

APPROVAL OF RESERVED MATTERS

Planning Act (Northern Ireland) 2011

Application No: LA09/2023/0748/RM

Date of Application: 7 July 2023

Site of Proposed Development: 215M to The West of No 12 Tobermesson Road Benburb

Description of Proposal: Off site replacement dwelling and ancillary domestic garage

Applicant: Mr John And Thomas
Address: Madden
63 Artasooly Road
Dungannon
BT71 7LP

Agent: O'Toole and Starkey Ltd
Address: 1st Floor River House
48 - 60 High St
Belfast
BT1 2BE

Outline Reference Number: LA09/2021/1328/O

Approved Plan(s): 01, 02, 04, 05,

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, Mid Ulster District Council in pursuance of its powers under the above-mentioned Act and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

Condition 1

The development to which this approval relates must be begun by whichever is the later of the following dates:-

- i. The expiration of a period of 5 years from the grant of outline planning permission; or
- ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

Condition 2

All landscaping comprised in the approved details of landscaping as shown on

Drawing No 02 uploaded to the Planning Portal on 07 Jul 2023 shall be carried out in the first planting season following the commencement of the construction of the development hereby approved. Any trees or shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing of the Council.

Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of visual amenity.

Condition 3

The vehicular access including visibility splays of 2.4m x 60m and any forward sight distance, shall be provided in accordance with Drawing No 02 uploaded to the Planning Portal on 07 Jul 2023 prior to the commencement of any other development hereby permitted. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway 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.

Condition 4

The gradient of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, 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 user.

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.

