

10 MAY 2022



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2021/0573/O**

Date of Application: **12th April 2021**

Site of Proposed Development: **60m SW of 14 Tullynagee Road
Moneymore
Magherafelt BT45 7SF.**

Description of Proposal: **Proposed replacement dwelling & domestic garage.**

Applicant: **Mr Thomas Allen**
Address: **5 Desertlyn Road
Moneymore
Magherafelt
BT45 7TY**

Agent: **Vision Design**
Address: **31 Rainey Street
Magherafelt
BT45 5DA**

Drawing Ref: **01 REVA, 02 REVA,**

Mid Ulster 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. Upon occupation of the new dwelling, the dwelling to be replaced, coloured green on the approved plan date stamped 01 Rev A, date stamped 14.04.2022,, shall no longer be used or adapted for purposes of human habitation and may only be used for domestic use.

Reason: To ensure that the proposed development does not result in the creation of an additional dwelling in the rural area.

4. The proposed dwelling shall have a ridge height of less than 5.5 metres above finished floor level and a low angle of roof pitch not exceeding 40 degrees.

Reason: To ensure that the development is not prominent in and satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21.

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

Reason: In the interest of visual amenity.

6. A detailed scheme of structured landscaping for the site including along all site boundaries, shall be submitted at Reserved Matters stage at the same time as the dwelling to include details of species, numbers, sizes, siting and spacing of trees and hedge plants. The planting as approved shall be implemented in full during first available planting season after the occupation of the dwelling which is hereby approved.



Reason: To ensure the dwelling integrates into the countryside and to ensure the maintenance of screening of the site.

- 7. All site drainage arrangements and specifications shall be in accordance with the details and specifications as shown on drawing no.02 Rev A, date stamped 18th February 2022.**

Reason: To ensure the proposed development is itself, not at risk from flooding nor will impact on surrounding properties.

- 8. No development shall take place until all necessary Schedule 6 consents are in place under the terms of the Drainage (NI) Order 1973,.**

Reason: To ensure prior approval of all proposals which involve interference with any watercourse.

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 does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.**
- 3. 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 Council or other statutory authority. .**
- 4. A Consent to Discharge Sewage Effluent being obtained from Water Management unit, The Northern Ireland Environment Agency, as required by the Water (Northern Ireland) Order 1999.**
- 5. Any new or existing septic tank unit being a minimum of 15 metres from the proposed development or any other habitable dwelling/building such as an office or such dwelling/building in the course of construction or the subject of a planning approval.**



6. A legal agreement being obtained in relation to lands used in connection with any septic tank/drainage arrangement where such lands are outside the ownership of the applicant or outside the area marked in red which is the subject of this application. This agreement must ensure that the lands in question will always be available for the intended purpose and also that any occupier/owner of the proposed development will have access to these lands for maintenance/improvement works as required. Such legal agreement should be included in any planning approval as a planning condition.

7. Where a Designated watercourse flows through or adjacent to a development site, it is considered essential that a working strip of minimum width 5m is left along the bank in order to facilitate future maintenance of the watercourse by the Rivers Agency. Actual requirement should be determined in consultation with the Agency.

8. The existing vehicular access to the dwelling is sub-standard and , in your interests and that of other road users, measures should be taken to provide acceptable visibility.

Dated: 3rd May 2022

Service Director

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 for Infrastructure (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 Department for Communities Historic Environment Division 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 Department for Communities Historic Environment Division can be contacted at HEDPlanning.General@doeni.gov.uk or Tel: (028) 9082 3177 or (028) 9082 3126.

Our Ref: 3797 – L2

Planning Ref: LA09/2021/0573/O

Date: 10.05.2022

Dear Sirs/ Madam

Re: Approval of Outline Planning Permission – Decision Notice

Please find enclosed the original copy of your Outline Approved Planning Permission and stamped approved drawings for the above project.

For your information we typically keep a scanned copy of the approval & the stamped approved drawings. We would strongly recommend that you store these original documents in a safe and secure location as you may require them at a later date for securing finance, VAT reclaim etc, as scanned copies may not be sufficient.

We would also highlight to you that this is only preliminary approval and a Reserved Matters application is needed to be lodged and validated before/within the timescale stated on the approval to avoid losing this approval. Please leave enough time for a scheme design, we would recommend min 6-9 months.

