



## APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: I/2007/0631/RM

Date of Application: 29th August 2007

Site of Proposed Development: Adjacent to 40 Killucan Road, Cookstown

Description of Proposal: Proposed dwelling and garage.

Applicant: KCR Construction  
Address: 79 Dunamore Road  
Cookstown

Agent: Mr D Sonner  
Address: 26a St Jeans Cottages  
Cookstown  
Co Tyrone  
BT80 8DQ

Outline Application Number: I/2004/1036/O;

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

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

Application No. I/2007/0631/RM

DC1001MW

Omagh Planning Office





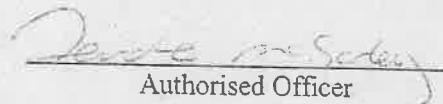
3. All landscaping comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the construction of the development hereby approved and any trees or shrubs which, within a period of 5 years from the completion of the development, die, 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. It is the responsibility of the developer to ensure that
  - (a) Surface water does not flow from the site onto the public road.
  - (b) The existing roadside drainage is accommodated and no water flows from the public road onto the site.
  - (c) Surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.
5. 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.
6. The site is close to an approved sand and gravel works. The occupants of the dwelling could from time to time suffer some loss of amenity due to extraction and associated operations.

Dated: 15th November 2007

  
Authorised Officer


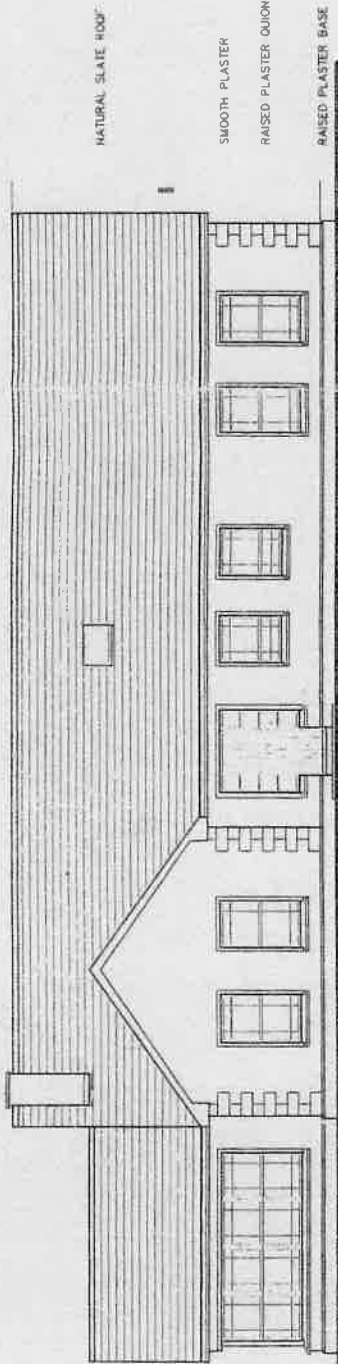
Application No. I/2007/0631/RM

DC1001MW

Omagh Planning Office



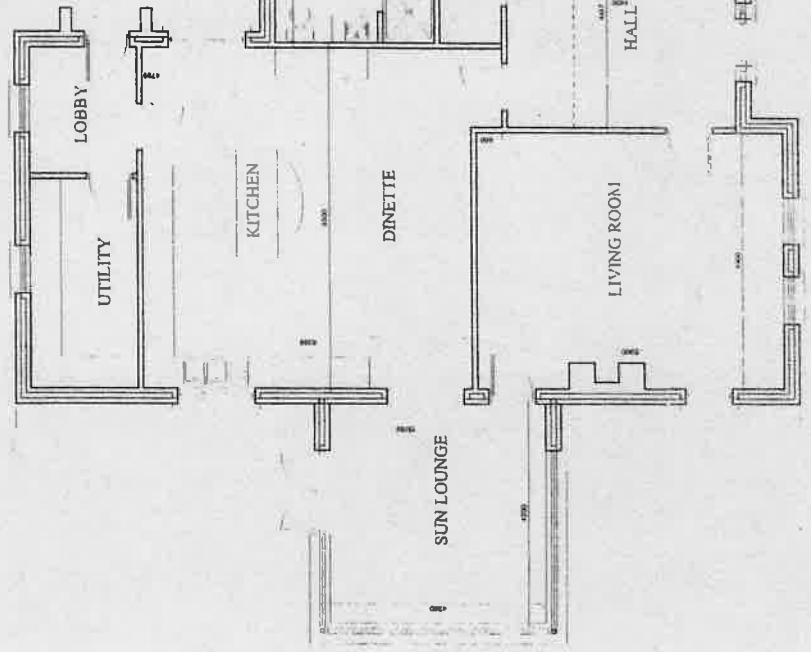
Drawing  
Number: 5 (R.F.M.)