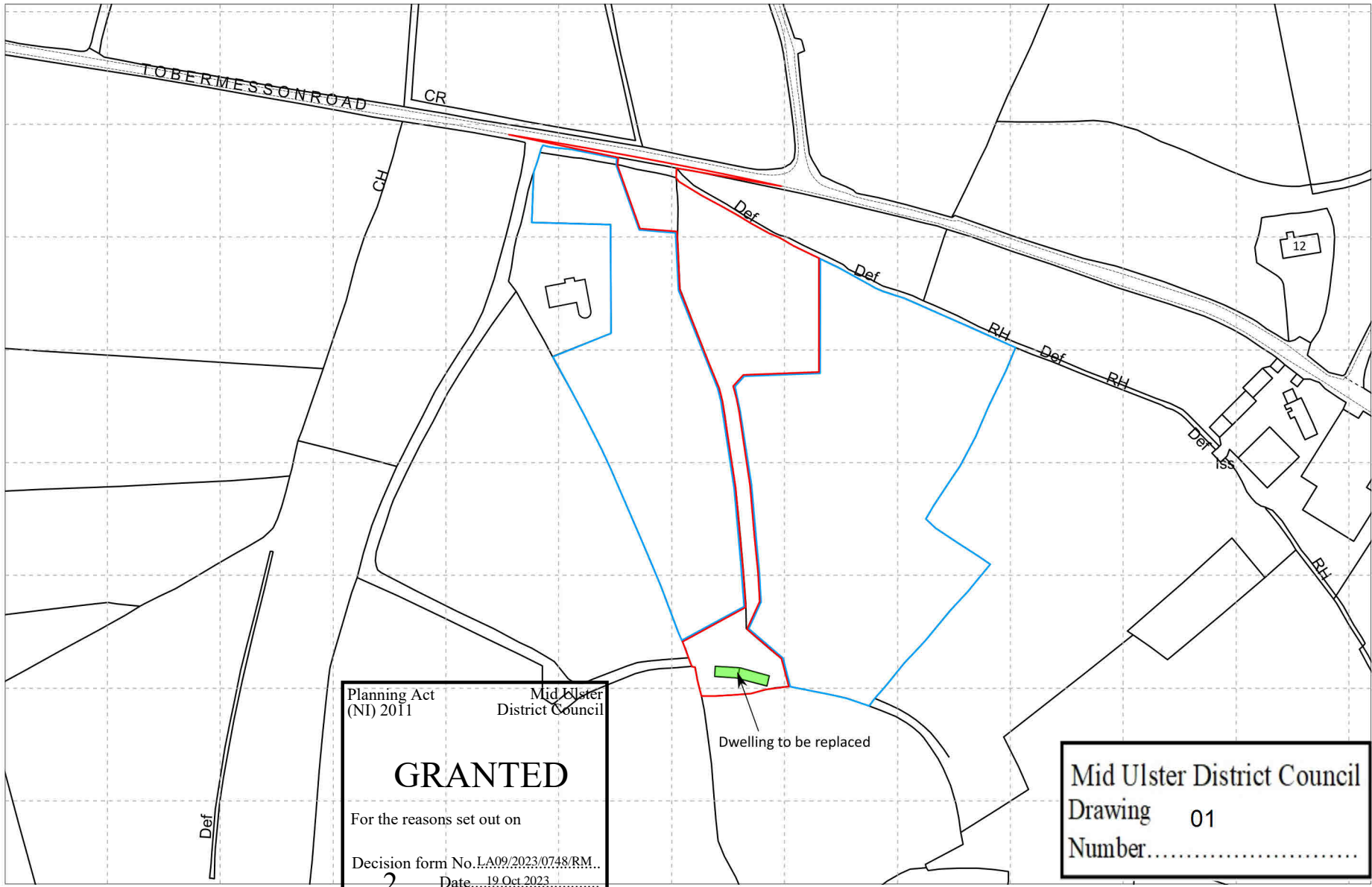
Dated: 19th October 2023



Mid Ulster Planning Service Director



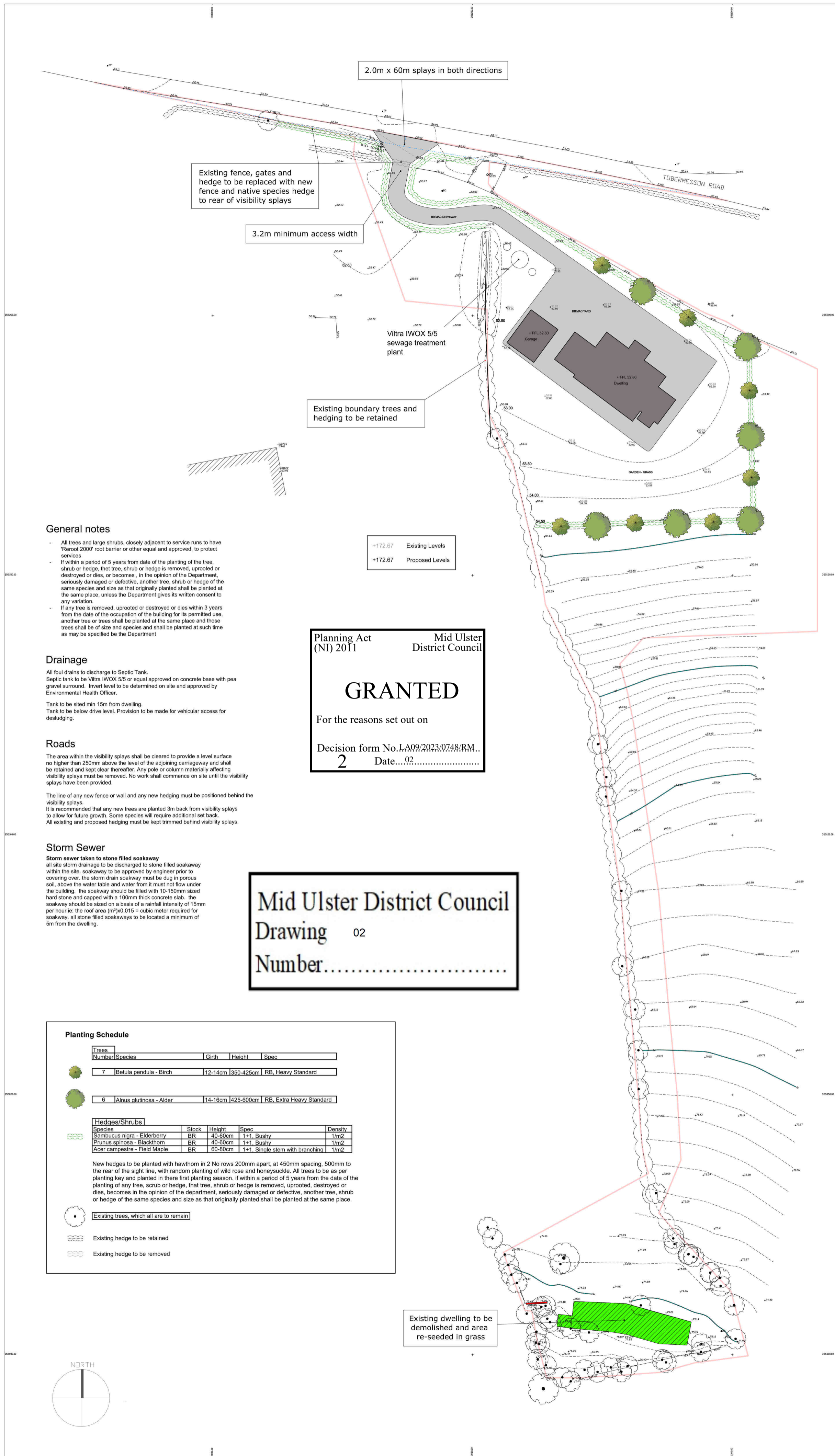
COPYRIGHT STATEMENT
Except as otherwise permitted under the Copyright Designs and Patents Act 1988 this map may only be reproduced, stored or transmitted in any form or by any means, with the permission of Land & Property Services.



