

**APPROVAL OF PLANNING PERMISSION**

**Planning (Northern Ireland) Order 1991**

Application No: **K/2013/0278/F**

Date of Application: **13th June 2013**

Site of Proposed Development: **Approx 100m west of 53 Aghnamoe Road  
Dromore**

Description of Proposal: **Proposed dwelling and garage**

Applicant:

Address: **C/o Agent**

Agent: **Desmond O'Neill**

Address: **17 Main Street  
Dromore  
BT78 3AE**

Drawing Ref: **01 rev 01, 02 rev 01**

The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

**GRANTS 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. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 2 years from the date of this permission.

Reason: **Time Limit.**

2. The existing natural screenings of this site, as indicated in hatch on the approved drawing no. 02 (Rev1) received on 1/8/13, shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing within 14 days.

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

3. During the first available planting season after the occupation of the dwelling hereby approved, trees shall be planted in accordance with the details on drawing no. 02 (Rev1) received on 1/8/13.

Reason: In the interest of visual amenity and to ensure the development integrates into the countryside.

4. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

5. The vehicular access, including visibility splays of 2.4 x 70m in both directions, shall be provided in accordance with the approved drawings, prior to the commencement of any other 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.

6. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.

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

7. The access gradient(s) shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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



Informatives

1. This approval relates to drawings no 01 (Rev1) and 02 (Rev1) received on 1/8/13.
2. The developer should note that this planning approval does not give consent to discharge water into a DRD drainage system.
3. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
4. 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.
5. 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.
6. Consent to Discharge Sewage Effluent being obtained from the Water Management Unit, Northern Ireland Environment Agency, 17 Antrim Road, Lisburn, Co. Antrim, BT28 3AL (Tel. 028 92 633489) as required by the Water (Northern Ireland) Order 1999.

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.

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 red which is the subject of this application. The 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.

The applicant ensuring that the proposal does not compromise any existing drainage arrangements serving existing neighbouring premises or developments not completes/commences which are subject of a planning approval.

All waste generated by this development, e.g. demolition waste (as applicable) being handles/disposed of so as to ensure compliance with the Waste & Contaminated Land (NI) Order 1997 and subordinate Regulations. (Special requirements would apply in respect of, for example, asbestos or other hazardous waste) Further information regarding handling and disposal of such waste can be obtained from the Land Resource Management Unit, Northern Ireland Environment Agency, Klondyke Business Centre, Gasworks Business Park, Belfast, BT7 2JA - telephone 028 92 633489

The proposal outlined the need to undertake site and/or demolition works. Any wastes

generated by way of this development should be handled correctly and in accordance with the Waste & Contaminated Land (NI) Order 1997 and subordinate Regulations.

Further details of individual responsibilities and limited exemptions under this legislation can be sought from Environment & Heritage Service (Land Resource Management) Klondyke Building, Cromac Avenue, Gasworks Business Park, Lower Ormeau Road, Belfast, BT7 2JA

Planning Service receiving confirmation from NI Water that a mains water supply is available and that it is feasible for the proposed development to be connected to same. Where mains water supply is not available, the applicant/agent is strongly advised to contact this department before any detailed plans are prepared. (The District Council cannot approve plans for housing development unless a satisfactory water supply is available)

The developer being aware that if it is their intention to bring any fill material onto the site they will require a Waste Licensing Exemption under the Waste Management Licensing Regulations (NI) 2003. Applications for such an exemption should be made to the Land Resource Management Unit of the NIEA at Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast, BT7 2 JA. Prior to the granting of an exemption under the above regulations the developer will be required to demonstrate to NIEA that planning approval has been granted for infilling/importing inert material to the associated land.

7. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department of Regional Development for which separate permissions and arrangements are required.

