

**OUTLINE PLANNING PERMISSION****Planning Act (Northern Ireland) 2011**Application No: **LA09/2019/1436/O**Date of Application: **1st November 2019**Site of Proposed Development: **58 Grange Road, Cookstown**Description of Proposal: **Proposed housing development with associated treatment tank for drainage**Applicant: Mr & Mrs McCreesh
Address: 58a Grange Road
Cookstown
BT80 8SHAgent: APS Architects LLP
Address: 4 Midulster Business Park
Sandholes Road
Cookstown, BT80 9LU

Drawing Ref: 01, 02

Mid Ulster District 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 scale plan and accurate site survey at 1:500 scale (min.) shall be submitted as part of the reserved matters application, showing splays of 2.4m x 60m to the West and 2.4m x 70m to the East and all other access requirements 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.

4. A site plan at scale 1:500 shall be submitted as part of the Reserved Matters application showing floor levels of the proposed dwellings in relation to existing and proposed ground levels.

Reason: To ensure the development integrates into the landform and to ensure the protection of residential amenity

5. Detailed Section drawings shall be submitted as part of the Reserved Matters application

Reason: To ensure the development integrates into the landform and to ensure the protection of adjacent residential amenity

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

Reason: In the interest of visual amenity.

7. A landscaping scheme shall be submitted simultaneously with the detailed drawings for the development, hereby approved, at the Reserved Matters stage. Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All landscaping shall take place within the first available planting season after the commencement of the development.



Reason: In the interests of visual amenity.

8. The existing natural screenings of this site shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be submitted to Mid Ulster District Council in writing, and agreed, prior to the commencement of any works.

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

9. Details of the location, type of temporary treatment plant and its capacity shall be submitted at Reserved Matters Stage

Reason: To ensure the protection of residential amenity

10. Details of a maintenance programme for the temporary treatment plant for a period of not less than 20 years shall be submitted at Reserved Matters Stage.

Reason: To ensure the protection of residential amenity

11. The proposed development shall be in general conformity with the concept plan, drawing number 02 bearing date stamp 1/11/19 submitted with this application

Reason: To ensure a quality residential development in compliance with the Cookstown Area Plan 2010 and PPS 7