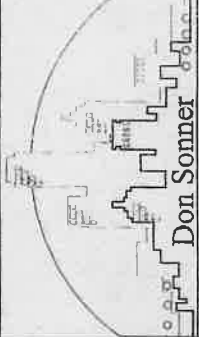
NATURAL SLATE ROOF  
SMOOTH PLASTER  
RAISED PLASTER QUONDS  
RAISED PLASTER BASE

**FRONT ELEVATION**

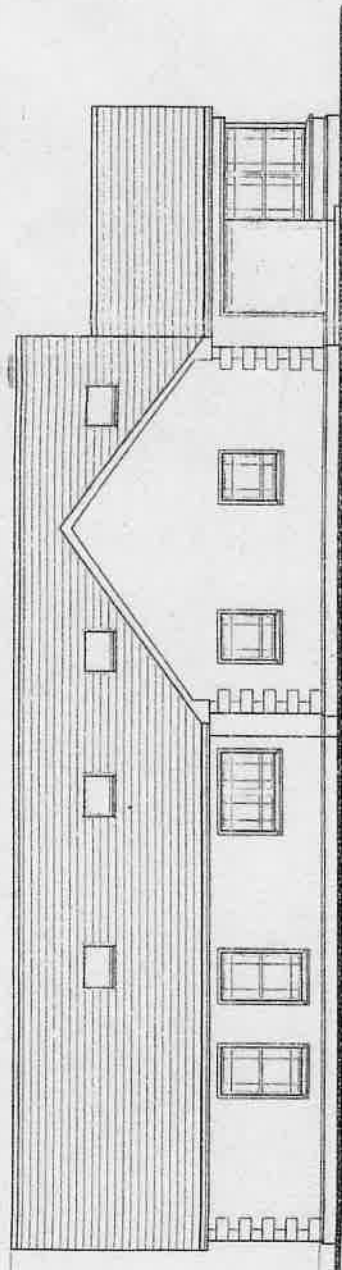
12007/0631/141  
15/11/07



**GROUND FLOOR PLAN.**

 <p><b>Don Sonner</b></p>	Client KCR CONSTRUCTION
	Drawing No: PBN001 Scale: 1:100 or as indicated Date: 16/2/07 Amendments:
Project: PROPOSED DWELLING AND GARAGE	Address: ADJACENT TO AOKILLAN ROAD COOKSTOWN
26a St. Johns Cottages, Cookstown BT80 8DC Web Site: www.donsonner.com Tel: 028 867 69654 Mob: 07818084587 E-mail: don_sonner@btinternet.com	

DAVID J. O'NEILL ARCHITECT



REAR ELEVATION

1/2007/0691

**Drawing**  
DRAWING

Planning  
SERVICE

Number: 24 (KTY)

Planning (KTY) 10/01/07  
 Date of issue: 1/2007/0691/001  
 Title: [illegible]