It is the responsibility of the developer to ensure that

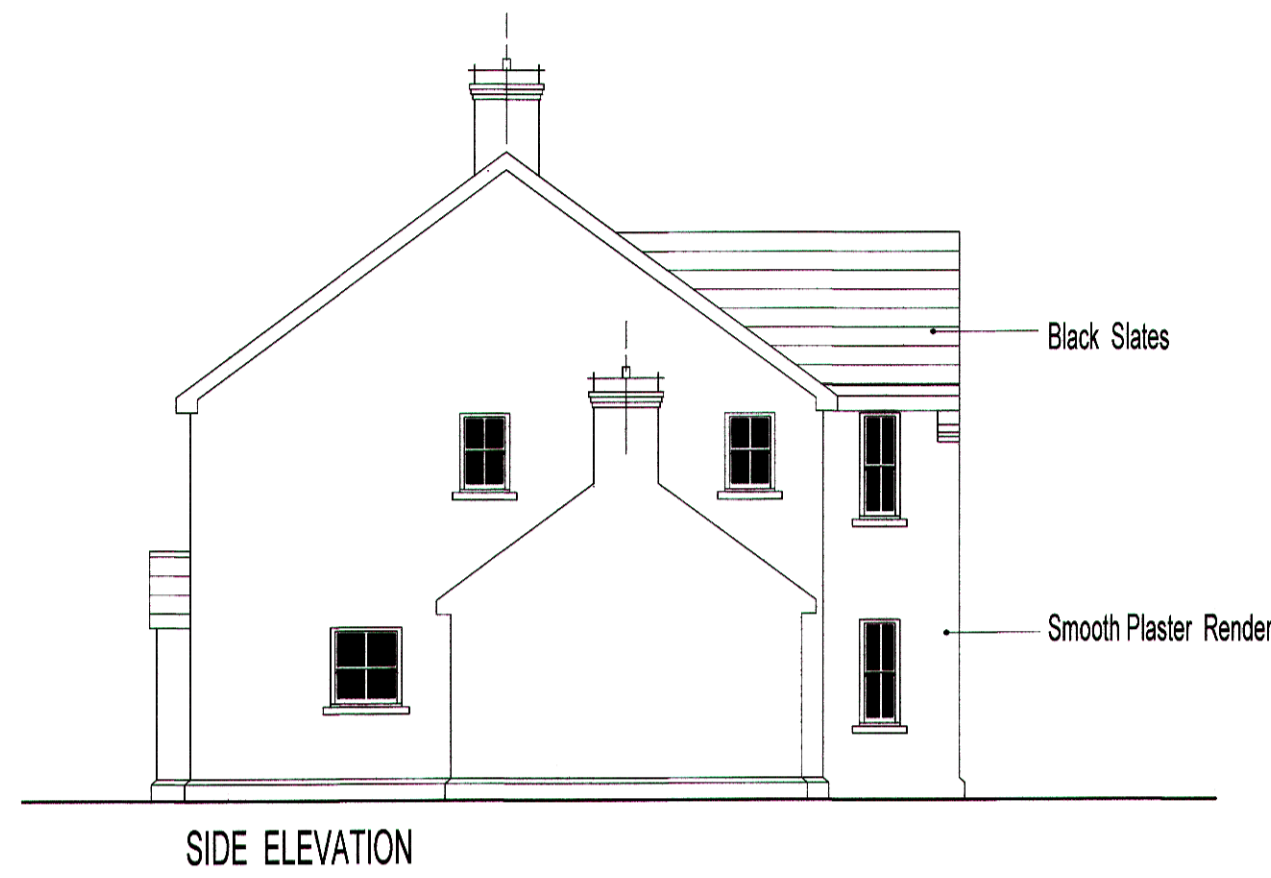
- Surface water does not flow from the site onto the public road.
- The existing roadside drainage is accommodated and no water flows from the public road onto the site
- The developer should note that this planning approval does not give consent to discharge water into a DRD Roads Service drainage system.

Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department of Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is Arvalee Depot, 32 Deverney Road, Omagh. A monetary deposit will be required to cover works on the public road.