Dated: 7th May 2020

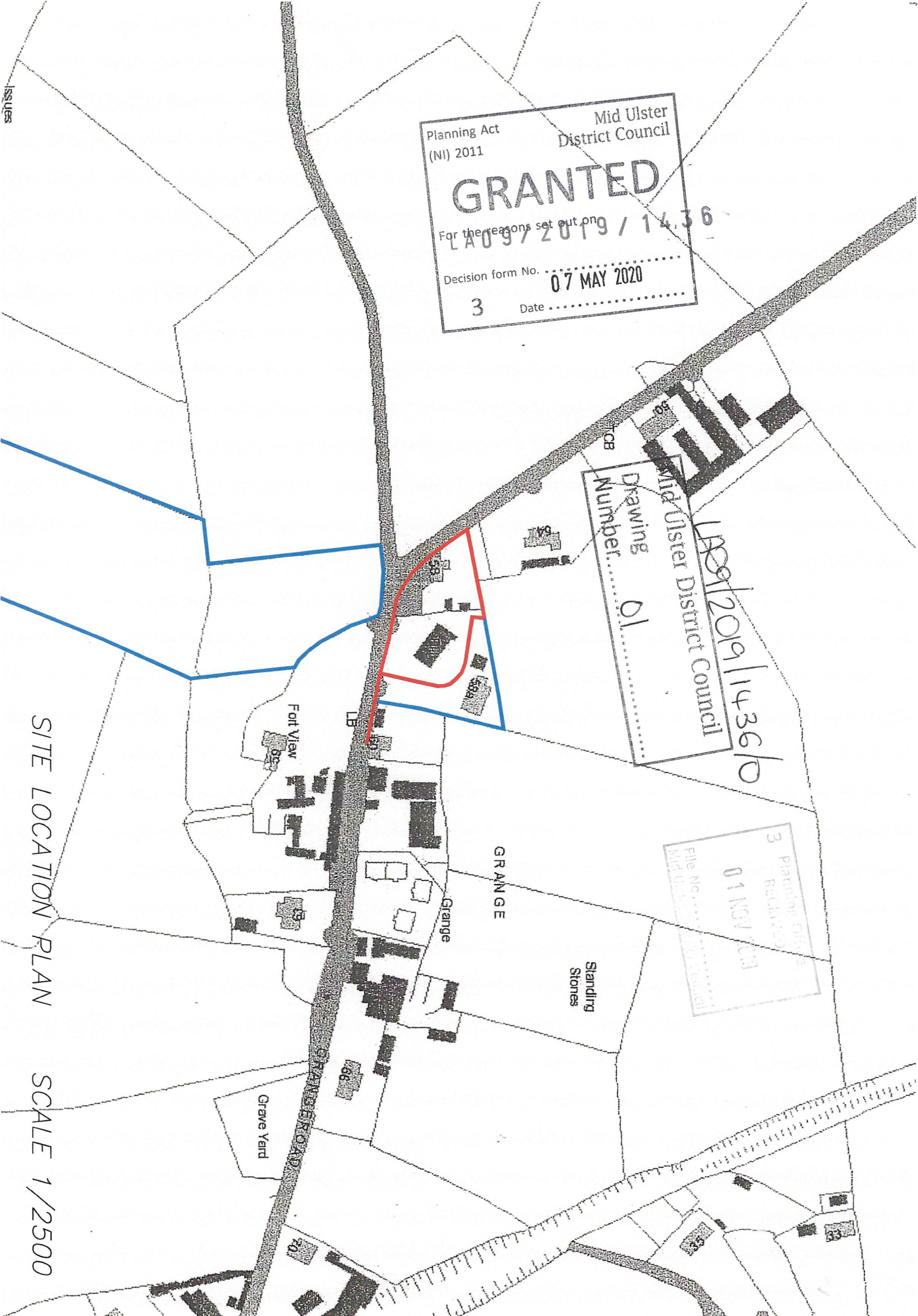
Planning Manager

Issues

Mid Ulster District Council
 Planning Act (NI) 2011
GRANTED
 For the reasons set out on LA09/2019/1436
 Decision form No. 3 Date 07 MAY 2020

