

As of 1st April 2011 the Planning Service ceased to exist as an agency of the Department of the Environment. Therefore any references to Planning Service in this document should be read as a reference to the Department of the Environment.

APPROVAL OF PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: **K/2010/0685/F**

Date of Application: **8th November 2010**

Site of Proposed Development: **Site 22m South of 28 Mullaghslin Road, Omagh. BT79 9PQ**

Description of Proposal: **Proposed Dwelling and Double Garage on Farm**

Drawing Ref: 01, 02 REVISION 1, 03 REVISION 1, 04 REVISION 1, 05 REVISION 1 and 07

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

GRANTS PLANNING PERMISSION

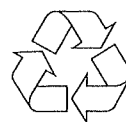
for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit

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2. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement of any 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.

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

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

4. All landscape planting shall be carried out during the first planting season after occupation of the dwelling, in accordance with the details as set out on stamped approved drawing No.02 revision 1 received on 22nd March 2011 and the appropriate British Standard or other recognised codes of practice.

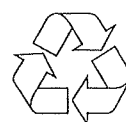
Reason: To ensure the provision, establishment and maintenance of a high standard of screening to the site and to enable the proposed development to integrate into the Countryside.

5. The existing trees and vegetation annotated on drawing no. 02 revision 1 shall be permanently retained intact

Reason: To ensure the development integrates into the countryside

6. 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.



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Informatives

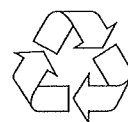
1. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is Aravlee Depot, Omagh. A deposit will be required.
2. All construction plant and materials shall be stored within the curtilage of the site.
3. It is the responsibility of the developer to ensure that
 - (a) Surface water does not flow from the site onto the public road.
 - (b) The existing roadside drainage is accommodated and no water flows from the public road onto the site.
 - (c) Surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.
4. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
5. A consent to discharge sewage effluent must be obtained from the Water Management Unit, Northern Ireland Environment Agency, 17 Antrim Road, Lisburn, County 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 7 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 in red which is the subject of this application. This 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 complete/commenced which are the subject of a planning approval.

All waste generated by this development, e.g. demolition waste (as applicable) being



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handled/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 Building, Cromac Avenue, Gasworks Business Park, Belfast, BT7 2JA - telephone 028 90 569359.

Planning Service receiving confirmation from Water Service, that a mains water supply is available and that it is

6. It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.

House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.

Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder/developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant if required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc.

It is the responsibility of the developer/house builder to find out about the nearest public watermain, foul sewer and storm sewer/watercourse that has the capacity to service the proposed development. Copies of existing water and sewer records can be obtained from NI Water. There is a nominal charge for this service.

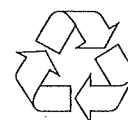
Guidance can be given to developers/house builders about how the proposed development can be served by a public watermain or sewers. To find out how proposed development can be serviced with water and sewer infrastructure, developers and house builders can submit a Pre-Development Enquiry.

If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NI Water to extend the pu

7. This planning permission is granted for a dwelling on the farm as provided for in Policy CTY 10 of Planning Policy Statement 21 Sustainable Development in the Countryside, under Farm Business Reference [633702].
8. This decision notice relates to drawing No(s) 01 and 07 which were received on 8th

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November 2010 and drawing No(s) 02 revision 1, 03 revision 1, 04 revision 1 and 05 revision 1 which were received on the 22nd March 2011

Dated: 9th May 2011

Authorised Officer

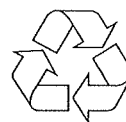


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An Agency within the Department of the
Environment
www.doeni.gov.uk



OUTSIDE T
BACK OF T
FOOTWAY/
WHERE TH
FOOTWAY.
FOOTWAY.
BETWEEN
(1:40) MIN
THAT THERE
ALONG THE

VISIBILITY SPLAYS
THE AREA WITHIN THE VISIBILITY SPALY 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 MUST ALSO BE
REMOVED. A MAX OF 1 No SLINDER POLE OR
COLUMN IS ACCEPTABLE IN EACH VISIBILITY SPALY.
THE COST OF REMOVING COLUMNS/POLES IS
BORNE BY THE APPLICANT. NO WORK SHALL
COMMENCE ON SITE UNTIL THE VISIBILITY SPLAYS
HAVE BEEN PROVIDED

THE LINE OF ANY NEW FENCE OR WALL BEHIND THE
VISIBILITY SPLAYS. IT IS RECOMMENDED THAT ANY
NEW TREES OR SHRUBS BE PLANTED AT LEAST 3.0m
BACK FROM THE VISIBILITY SPLAYS TO ALLOW FOR
FUTURE GROWTH AND SOME SPECIES WILL
REQUIRE ADDITIONAL SET BACK.