Dated: 30th September 2013

Authorised Officer 

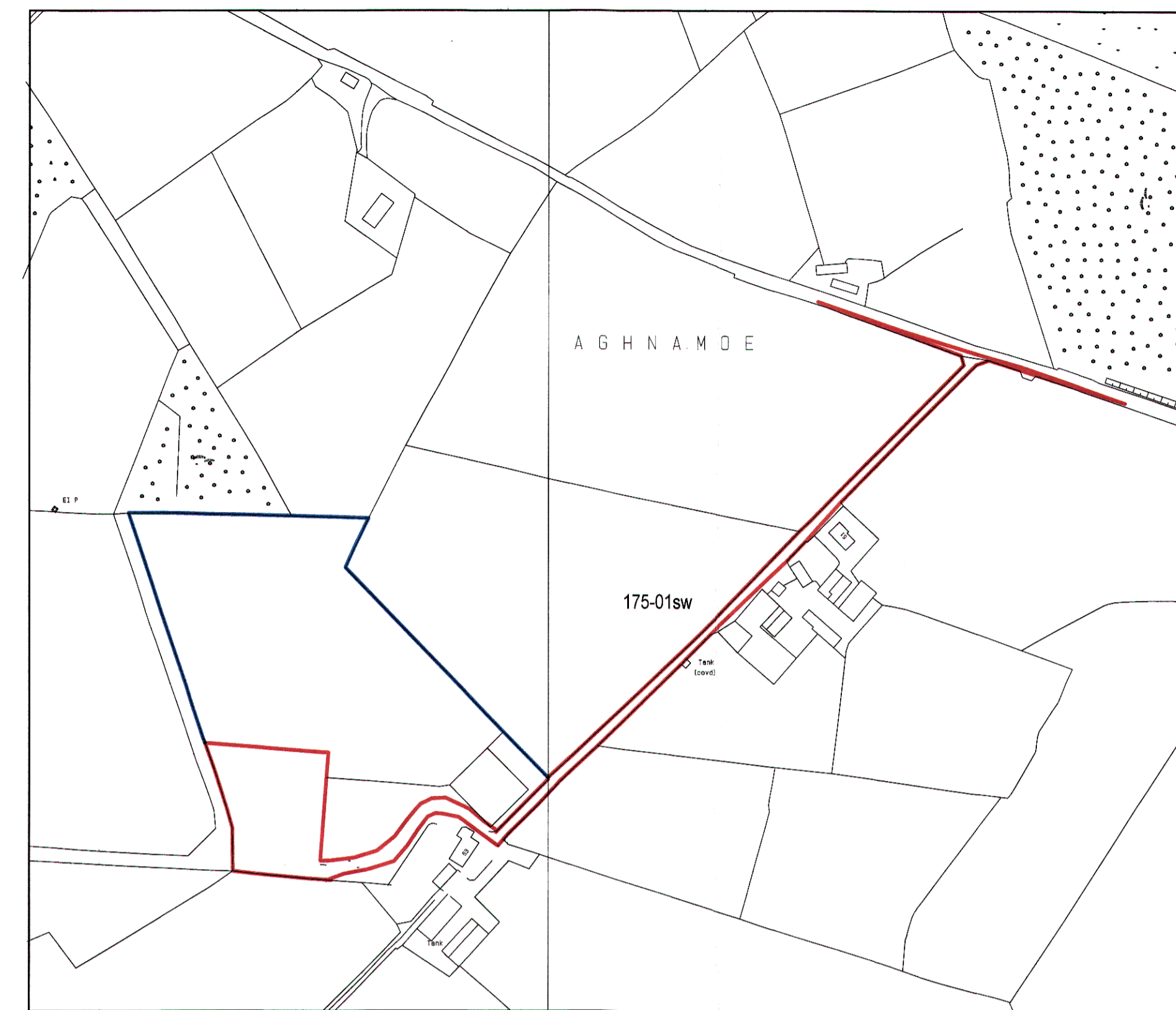