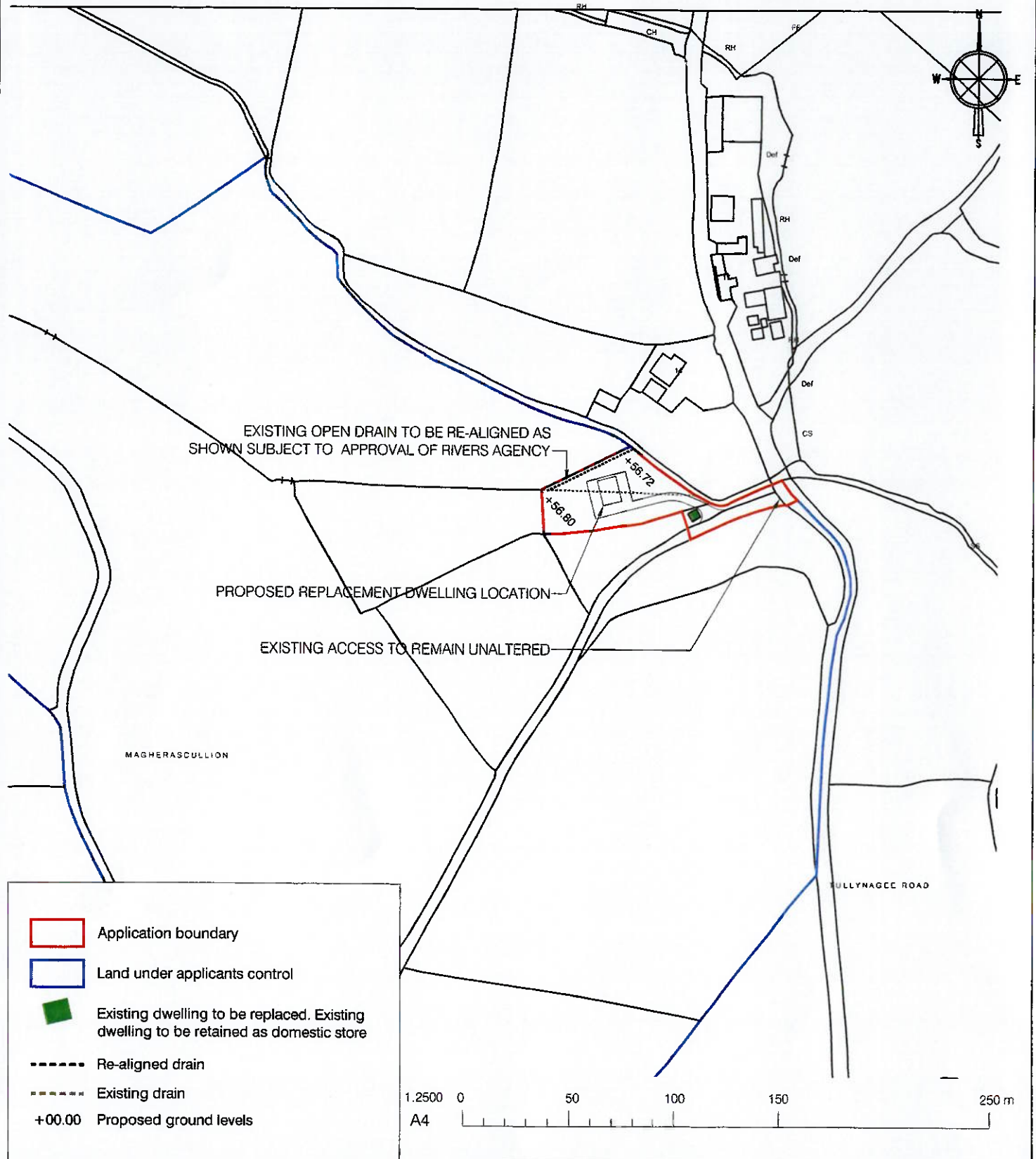
We trust this is satisfactory. Should you have any queries please do not hesitate to contact this office.