NEW HAWTHORN HEDGEROW TO BE
PLANTED AT FIRST AVAILABLE
PLANTING SEASON IN A DOUBLE
STAGGERED ROW 200mm APART,
AT 450mm SPACING, 500mm TO
REAR OF THE SIGHT SPLAYS.

HEDGE WITHIN SPLAYS TO BE
REMOVED AS SHOWN

PROVIDE 2 No. GULLIES AS
SHOWN. GULLIES TO BE PIPED
TO SUEGHT

2.4 x 70m VISIBILITY SPALY

EXISTING GATE TO BE REMOVE

2.1m BEECH HEDGE

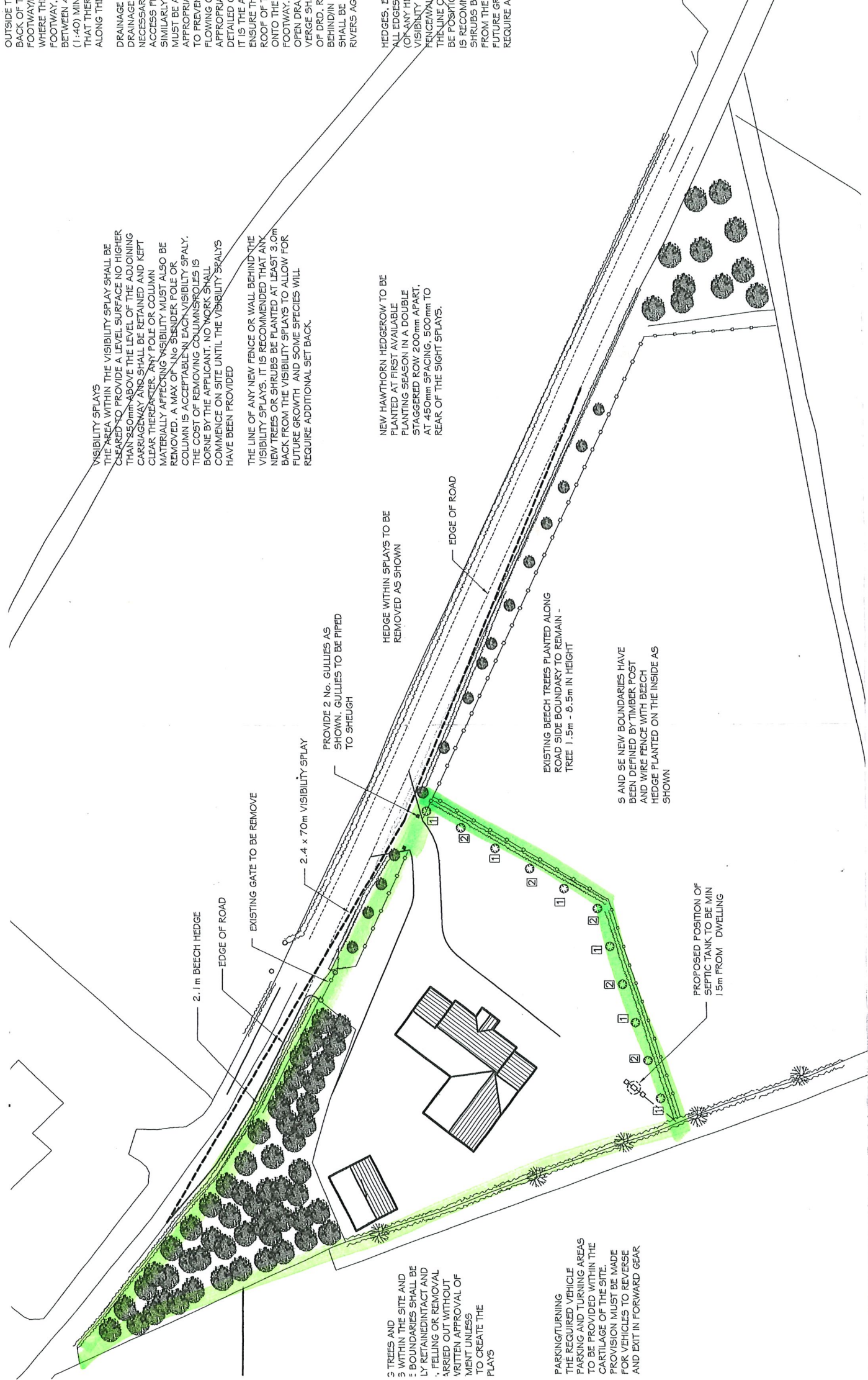
EXISTING BEECH TREES PLANTED ALONG
ROAD SIDE BOUNDARY TO REMAIN -
TREE 1.5m - 8.5m IN HEIGHT