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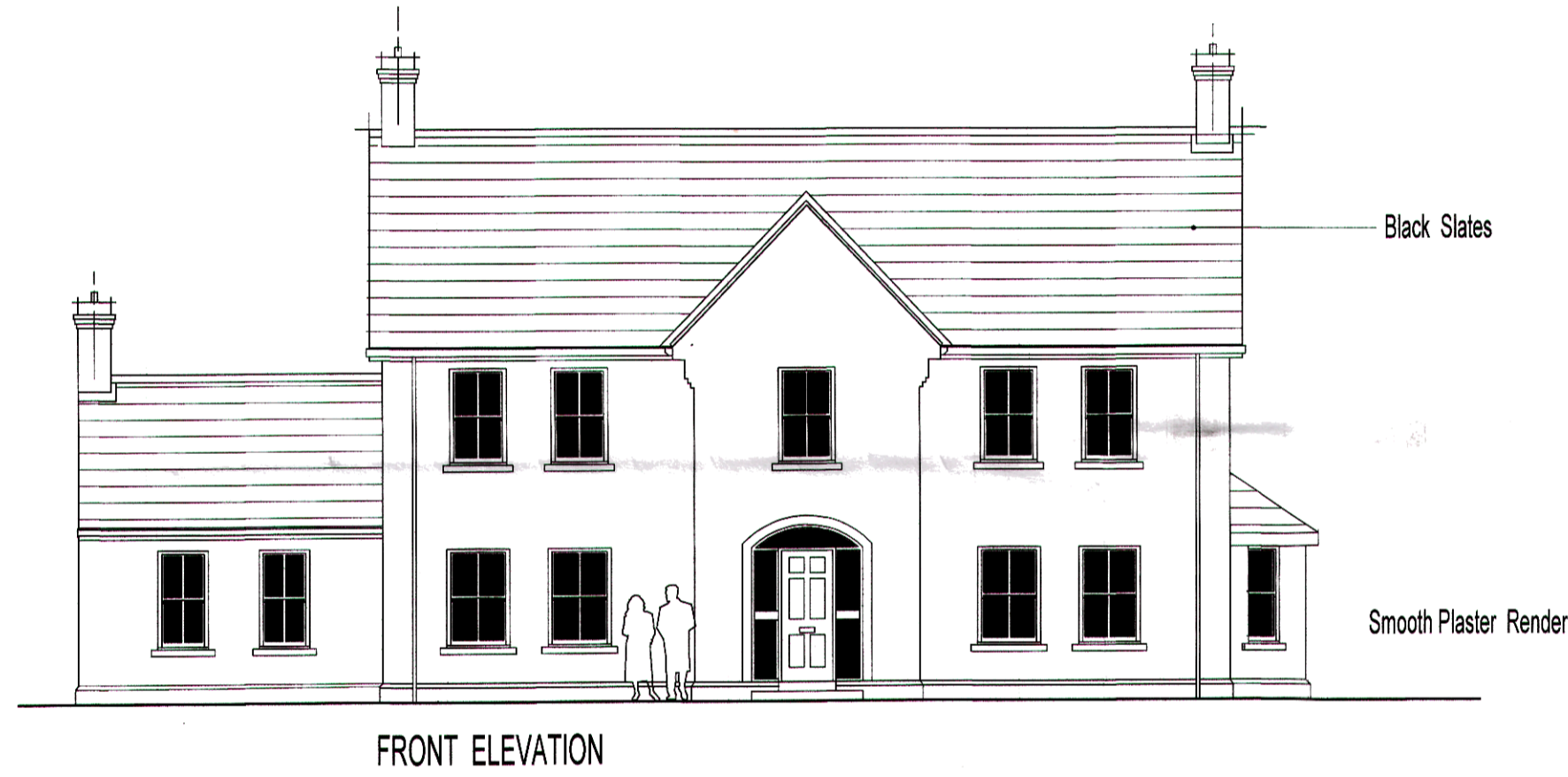
SIDE ELEVATION



