

**APPROVAL OF PLANNING PERMISSION**

**Planning (Northern Ireland) Order 1991**

Application No: **M/2014/0361/F**

Date of Application: **21st July 2014**

Site of Proposed Development: **Lands to the rear (North West) of 163 Main Street  
Clogher**

Description of Proposal: **A single block of 2 no. semi-detached dwellings with associated in-  
curtilage parking**

Applicant  
Address:

Agent: **Michael Carr Architects**  
Address: **22 Messines Park  
Derry  
BT48 8AP**

Drawing Ref: **01, 02REV01,**

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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:

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.



Reason: Time Limit.

2. Prior to the occupation of the dwelling annotated 'Unit A' on drawing No 02REV01, bearing the stamp dated 17 SEP 2014, translucent glazing shall be inserted in the first floor windows identified on the drawing and shall be permanently retained as translucent glazing.

Reason: To protect the amenity of adjoining property.

Informatives

1. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for which separate permissions and arrangements are required.
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: Main Road, 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.

Dated: 17th November 2014

Authorised Officer 