S AND SE NEW BOUNDARIES HAVE
BEEN DEFINED BY TIMBER POST
AND WIRE FENCE WITH BEECH
HEDGE PLANTED ON THE INSIDE AS
SHOWN

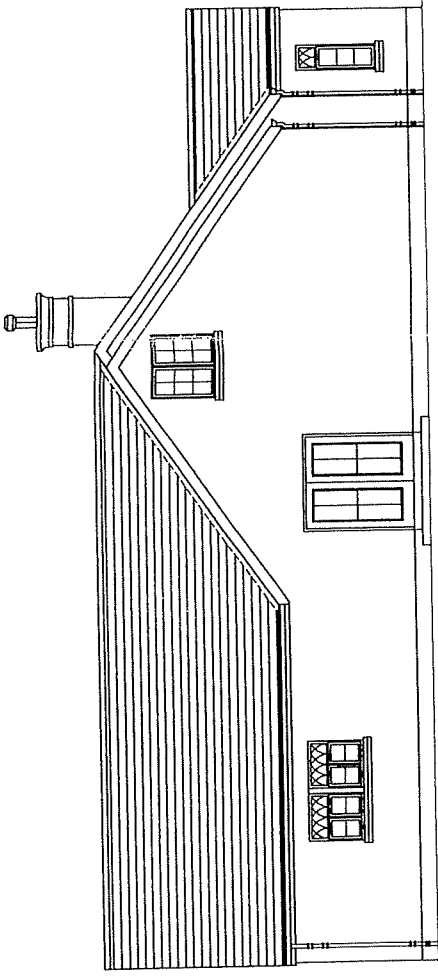
PROPOSED POSITION OF
SEPTIC TANK TO BE MIN
15m FROM DWELLING

3 TREES AND
5 BOUNDARIES SHALL BE
RETAINED CONTACT AND
REMOVED WITHOUT
WRITTEN APPROVAL OF
MENT UNLESS THE
PLAYS

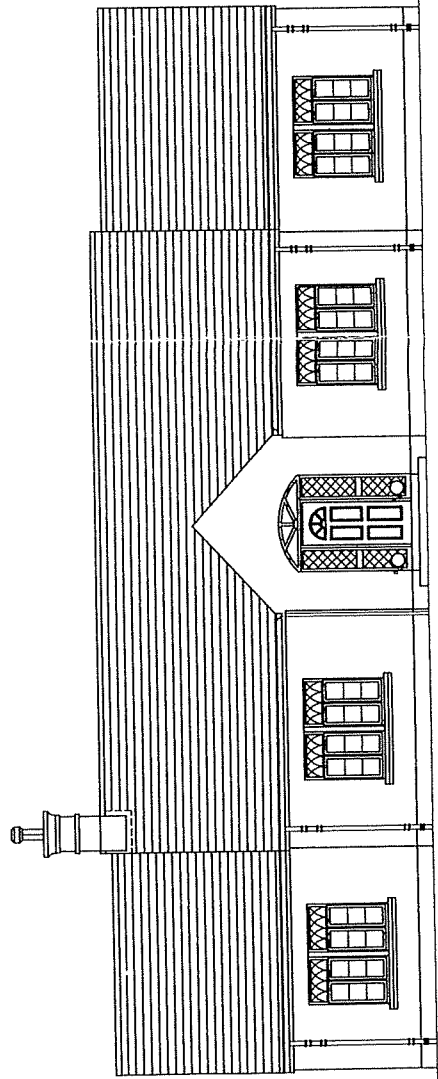
PARKING/TURNING
THE REQUIRED VEHICLE
PARKING AND TURNING AREAS
TO BE PROVIDED WITHIN THE
CARTRIDGE OF THE SITE.
PROVISION MUST BE MADE
FOR VEHICLES TO REVERSE
AND EXIT IN FORWARD GEAR