REAR ELEVATION



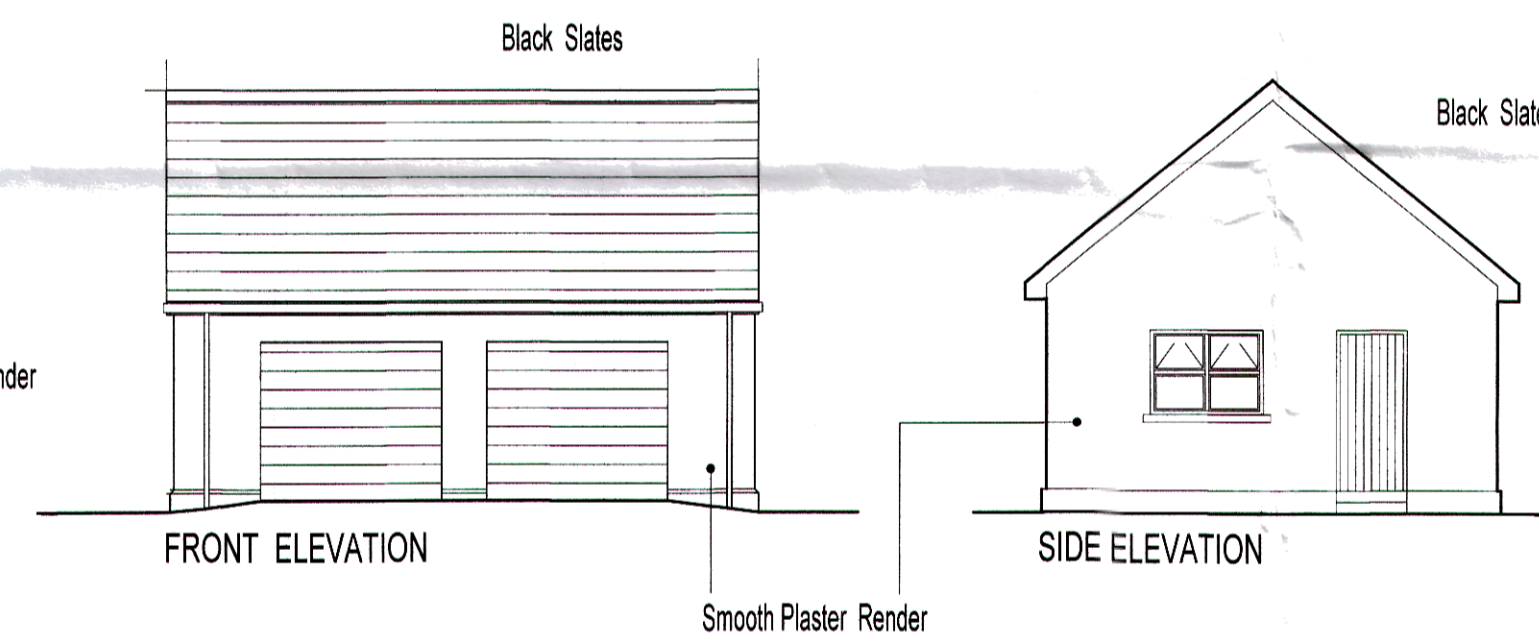
Location Plan  
SHEET 174-4SE



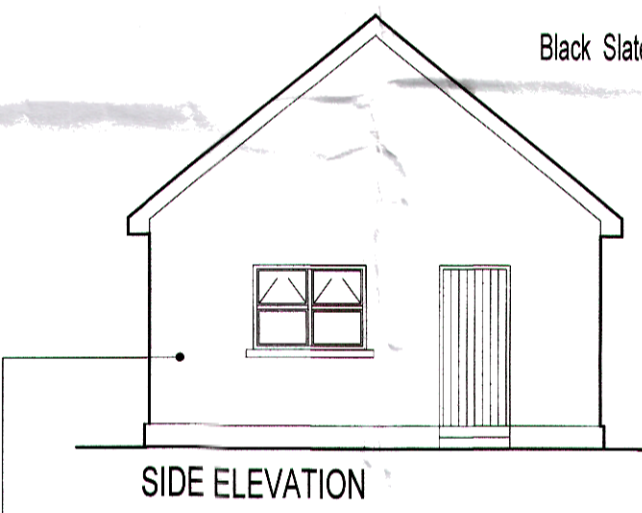
FRONT ELEVATION



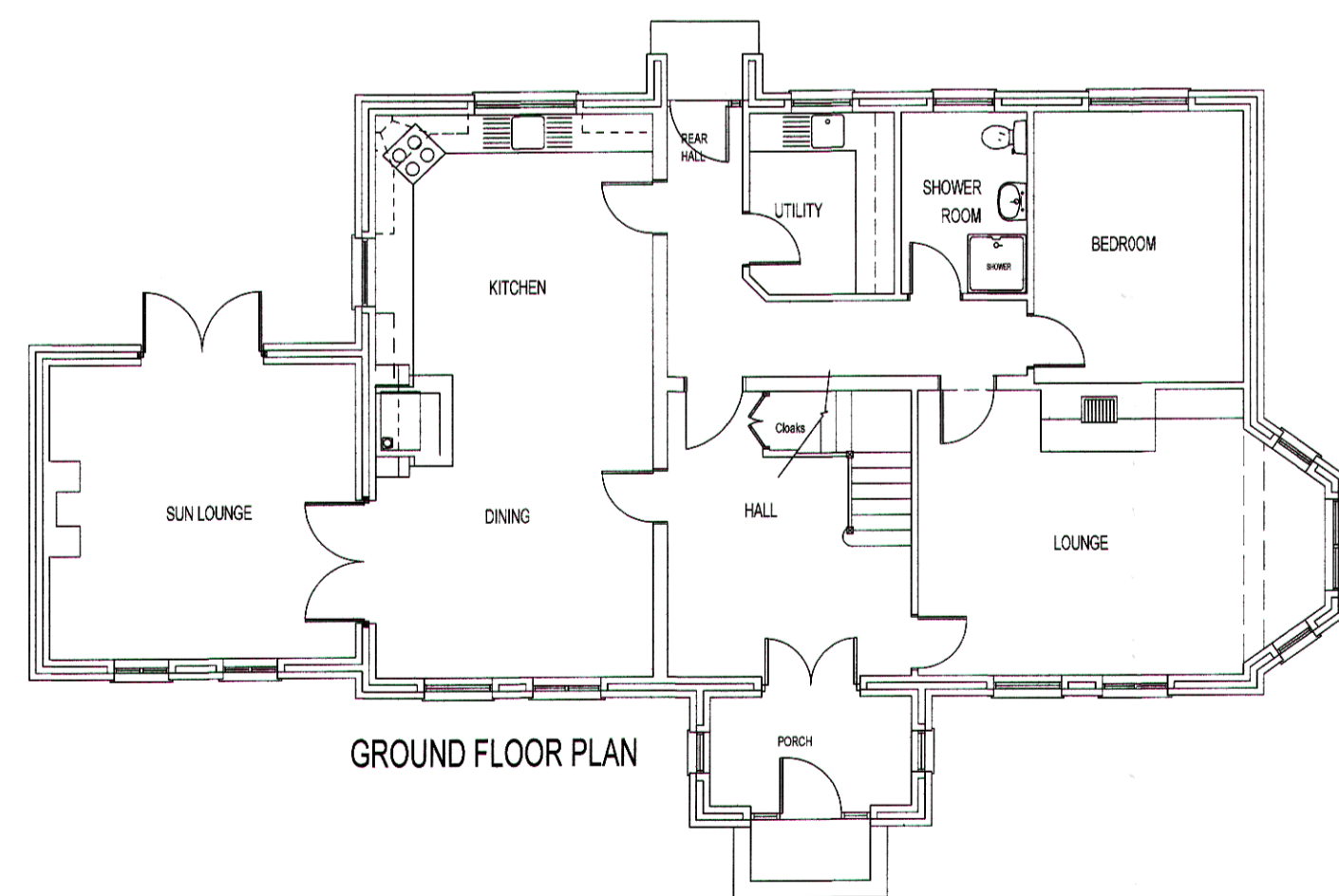
SIDE ELEVATION



FRONT ELEVATION