Mid Ulster District Council
Planning Act (NI) 2011
GRANTED
For the reasons set out on
Decision form No. LA09/2023/0748/RM...
2 Date... 19 Oct 2023

Mid Ulster District Council
Drawing 01
Number.....

Every care has been taken to ensure accuracy in the compilation of this map at the time of publication. Land & Property Services cannot, however, accept responsibility for errors or omissions and when such are brought to our attention, the amendment of any future publication as appropriate shall be entirely at our discretion. Ordnance Survey of Northern Ireland and ACEmap® are registered Trademarks of Department of Finance and Personnel.



Existing fence, gates and hedge to be replaced with new fence and native species hedge to rear of visibility splays

3.2m minimum access width

2.0m x 60m splays in both directions

Vittra IWOX 5/5 sewage treatment plant

Existing boundary trees and hedging to be retained

+172.67 Existing Levels
+172.67 Proposed Levels

Planning Act (NI) 2011 Mid Ulster District Council
GRANTED
For the reasons set out on
Decision form No. LA09/2023/0748/RM...
2 Date...02.....

Mid Ulster District Council
Drawing 02
Number.....

General notes

- All trees and large shrubs, closely adjacent to service runs to have "Riroot 2000" root barrier or other equal and approved, to protect services.
- If within a period of 5 years from date of the planting of the 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.
- If any tree is removed, uprooted or destroyed or dies within 3 years from the date of the occupation of the building for its permitted use, another tree or trees shall be planted at the same place and those trees shall be of size and species and shall be planted at such time as may be specified by the Department

Drainage

All foul drains to discharge to Septic Tank.
Septic tank to be Vittra IWOX 5/5 or equal approved on concrete base with pea gravel surround. Invert level to be determined on site and approved by Environmental Health Officer.
Tank to be sited min 15m from dwelling.
Tank to be below drive level. Provision to be made for vehicular access for desludging.