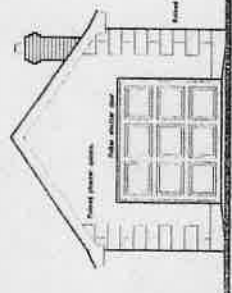
15/11/07



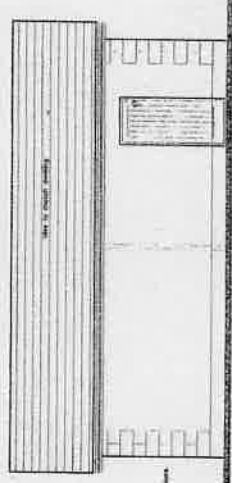
SIDE ELEVATION



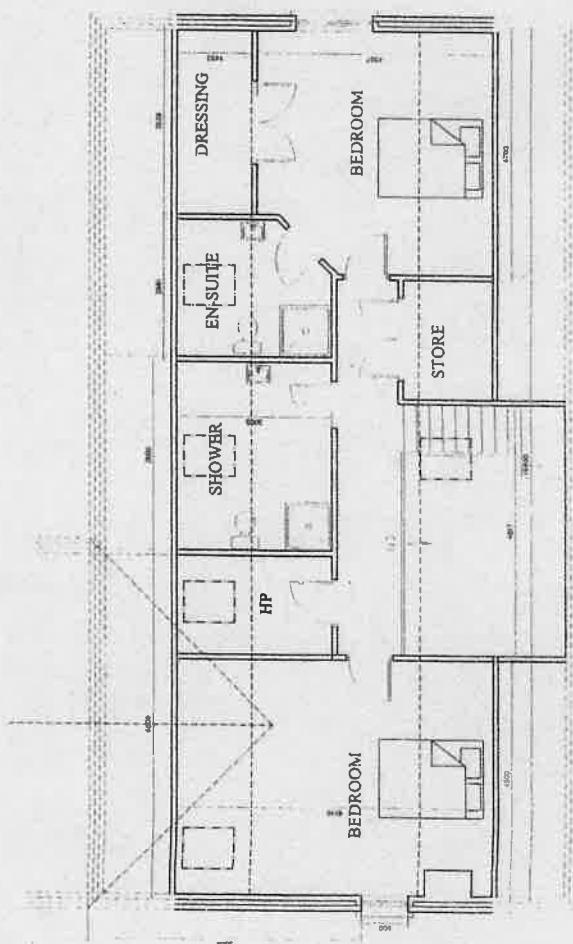
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN

**Don Sommer**

PROPOSED DWELLING AND GARAGE

ADJACENT TO 40 BELLUMHURGH COOKSTOWN

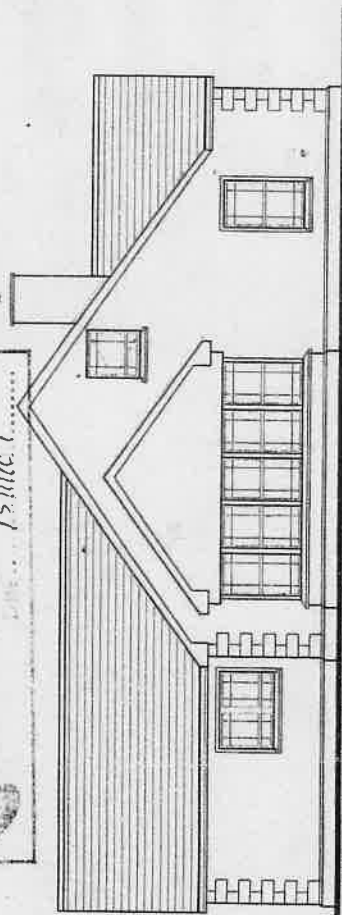
Client	KCB CONSTRUCTION
Drawing No.	16/01/07
Scale	1/100 or as indicated
Date	24.01.07
- amendments	

201 St Johns Cottage, Cookstown BT80 8DQ  
 Web Site: www.donsommer.com  
 Tel: 028 867 69654 Mob: 0781 8084587  
 E-mail: don.sommer@btinternet.com