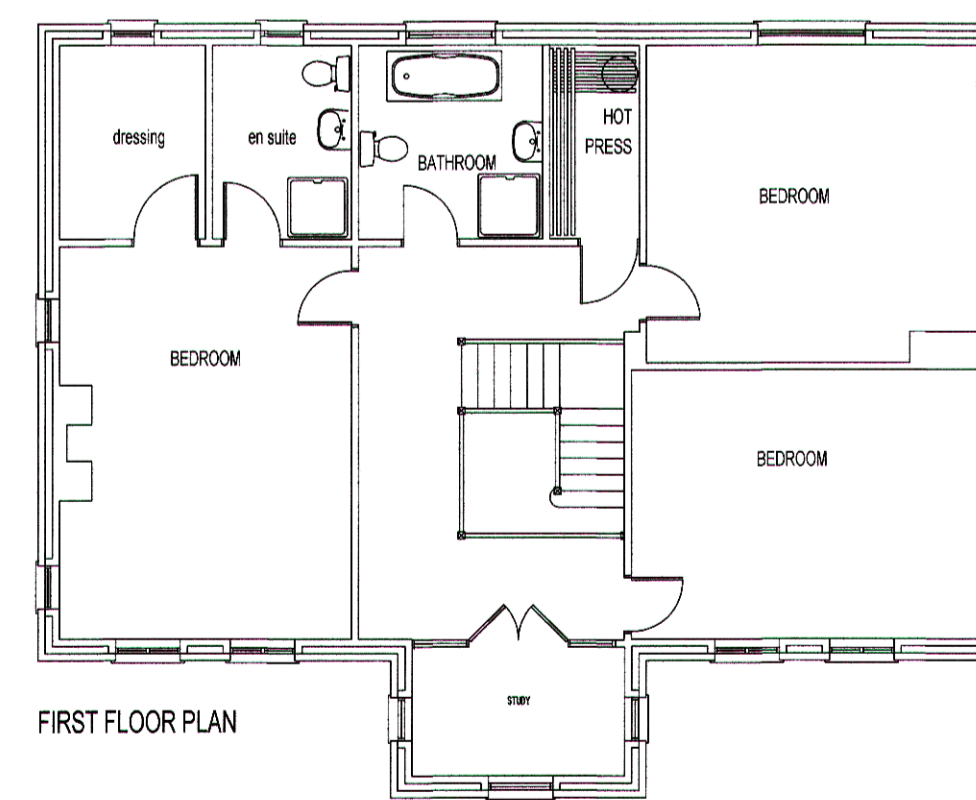


SIDE ELEVATION

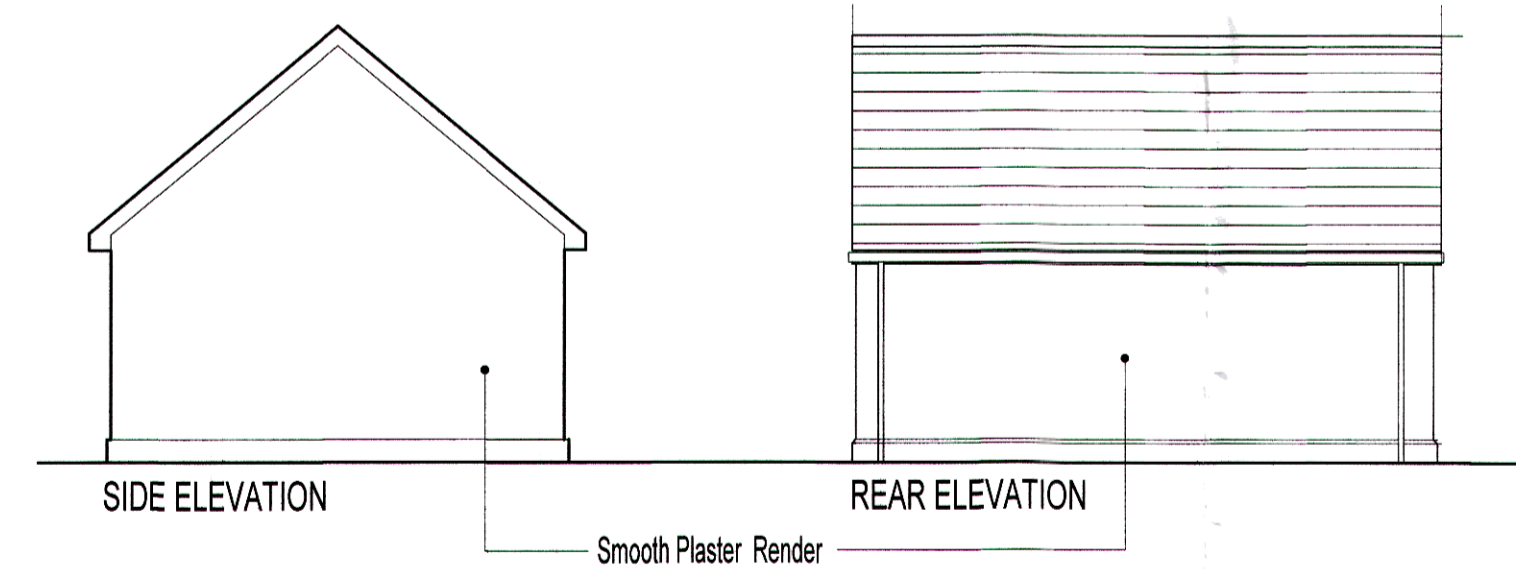


GROUND FLOOR PLAN

PROPOSED DWELLING

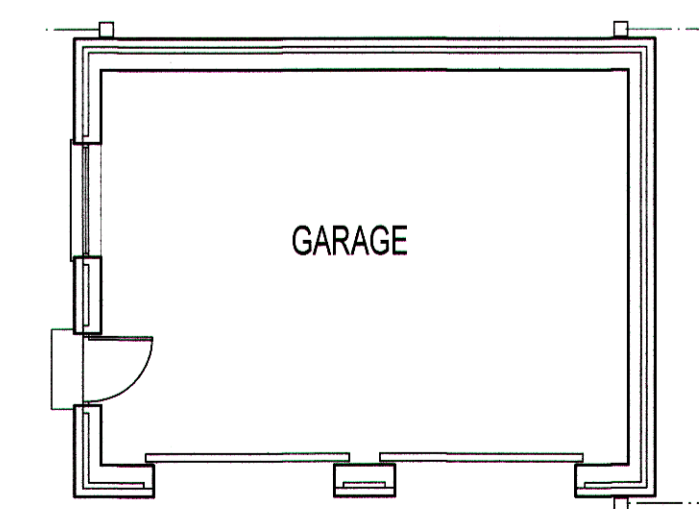


FIRST FLOOR PLAN



SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR

GARAGE PLANS

Drawing Number: 001/1

**DESMOND O'NEILL**  
ARCHITECTURAL & DESIGN SERVICES

Project Title:  
PROPOSED DWELLING AND GARAGE  
Approx 100m West of 53 Aghnamoe Road,  
Dromore

Drawing Title:  
PLANS, LOCATION PLAN

Drawing Number:  
001  
Scale:  
1:100 1:2500  
Date:  
June 13

Area Planning Office  
RECEIVED  
01 JUL 2013  
File No. 001/1

17 MAIN STREET,  
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Revisions