Yours faithfully



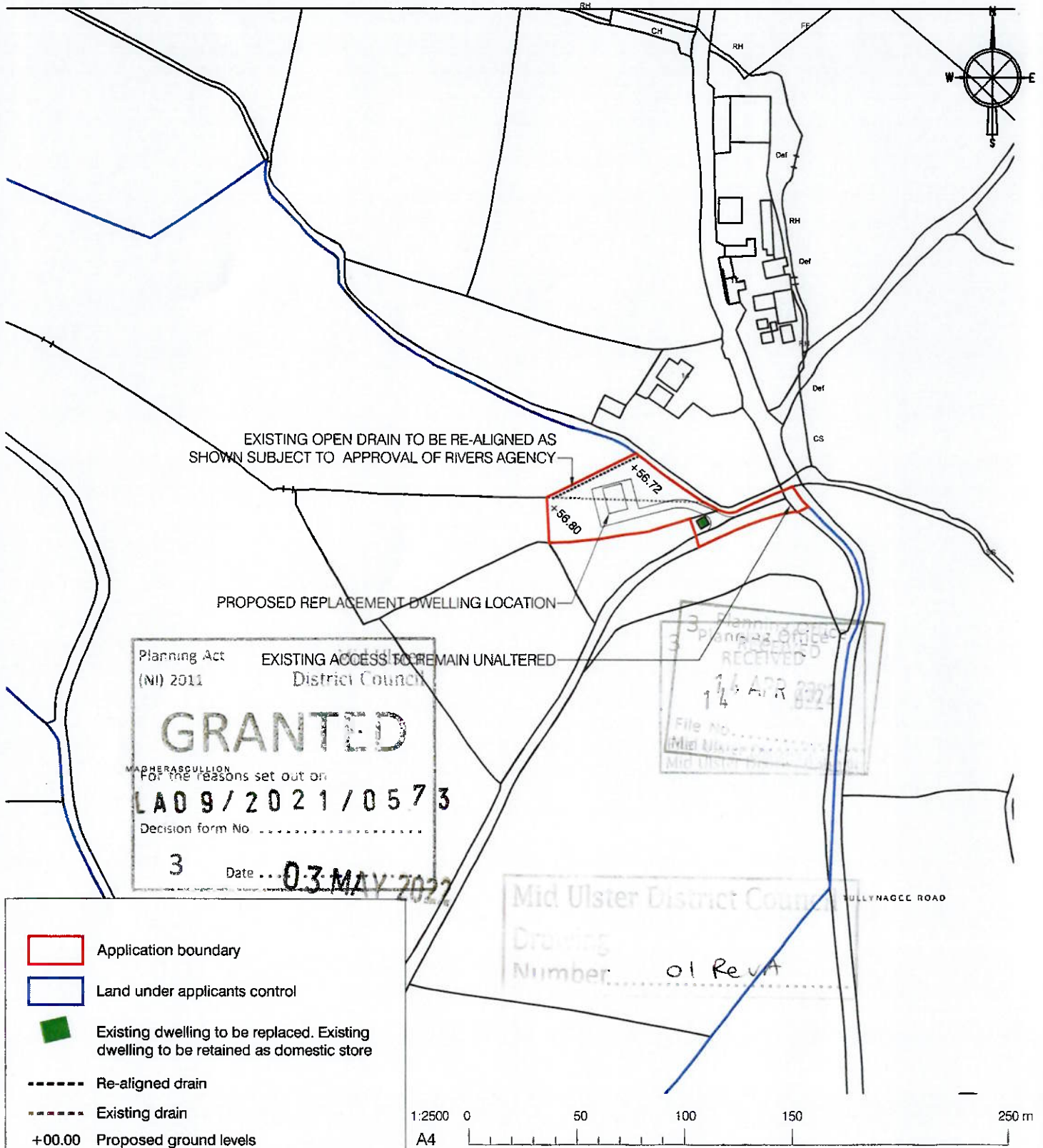
For and on behalf of Vision Design

© Copyright rests with Vision Design. This drawing may not be reproduced wholly or in part without the express written permission of Vision Design. All drawings issued prior to the relevant Planning and Building Regulations have been obtained are to be deemed preliminary. Any works carried out based on preliminary drawings are entirely at the clients risk. Vision Design cannot be held responsible for additional works/expense incurred on this basis. Contractors to carry out their own due diligence and report any errors to this office.



Mr Thomas Allen		60m South West of 14 Tullynagee Road, Moneymore, Magherafelt			Location Plan	
VISION GN ARCHITECTURE		Proposed Replacement Dwelling			3365 - PL01	
31 Rainey Street Magherafelt N. Ireland BT45 5DA visiondesign.org.uk tel: 028 7930 0866		A	EM	RD	13.04.22	Scale 1:2500 / A4
		Revision	Drawn By	Chkd By	Date	Date April 2021
					Area 0.236 ha	IG -

© Copyright rests with Vision Design. This drawing may not be reproduced wholly or in part without the express written permission of Vision Design. All drawings issued prior to the relevant Planning and Building Regulations have been obtained are to be deemed preliminary. Any works carried out based on preliminary drawings are entirely at the clients risk. Vision Design cannot be held responsible for additional works/expense incurred on this basis. Contractors to carry out their own due diligence and report any errors to this office.



- Application boundary
- Land under applicants control
- Existing dwelling to be replaced. Existing dwelling to be retained as domestic store
- Re-aligned drain
- - - - - Existing drain
- +00.00 Proposed ground levels

Mr Thomas Allen	60m South West of 14 Tullynagee Road, Moneymore, Magherafelt	Location Plan														
VISION <small>DESIGN ARCHITECTURE</small>	Proposed Replacement Dwelling	3365 - PL01														
	31 Raney Street Magherafelt N. Ireland BT45 5DA visiondesign.org.uk tel: 028 7930 0866	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">A</td> <td style="width: 10%;">EM</td> <td style="width: 10%;">RD</td> <td style="width: 10%;">13.04.22</td> <td style="width: 10%;"></td> </tr> <tr> <td>Revision</td> <td>Drawn By</td> <td>Chkd By</td> <td>Date</td> <td>Comments</td> </tr> </table>	A	EM	RD	13.04.22		Revision	Drawn By	Chkd By	Date	Comments	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Scale 1:2500 / A4</td> <td style="width: 50%;">Date April 2021</td> </tr> <tr> <td>Area 0.236 ha</td> <td>IG -</td> </tr> </table>	Scale 1:2500 / A4	Date April 2021	Area 0.236 ha
A	EM	RD	13.04.22													
Revision	Drawn By	Chkd By	Date	Comments												
Scale 1:2500 / A4	Date April 2021															
Area 0.236 ha	IG -															