



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA10/2019/0583/O**

Date of Application: **15th May 2019**

Site of Proposed
Development:

**Approx 100m West of 12 Aghadulla Road
Aghadulla
Omagh**

Description of Proposal:

**Proposed site for dwelling (Renewal of planning application
LA10/2015/0155/O)**

Applicant:

Address:

Agent: Desmond O'Neill

Address: 17 Main Street

Dromore

BT78 3AE

Drawing Ref: Drawing No.01 of planning approval LA10/2015/0155/O (date stamped 18-MAY-2015)

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE 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. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-





- i. the expiration of 5 years from the date of this permission; or
- ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. A 2.5m high earth berm shall be constructed along the Eastern and Southern boundaries of the site as marked 'A'-'B'-'C' and annotated on drawing No.01 date stamped 18-MAY-2015 of planning approval LA10/2015/0155/O prior to the occupation of the dwelling and retained in perpetuity.

Reason: In the interest of residential amenity of this dwelling.

4. The proposed dwelling shall have a ridge height of less than 7.5metres above finished floor level.

Reason: To ensure that the development is not prominent in the landscape.

5. The proposed dwelling shall be sited in the area shaded green on the approved plan drawing No.01 date stamped 18-MAY-2015 of planning approval LA10/2015/0155/O.

Reason: To ensure that the development is not prominent in the landscape.

6. No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted, have been submitted to and approved, in writing, by the Council. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

7. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.





Reason: In the interest of visual amenity.

8. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: To ensure the dwelling integrate into the landform.

9. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the plans to be submitted and approved at Reserve Matters stage, 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.

10. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

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

Informatives

1. A consent to discharge sewage effluent from the Department's Environment Service, Calvert House, Castle Place, Belfast is required under the Water (NI) Order 1999.

Any septic tank unit should be a minimum of 15 metres from the proposed dwelling or any other habitable dwelling.

The onus is on the householder/developer to find out if there is existing water and sewer infrastructure within their property.

It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.

House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There





is a nominal charge for this service.

Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder/developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc.

It is the responsibility of the developer/house builder to find out about the nearest public watermain, foul sewer and storm sewer/watercourse that has the capacity to service the proposed development. Copies of existing water and sewer records can be obtained from NI Water. There is a nominal charge for this service.

Guidance can be given to developers/house builders about how the proposed development can be served by a public watermain or sewers. To find out how proposed development can be serviced with water and sewer infrastructure, developers and house builders can submit a Pre-Development Enquiry. There is a charge for this service.

If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NI Water to extend the public watermain or foul/storm sewer system to service your development.

This can be done by requisitioning a watermain under Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermains and sewers.

If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-Ordination Team.

Dated: 9th July 2019

Authorised Officer

A redacted signature, appearing as a white scribble over the text.



DETAILED REQUIREMENTS FOR PUBLIC ROAD ACCESS

Planning Ref LA10/2019/0583/O

1. The detailed access requirements for the above proposal, are set out in the box below. A maximum 1:500 scale plan incorporating these requirements must be submitted as part of the Reserved Matters application.
2. Notes marked with an "X" to be copied onto Plan
The Applicant and/or his successors in title shall comply with conditions marked with a "Z".

3. Layout to be in accordance with Diagram(s) 1 or 2 overleaf.

4. Visibility Splays X = 2.4 Y= 70m to the West*
2.4 60m to the East*

* Ensure no blind spots exist where access is on the inside of a bend..

5. Forward Sight Distance - 70 m

6. Width of Access (if different from diagram) :

7.a. Minimum radii (if different from diagram). Entry _____ metres. Exit _____ metres

7 b. The access shall be at a right angle to the public road over a distance of **5 metres** as measured from the near edge of the public road.

8. ACCESS ACROSS FOOTWAY

~~Where the access crosses a footway it is important to have inter-visibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility splays between a driver's viewpoint 2m back into the access and a distance measured along the back of the footway for 2m on each side of the viewpoint.~~

9. PARKING / TURNING "X"

The required vehicle parking and turning areas to be provided within the curtilage of the site. Provision must be made for vehicles to reverse and exit in forward gear.