Roads

The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter. Any pole or column materially affecting visibility splays must be removed. No work shall commence on site until the visibility splays have been provided.
The line of any new fence or wall and any new hedging must be positioned behind the visibility splays.
It is recommended that any new trees are planted 3m back from visibility splays to allow for future growth. Some species will require additional set back.
All existing and proposed hedging must be kept trimmed behind visibility splays.

Storm Sewer

Storm sewer taken to stone filled soakaway
all site storm drainage to be discharged to stone filled soakaway within the site. soakaway to be approved by engineer prior to covering over. the storm drain soakaway must be dug in porous soil, above the water table and water from it must not flow under the building. the soakaway should be filled with 10-150mm sized hard stone and capped with a 100mm thick concrete slab. the soakaway should be sized on a basis of a rainfall intensity of 15mm per hour i.e: the roof area (m²)x0.015 = cubic meter required for soakaway. all stone filled soakaways to be located a minimum of 5m from the dwelling.

Planting Schedule

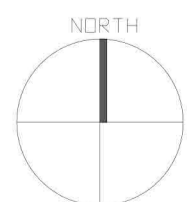
Trees				
Number	Species	Girth	Height	Spec
7	Betula pendula - Birch	12-14cm	350-425cm	RB, Heavy Standard
6	Alnus glutinosa - Alder	14-16cm	425-600cm	RB, Extra Heavy Standard

Hedges/Shrubs				
Species	Stock	Height	Spec	Density
Sambucus nigra - Elderberry	BR	40-60cm	1+1, Bushy	1/m ²
Prunus spinosa - Blackthorn	BR	40-60cm	1+1, Bushy	1/m ²
Acer campestre - Field Maple	BR	60-80cm	1+1, Single stem with branching	1/m ²

New hedges to be planted with hawthorn in 2 No rows 200mm apart, at 450mm spacing, 500mm to the rear of the sight line, with random planting of wild rose and honeysuckle. All trees to be as per planting key and planted in there first planting season. if within a period of 5 years from the date of the planting of any tree, scrub or hedge, that tree, shrub or hedge is removed, uprooted, destroyed or dies, 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.

- Existing trees, which all are to remain
- Existing hedge to be retained
- Existing hedge to be removed