Mid Ulster District Council
 Drawing Number 01
 LA09/2019/1436/D

3 Planning Officer
 Received 01 NOV 2019
 File No. LA09/2019/1436/D
 Mid Ulster District Council



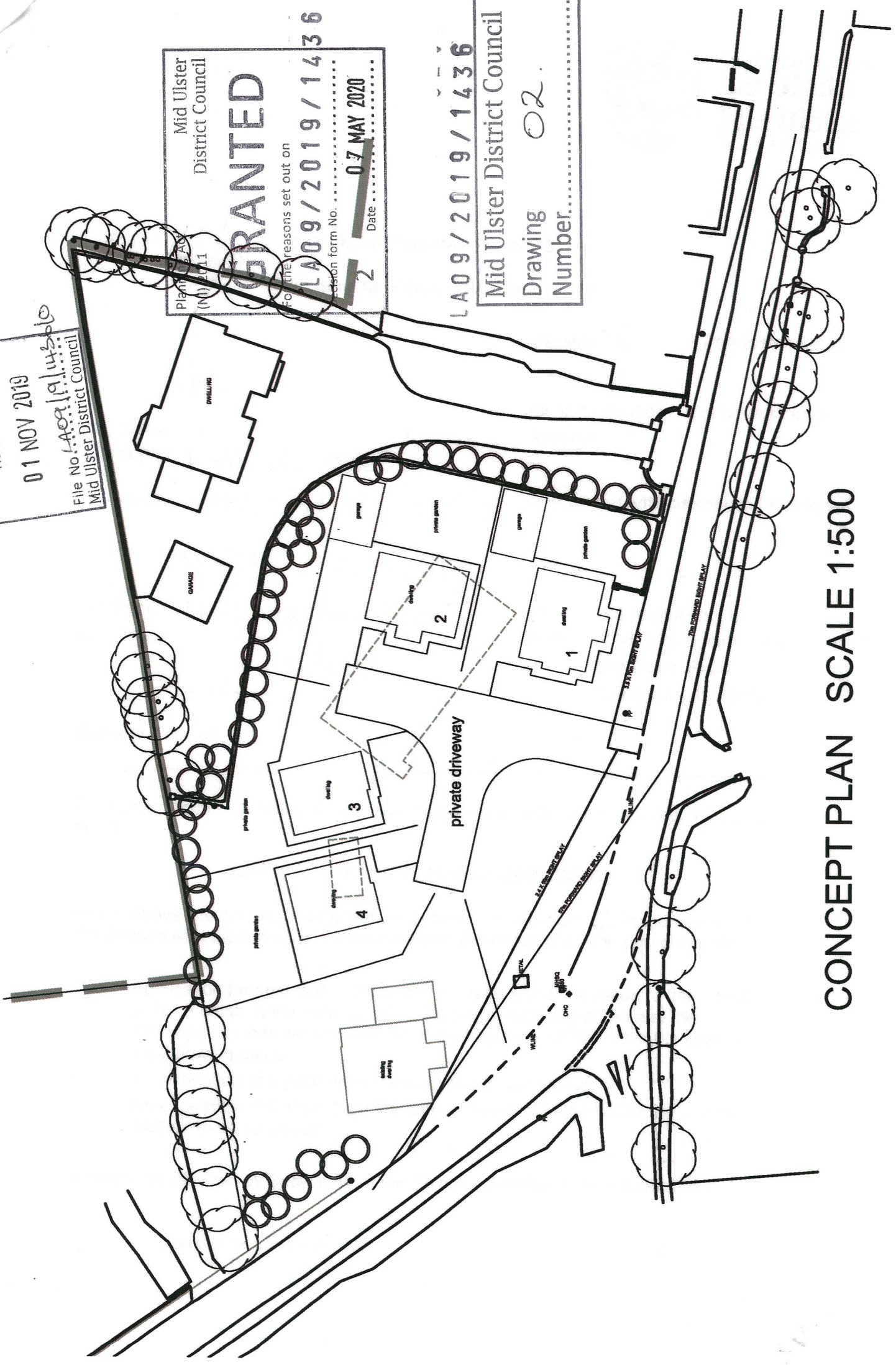
SITE LOCATION PLAN

SCALE 1/2500

3 Planning Office
RECEIVED
01 NOV 2019
File No. LA09/19/1436
Mid Ulster District Council

Mid Ulster
District Council
GRANTED
For the reasons set out on
LA09/2019/1436
Decision form No. 2
Date 07 MAY 2020

LA09/2019/1436
Mid Ulster District Council
Drawing Number 02
Number.....



CONCEPT PLAN SCALE 1:500

DETAILED REQUIREMENTS FOR PUBLIC ROAD ACCESS

Planning Ref - LA09/2019/1436/O - 58 Grange Road, Cookstown

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 below

3. Layout to be in accordance generally with concept plan 2 rev1 date stamped 29/01/2020 and in accordance with Creating Places for privately maintained developments of less than 5 dwellings
4. Visibility Splays 2.4 x 60m to west, 2.4 x 70 m to east
5. Forward Sight Distance - 70 m
6. Width of Access (if different from diagram) : 4.8 metres recommended
- 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 Position : As indicated on concept plan or positioned to achieve sightlines
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. (Private drive 18 m x 3.2 m. Over 3 bedrooms require 24 m x 3.2 m).
10. Other Requirements: All accesses onto Grange Road including for the existing dwelling shall be via the shared private driveway

A boundary fence or similar shall be erected along the line of the sightlines, The area within the visibility splays shall be maintained by the occupants of the dwellings
11.
 - (a) . Drainage measures to be implemented to prevent surface water flowing to or from the public road
 - (b)

SIGNED : on behalf of DfI Roads

DATE:: 29/04/2020

"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.