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**“A ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE THIS SIMPLY STUNNING SITE”**

THIS EXCEPTIONAL SITE (CIRCA. 0.8 ACRES) HAS OUTLINE PLANNING PERMISSION PASSED (**LA09/2021/1571/O** – 22<sup>ND</sup> JULY 2022) FOR A REPLACEMENT DWELLING AND GARAGE.

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SITE MAP & PLANNING LEGISLATION OVERLEAF...

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## **OUTLINE PLANNING PERMISSION**

### **Planning Act (Northern Ireland) 2011**

**Application No:** LA09/2021/1571/O

**Date of Application:** 1 November 2021

**Site of Proposed Development:** On Spade Mill Lane Approx 150 Metres ESE Of 93 Cavan Road The Bush Dungannon

**Description of Proposal:** Proposed site for a replacement dwelling and garage for former workmans house at Keenaghan Spade Mill;

**Applicant:**  
**Address:**

**Agent:**  
**Address:**

**Approved Plan(s):** 01, 03,

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:

#### **Condition 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.

#### **Condition 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.

**Condition 3**

The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, annotated 'A' on the approved drawing No. 03 date stamped 19 JAN 2022 is demolished, all rubble and foundations have been removed.

Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

**Condition 4**

Upon occupation of the new dwelling, the outbuilding annotated 'B' on the approved plan date stamped 19 JAN 2022, shall only be used for the purposes specified in this permission or any other purpose incidental to the enjoyment of the approved dwelling house.

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

**Condition 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.

Reason: To ensure the dwelling integrates into the landform.

**Condition 6**

All finished floor levels (including gardens, driveways and paths) shall be at least 600mm above the level of the Q100 flood level.

Reason: In the interest of reducing the risk of flooding at the site.

**Condition 7**

No development shall take place until a landscaping scheme has been submitted to and approved by the Council showing the location, numbers, species and sizes of trees and shrubs to be planted. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development.

Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

**Condition 8**

No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of the archaeological remains within the site, for

mitigation of the impacts of the development through excavation recording or by preservation of remains and for the preparation of an archaeological report.

Reason: To ensure that archaeological remains within the application site are properly identified and protected or appropriately recorded.

Condition 9

No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under condition 8.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

Condition 10

A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under condition 8. These measures shall be implemented and a final archaeological report shall be submitted to Mid Ulster District Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with Mid Ulster District Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

Informatives

The applicant is advised to refer to the informative advice provided by consultees in their responses which are available to view at [www.midulstercouncil.org](http://www.midulstercouncil.org). The applicant is also advised that this permission does not confer title. Please ensure that you control all the lands necessary to carry out the proposed development.

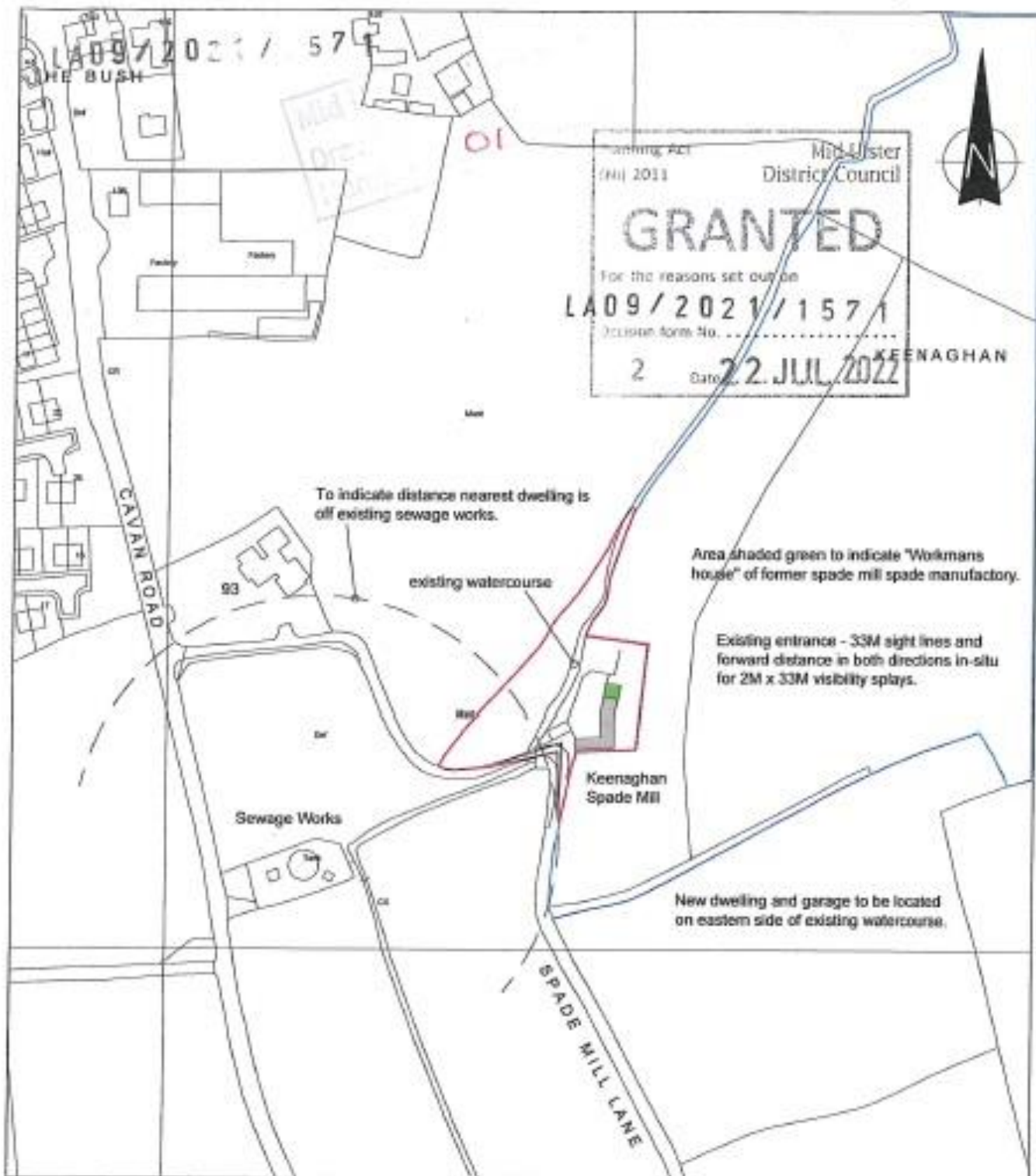
Dated: 22 July 2022

A large black rectangular redaction box covering the signature of the Mid Ulster Planning Service Director.

Mid Ulster Planning Service Director

# Location Map

0M 20M 40M 60M 80M 100M  
 scalebar A4 @ 1/2500



Proposed Site for Replacement Dwelling and Garage on Spade Mill Lane, approx. 150 Metres E.S.E. of 93 Cavan Road, The Bush, Dungannon.

Map Ref(s) - 100-12 NE & SE c.c.r. Licence No. - 1806.

Dwg No. 25-21-01. Scale - 1/2500. Date - October 2021.

01 NOV 2021

**Rodney Henry**  
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