Existing dwelling to be demolished and area re-seeded in grass

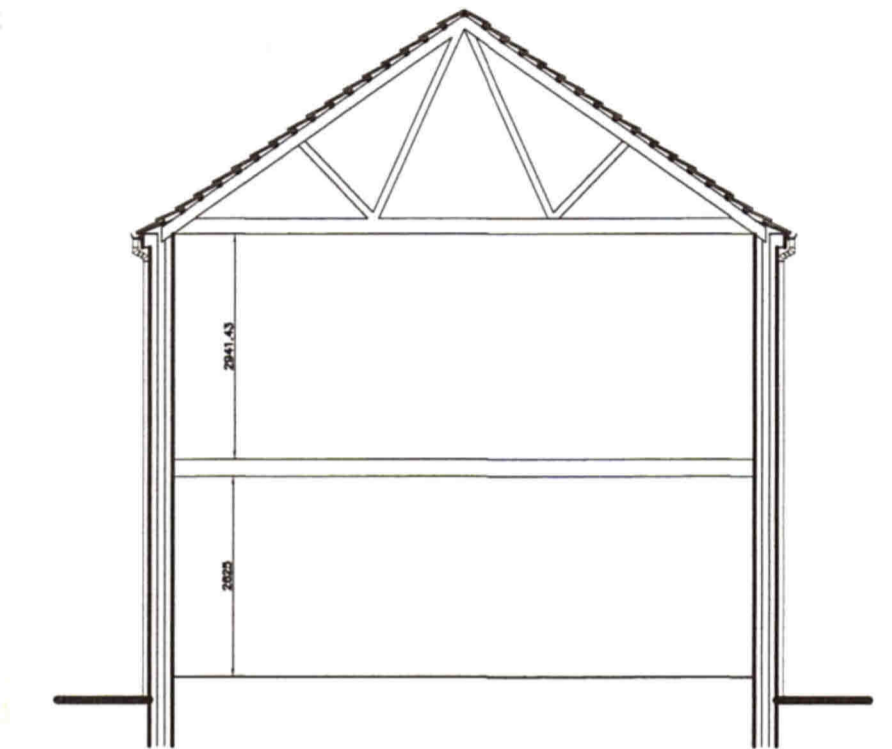




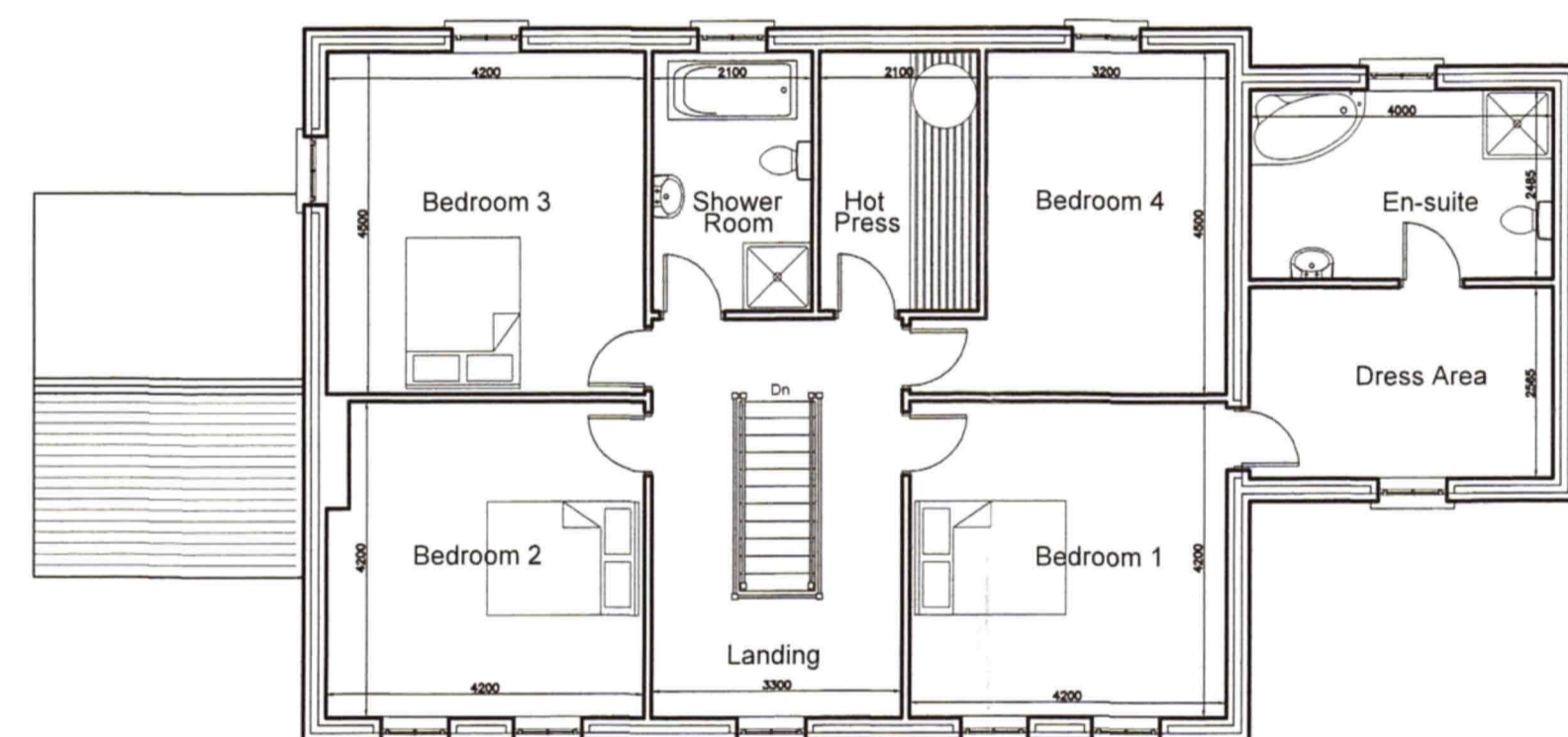
Proposed Front Elevation



Proposed Rear Elevation



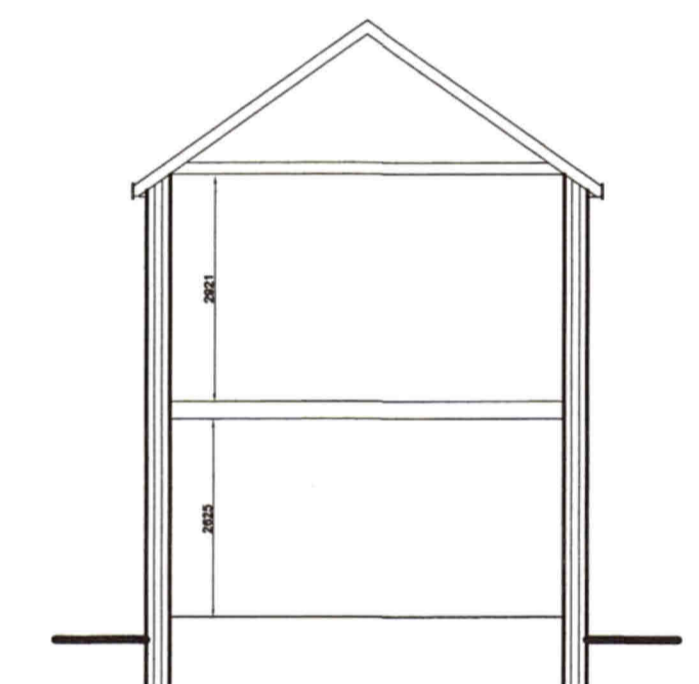
Section A-A



