



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA09/2021/1449/O

Date of Application: 5 October 2021

Site of Proposed Development: 15M East Of 6 Tamnadeese Road Castledawson

Description of Proposal: Proposed dwelling and garage within a cluster site

Applicant:
Address:

Agent: Newline Architects
Address: 48 Main Street
Castledawson
BT45 8AB

Approved Plan(s): 01,

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

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 RS1 Form, including visibility splay of 2.4m x 60m in each direction and a forward sight distance of 60m prior to commencement of development.

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

Condition 4

The proposed dwelling shall have a ridge height of no more than 5.5 metres above finished floor level.

Reason: To ensure that the development satisfactorily integrates and is not overly prominent on this roadside site.

Condition 5

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

Condition 6

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. Development shall be carried out in accordance with the approved levels

Reason: To ensure the dwelling integrate into the landform

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

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. 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: 23rd February 2023



Mid Ulster Planning Service Director

Proposed Dwelling and Garage Within a Cluster Site
 15m East of 6 Tamnadeese Road,
 Castledawson BT45 8DW.

PROJECT NO: 1051
 SCALE: 1:2500
 DATE: Sept 2021
 DRAWING NO: PL01
 DRAWN BY: CM



- Site

NEWLINE
ARCHITECTS

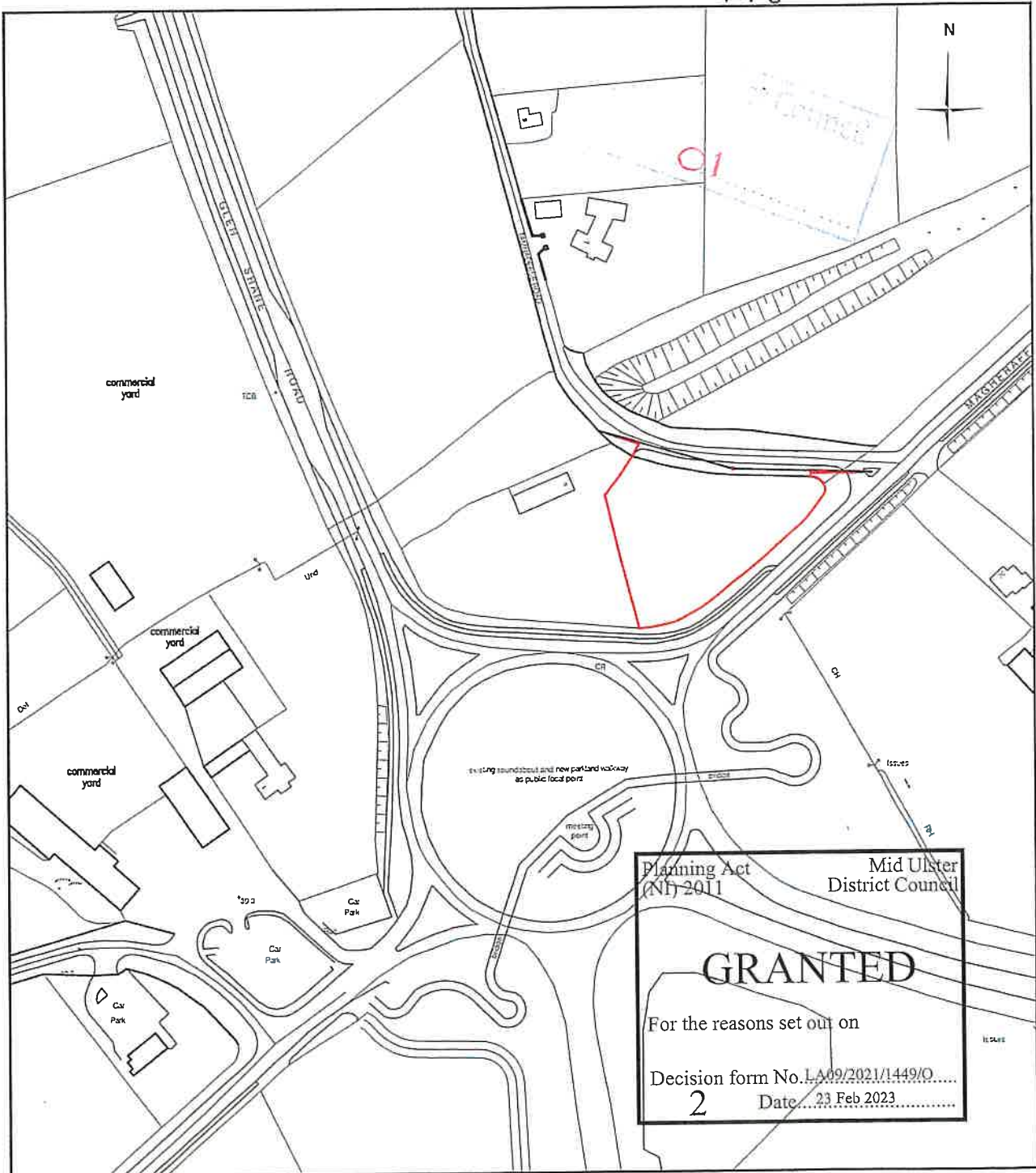
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REVISIONS:

No: Description: Date: By:

LA09/2021/1449



Planning Act (NI) 2011
 Mid Ulster District Council
GRANTED
 For the reasons set out on
 Decision form No. LA09/2021/1449/O.....
 2 Date: 23 Feb 2023.....