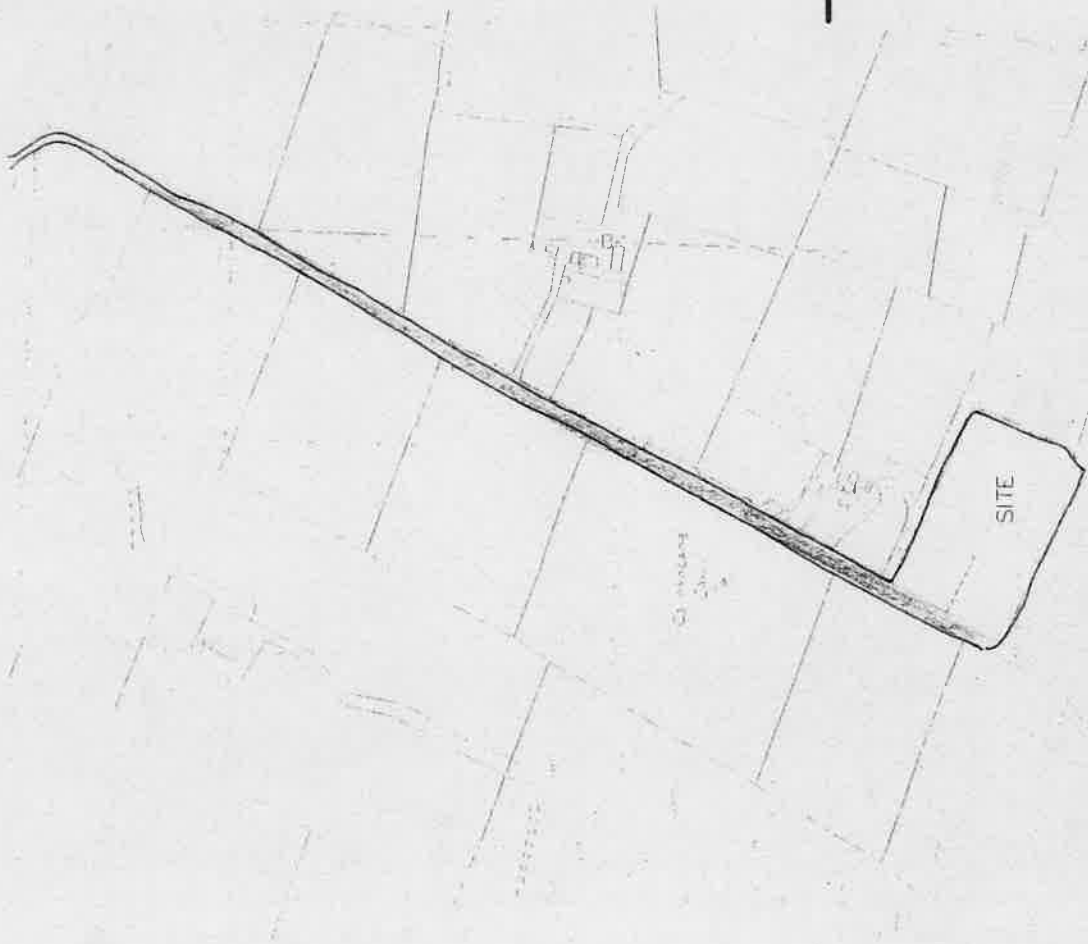
Drawing  
Number



**SIDE ELEVATION**

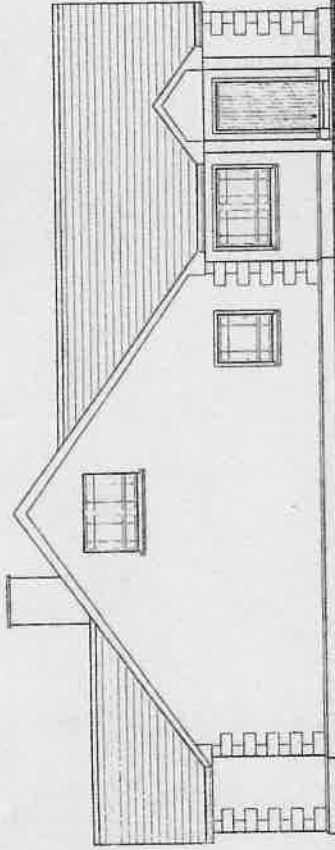


**SIDE ELEVATION**

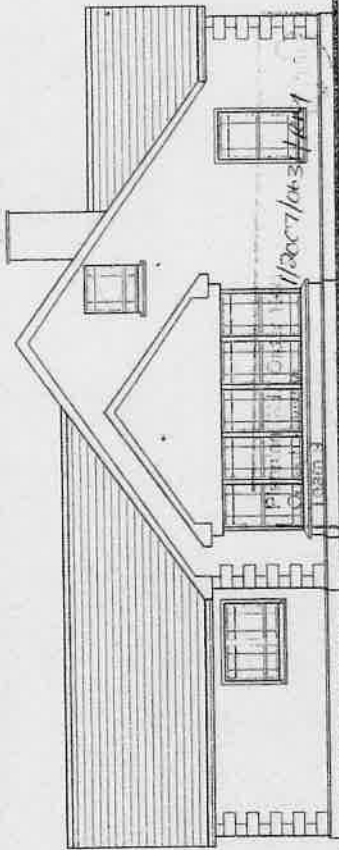


The Planning Service  
RECEIVED  
29 AUG 2007  
File No. OIMAGH 5

Client KCR CONSTRUCTION	 <b>Don Sonner</b> ARCHITECTS
Drawing No.: P20/06	
Scale: 1:100 or as indicated	
Date: AUG 2007	
Project FOR 7500 DYELLING AND GARAGE	Address ADJACENT TO ACILLIAN ROAD, COOKSTOWN
26a St Jeans Cottages, Cookstown BT80 8DQ Web Site: www.donsonner.com Tel: 028 867 69654 Mob: 0781 808458 E-mail: donsonner@btinternet.com	