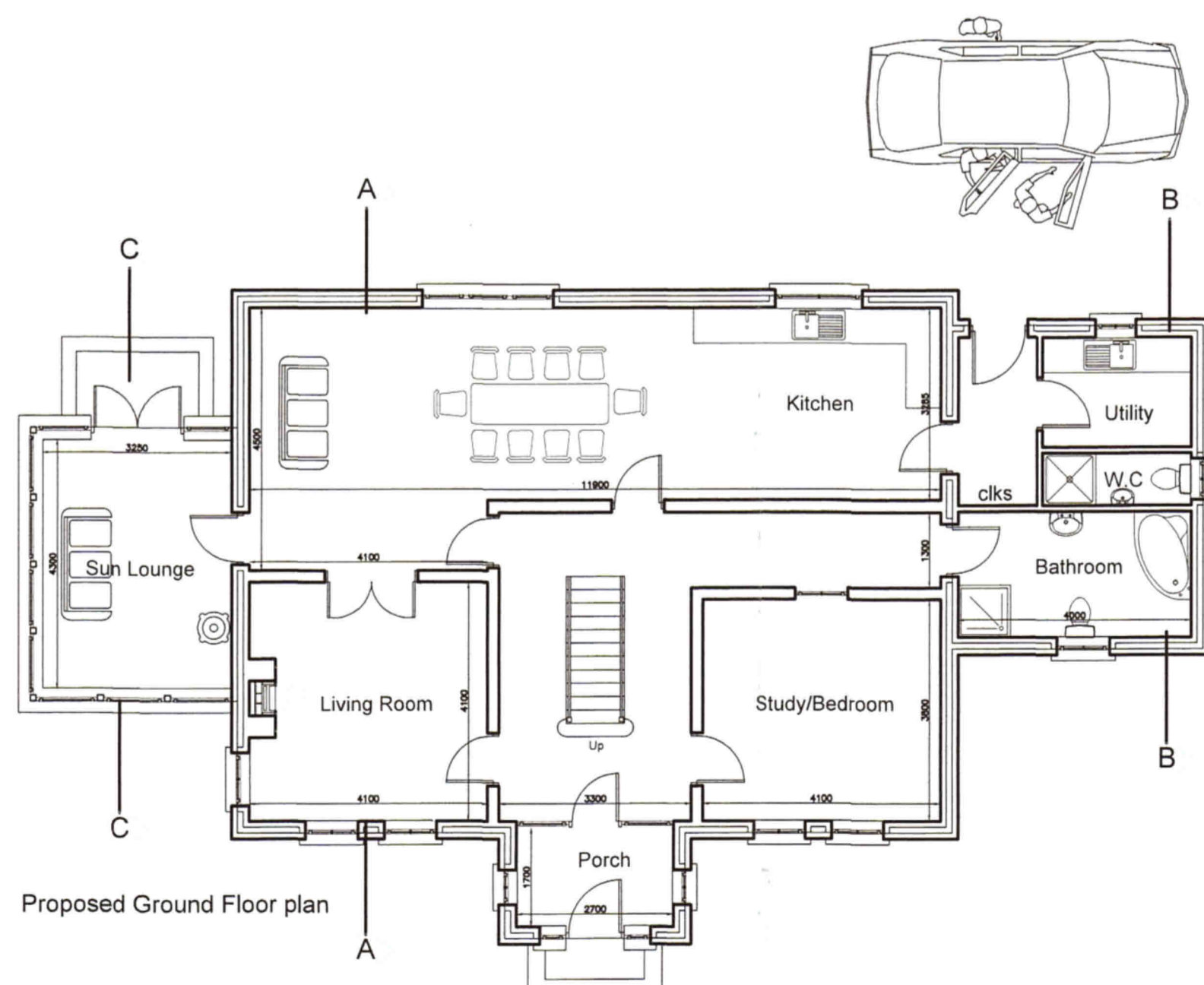
Proposed First Floor Plan



Proposed Side Elevation



Section B-B



Proposed Ground Floor plan



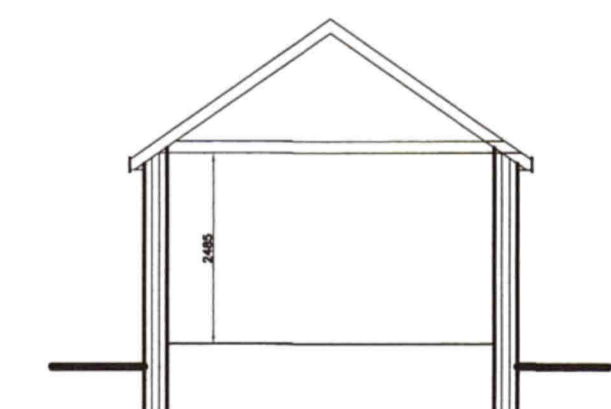
Proposed Side Elevation

Planning Act (NI) 2011 Mid Ulster District Council