10. Access position : anywhere subject to sightlines as above being provided

11. Other Requirements:

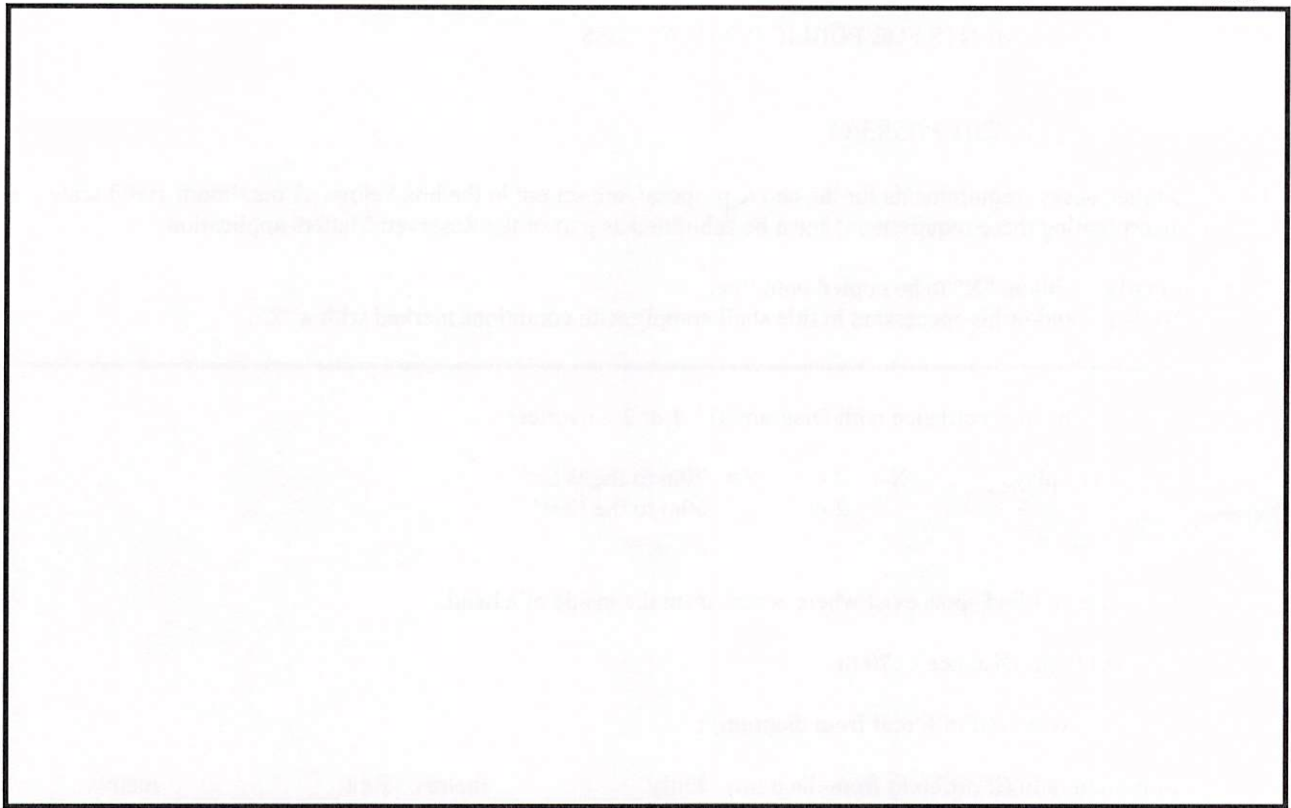
- (a) Drainage measures to be implemented to prevent surface water flowing to or from the public road
- (b) Fence and hedging to go
- (c) Address gradient of access
- (d) Lower banks

SIGNED :

J M Moore

DATE: 30/05/19

"Z" The proposed access details shall also be in accordance with the Roads Service publication "Vehicular Access Standards" some portions of which are reproduced below for convenience.



VISIBILITY SPLAYS "X"

12. Visibility splays must be retained in perpetuity.

VISIBILITY SPLAYS

13. 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 shall be retained and kept clear thereafter.