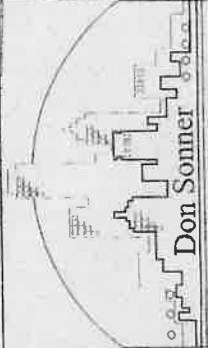


SIDE ELEVATION

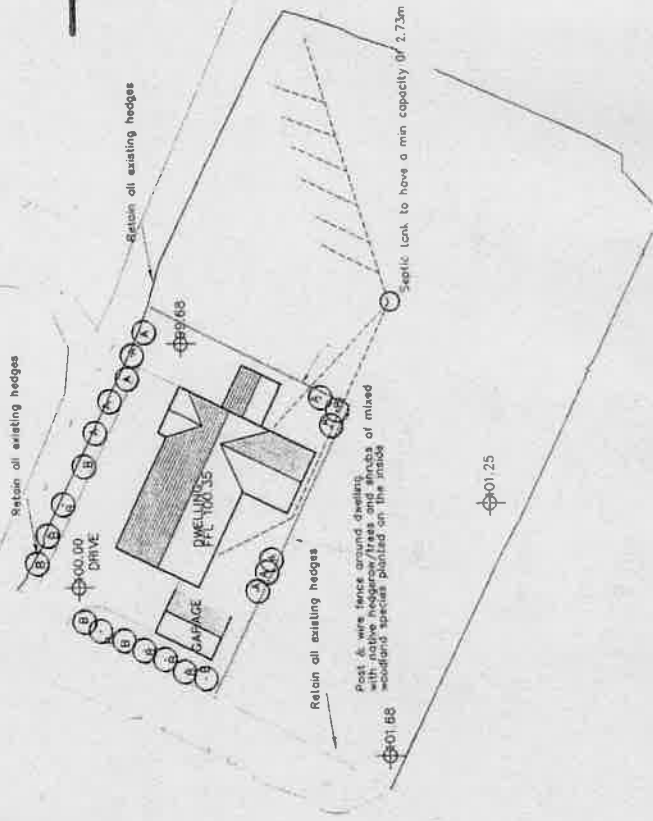


SIDE ELEVATION

Approved for Provisional Planning  
 Subject to Conditions of any Council Outline  
 Decision for the development.  
 Date: 15/11/07

 <p>Don Sonner</p>	Client: KCR CONSTRUCTION Drawing No.: PENDING Scale: 1:100 as released Date: JUL 2007 Attachments:
Project: PROPOSED DWELLING AND GARAGE Address: APPROXIMATE TO ILLICAN ROAD, COOKSTOWN	
26a St. Johns Cottages, Cookstown BT80 8DQ Tel: 028 867 69654 Mob: 07818064587 Web Site: www.donsonner.com E-mail: don.sonner@btinternet.com	

Entrance to have a cattle grid with gate piers. Cattle grid to contain a sump with soakaway to collect any surface water.  
 The area within the visibility splay should be levelled to between 150mm and 250mm above the level of the carriageway, sowed and sown in grass seed and kept free from all trees and shrubs.  
 Any existing trees or hedges along road frontages to be removed as necessary to allow for new 60m x 2.4m sight lines. New fences, trees etc must be positioned behind new sight lines.  
 Adequate provision to be made for roadside drainage. Accommodation for drainage to be to the satisfaction of Roads Service.  
 Gradient from public road to entrance to be 1 in 12.5 for first 5 metres. Indicates additional tree planting to be carried out during next planting season after commencement of work on site. Trees to be adequately protected with grow tubes. Tree species to be planted chestnut, ash or beech & be semi mature, at a height of 2.5 - 3.0m.  
 A: Beach trees.  
 B: Chestnut trees.  
 All proposed planting approved by the department shall be carried out in the first planting season following the commencement of development on the site and only trees or shrubs that die within 5 years of planting shall be replaced in the next planting season with others of similar size to the department in writing within one week of the work being carried out to the department.



01/25