GRANTED

For the reasons set out on

Decision form No. LA09/2023/0748/RM...
 2 Date...19 Oct 2023.....

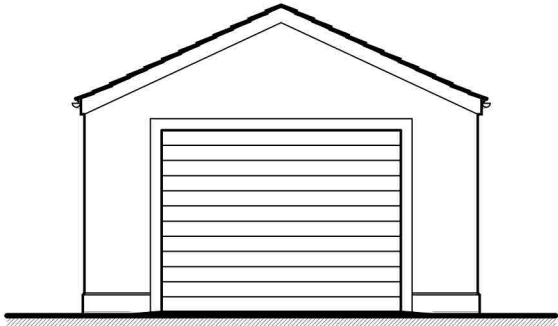


Section C-C

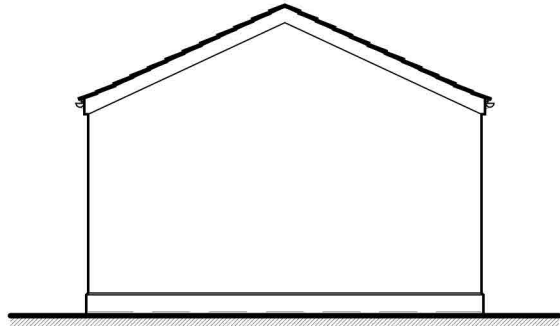
Mid Ulster District Council
 Drawing 04
 Number.....