POLES/COLUMNS "X"

14. Any pole or column materially affecting visibility must also be removed. A maximum of 1 No. pole or column is acceptable in each visibility splay. The cost of removing columns/poles is borne by the Applicant. No work shall commence on site until the visibility splays have been provided.

"Z"

HEDGES, ETC "X"

15a. Any hedges/walls/fences/trees/shrubs etc (of any height) located in front of the visibility splays shall be removed.

"Z"

FENCE/WALL "X"

15b. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any new trees or shrubs be planted at least 1.0m back from the visibility splays to allow for future growth and some species will require additional set back.

"Z"

DRAINAGE

16a. Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the access. The appropriate drainage arrangements must be detailed on the plan.

16b. It is the Applicant's responsibility to ensure that surface water from the roof of the development does not flow onto the public road, including the footway.

17. Open drains or outlets in the road verge shall be piped to the

~~21. In the case of industrial premises or other major accesses, gates or security barriers shall be located at a distance from the edge of the carriageway that will allow the largest vehicle likely to use the access to stop clear of the carriageway when the gates or barriers are closed~~

DRIVEWAY WIDTH "X"

22. Minimum width 3.2 m. Maximum - 5.0m

VISIBILITY SPLAYS ACROSS EXISTING FOOTWAY

~~23. The footway shall be extended to the rear of the visibility splays and a backing kerb provided. The extension must use the same material (Bitmac/Asphalt) used in the construction of the footway.~~

24. Any existing access shall be closed within 4 weeks of new access opening.

TRUNK ROADS - DWELL AREA

~~25. Where the access is above the public road, the access gradient for the first 15m immediately adjacent to a trunk road shall be between 0 and 2%.~~

SURFACE MATERIAL "X"

"Z" 26. Entrances/lay-bys shall be surfaced in bitmac/asphalt between the edge of the public road and a point in line with the centre line of the existing hedge/fence/wall etc.

DROPPED KERBS

"Z" 27. Kerbs shall be dropped over a distance of 6m across the mouth of the entrance

SEPTIC TANKS "X"

28. Position of the septic tank to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road.

ACCESS ACROSS VERGE/FOOTWAY, ETC

29. Roads Service have no objection to access across a roadside verge/footway. The only exception to this is where an access is

satisfaction of DfI Transport NI. Watercourses behind/ in front of a hedge/ fence line shall be piped to the satisfaction of the Rivers Agency).

GRADIENT "X"

18.*Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary. i.e. from the ~~back of the verge/ back of footway / fence line/~~ edge of carriageway.

GRADIENT

19. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1:25) maximum and 2.5% (1:40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

GATES / SECURITY BARRIERS "X"

20. Entrance gates, where erected, should be sited at least 5 metres from the edge of the carriageway. Where this is not possible, they shall be sited so that when open they do not project over the footway, verge, or carriageway.

"Z" onto a public car park; in this particular case a legal agreement (together with payment) must be entered into with Transport NI prior to full/reserved matter planning permission being recommended. Apart from car parks there is no non-refundable charge for crossing a verge/footway

DISABLED PARKING

30. A minimum of one marked disabled parking space shall be provided close to the entrance (over 25 spaces: 1/25).

31. The Applicant is required under the Roads (NI) Order 1993 to be in possession of the Department's consent before any work commences which involves openings to any fence/hedge/wall etc bounding the front of a site. The consent is available from

32. Plant visibility splay/Forward sight distance with ground covering shrubs, e.g. Erica Carnea Whitehall – mature height 150 mm or other shrubs with maximum mature height of up to 15mm. See Point 3.1 of DCAN15 for guidelines on forward sight distance (Document available from Council)

