



**APPROVAL OF PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA09/2021/1252/F**

Date of Application: **27th August 2021**

Site of Proposed  
Development:

**370m NW of junction of Glernarney and Knockaleery Roads  
Cookstown**

Description of Proposal:

**Dwelling and garage (change of design details from that  
approved and commenced under I/2011/0240/F)**

Applicant: Mrs Amanda McCord  
Address: 31 Drumnacross Road  
Cookstown  
BT80 4EA

Agent: Michael Herron Architects  
Address: 2nd Floor Corner House  
64-66a Main Street  
Coalisland  
BT71 4NB

Drawing Ref: 01 (Rev-1), 02 (Rev-2),

Mid Ulster District Council in pursuance of its powers under the above-mentioned Act 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. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.



2. Within 3 months of this decision the vehicular access including visibility splays 2.4 x 80 metres and an 80 metre forward sight distance, shall be provided in accordance with Drawing No 01 (Rev-1) bearing the date stamp 17 Nov 2021 and Drawing No 02 (rev-1) bearing the date stamp 24 Nov 2021. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

3. All landscaping comprised in the approved details of landscaping on the stamped approved Drawing No. 02/1 date stamped 06th February 2020 shall be carried out in the first planting season following the commencement of the construction of the development hereby approved.

Reason: To ensure the development integrates into the countryside

4. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

5. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of the occupation of the building for its permitted use another tree or trees shall be planted at the same place and that/those tree(s) shall be of such size and species and shall be planted at such time as may be specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

6. The domestic garage hereby approved shall be used only for domestic purposes ancillary to the dwelling hereby approved.

Reason: To prohibit an unacceptable change of use.

#### Informatives

1. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

2. 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.

3. Notwithstanding the terms and conditions of the Council's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the DfI Roads consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Loughrey Campus, 49 Tullywiggan Road, Cookstown, BT80 8SG. A monetary deposit will be required to cover works on the public road.

4. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site. This planning approval does not give authority to discharge any drainage into a DfI Roads drainage system.

5. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

6. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Department or other statutory authority.

Dated: 9th March 2022

Service Director