FINISHES

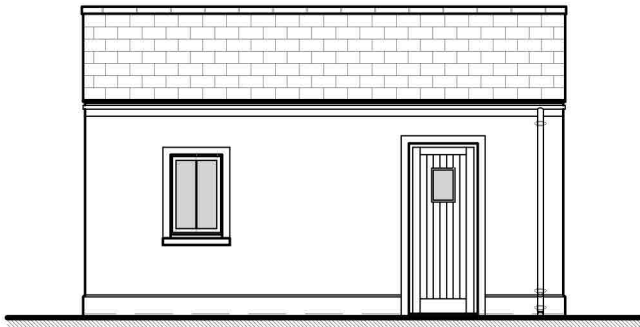
- ROOF: BLUE GREY NATURAL SLATES
- WALLS: RENDER PAINTED OFF-WHITE
- WINDOWS: GREY UPVC
- SILLS: DRESSED GRANITE
- DOWNPIPES AND GUTTERS: BLACK UPVC HALF ROUND GUTTERS & 70mm DIAMETER DOWNPIPES
- DOORS: GREY UPVC



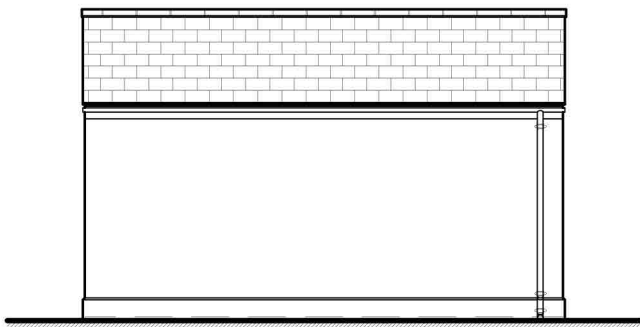
FRONT ELEVATION



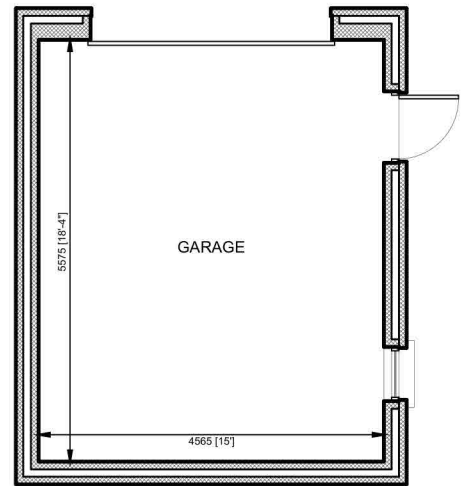
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



PLAN

Planning Act (NI) 2011 Mid Ulster District Council

GRANTED

For the reasons set out on

Decision form No. LA09/2023/0748/RM...
2 Date...19 Oct 2023.....

FINISHES

- ROOF: BLUE GREY NATURAL SLATES
- WALLS: RENDER PAINTED OFF-WHITE
- WINDOWS: GREY UPVC
- SILLS: DRESSED GRANITE
- DOWNPIPES AND GUTTERS: BLACK UPVC HALF ROUND GUTTERS & 70mm DIAMETER DOWNPIPES
- DOOR: GREY UPVC
- GARAGE DOOR: GREY ALUMINIUM ROLLER UP & OVER

Mid Ulster District Council
Drawing 05
Number.....