DIAGRAM 1: ACCESS FOR SINGLE DWELLING Option A

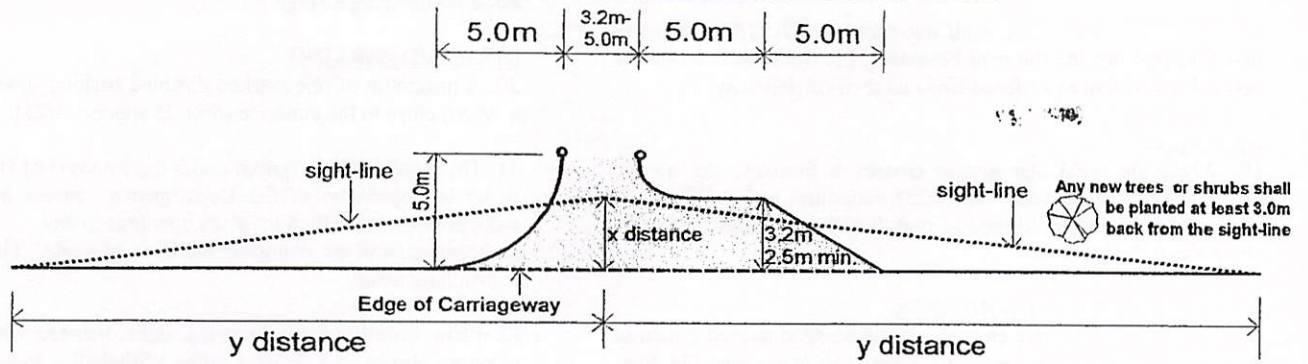


DIAGRAM 2 : ACCESS FOR SINGLE DWELLING Option B

Within Development Limits lowering of kerbs will normally be acceptable, where there is a frontage footway.

