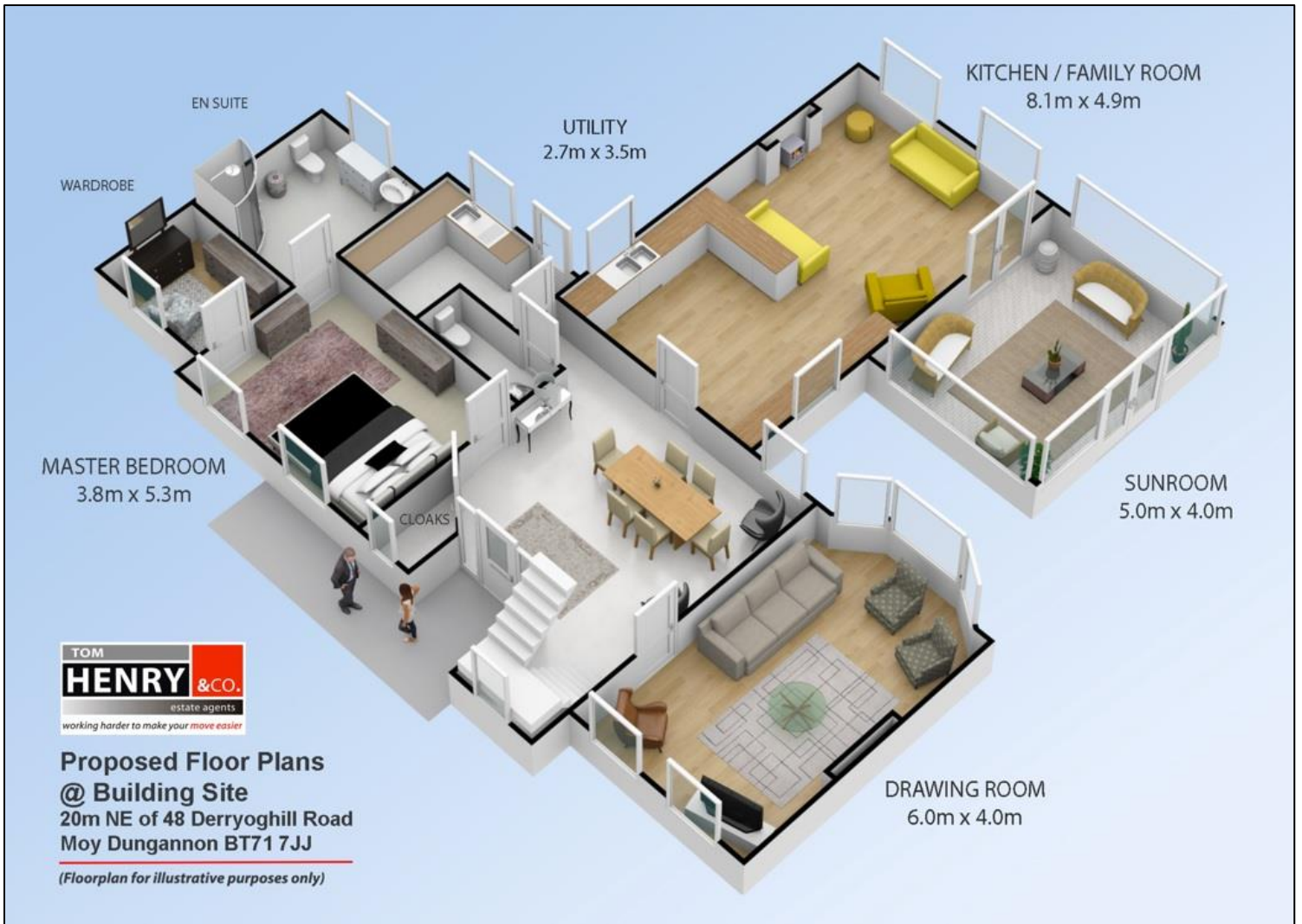
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