~~Kerbs will normally be acceptable.~~

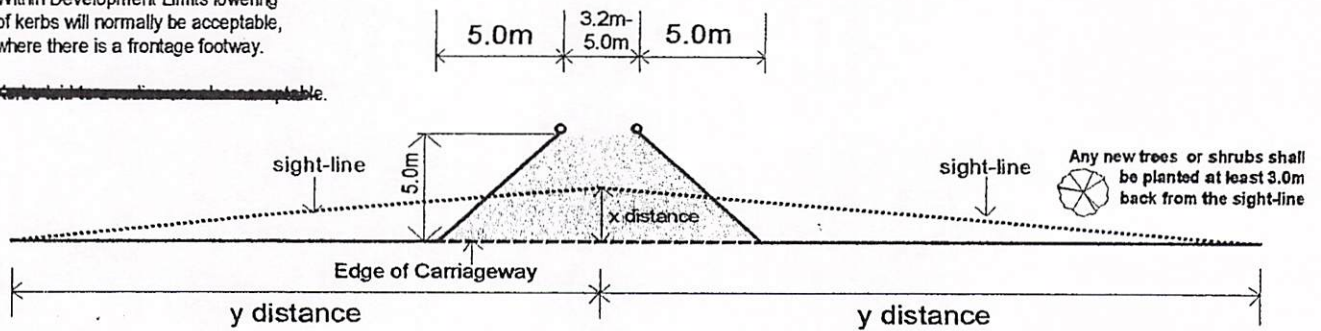


DIAGRAM 3 : ACCESS FOR PAIRED DWELLINGS

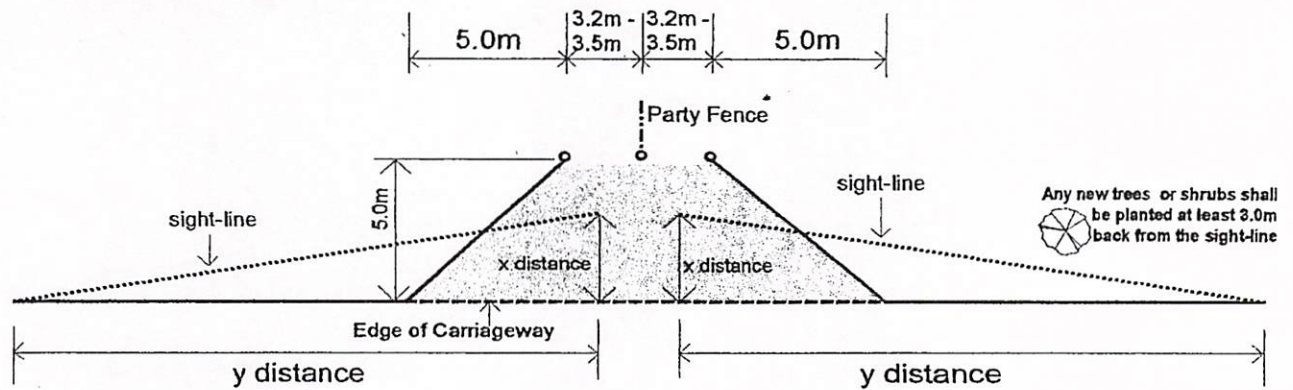
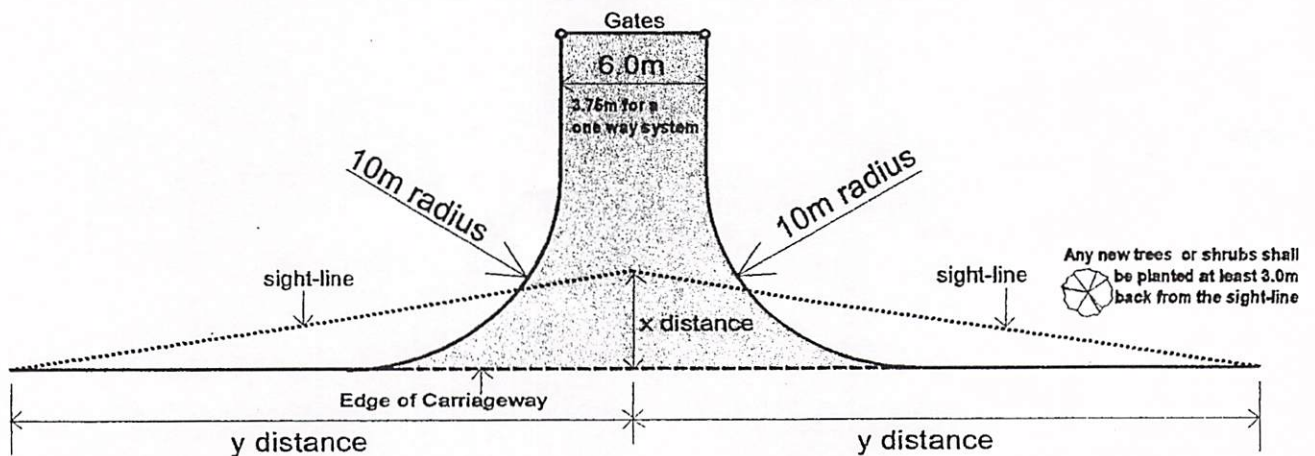


DIAGRAM 4 : OTHER ACCESSES



Form P19

EXPLANATORY NOTES TO ACCOMPANY APPROVALS

Type of Approval	See Notes
(a) Planning Permission or 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

Notes

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Council or Department of the Environment (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website (www.pacni.gov.uk) or by contacting the Commission directly at the aforementioned address.
2. You should check whether further approval is required under other legislation, such as the 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 the approval plans or comply with conditions attached to this permission is a contravention of the Planning Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in 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 Northern Ireland Environment Agency (NIEA) 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 Northern Ireland Environment Agency (NIEA): Built Heritage can be contacted at bh@doeni.gov.uk or Tel: (028) 9054 3095.

LA10/2015/0155/0



Fermanagh and Omagh
District Council
RECEIVED
18 MAY 2015
File No.
LOCAL PLANNING

Client
.....

Project Title
PROPOSED SITE FOR DWELLING.
Aghadulla Road, Aghadulla
Omagh Tyrone
Drawing Title
LOCATION PLAN
Revisions

Drawing Number
001
Scales
1:2500
Date
may 15
OS Sheet Ref
155-01 NW

DESMOND O'NEILL
ARCHITECTURAL
& DESIGN SERVICES
17 MAIN STREET,
DROMORE,
Co TYRONE,
BT78 3AE,
tel/fax 028 82 897052
E-mail -
dessie.oneill@btinternet.com