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ALL EDGES
(OR ANY HI
VISIBILITY
TRUNCATED
THE LINE C
BE POSITIV
IS RECOMM
SHRUBS B
FROM THE
FUTURE GE
REQUIRE A



PROPOSED SIDE ELEVATIONS



PROPOSED FRONT ELEVATION

Planning (N.I.)
 Order 1991
DOE
GRANTED
 Subject to Conditions (if any)
 as set out on
 Decision form No. K-10-0683-F
 Date: 9-5-11
14

Drawing
 Number 3rev1
 Planning
 Service

- EXTERNAL FINISHES:
- ROOF - FLAT CONCRETE TILES "BLACK"
 - RAINWATER GOODS - uPVC "BLACK"
 - FASCIA & SOFIT - uPVC "BLACK"
 - WALLS - RENDERED SMOOTH FOR PAINT FINISH
 - WINDOWS - uPVC "LIGHT OAK WOODGRAIN"
 - DOORS - TIMBER STRIP "PAINTED"

The Planning Service
 RECEIVED
 22 MAR 2011

Planning (N.I.)
Order 1991

DOE

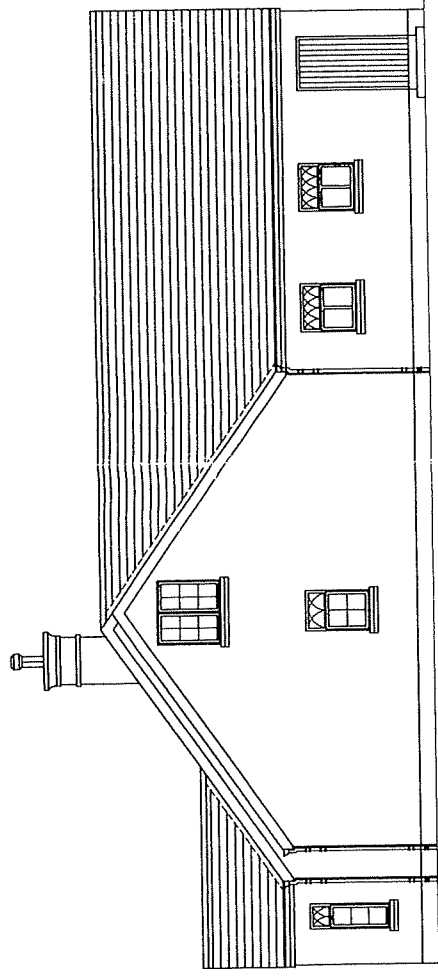
GRANTED

Subject to Conditions (if any)
as set out on

Decision form No. W-13-0685-F

Date 9-5-11

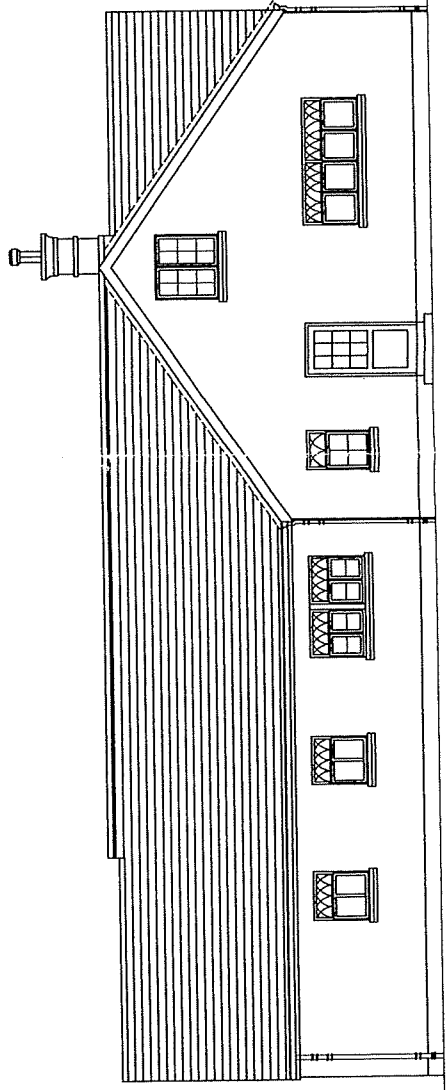
14



PROPOSED SIDE ELEVATIONS

Drawing
Number 4 rev 1

Planning
Technique



PROPOSED REAR ELEVATION

The Planning
Department
22 May 2011

Drawing
 Number S.S.V.1
 Plan

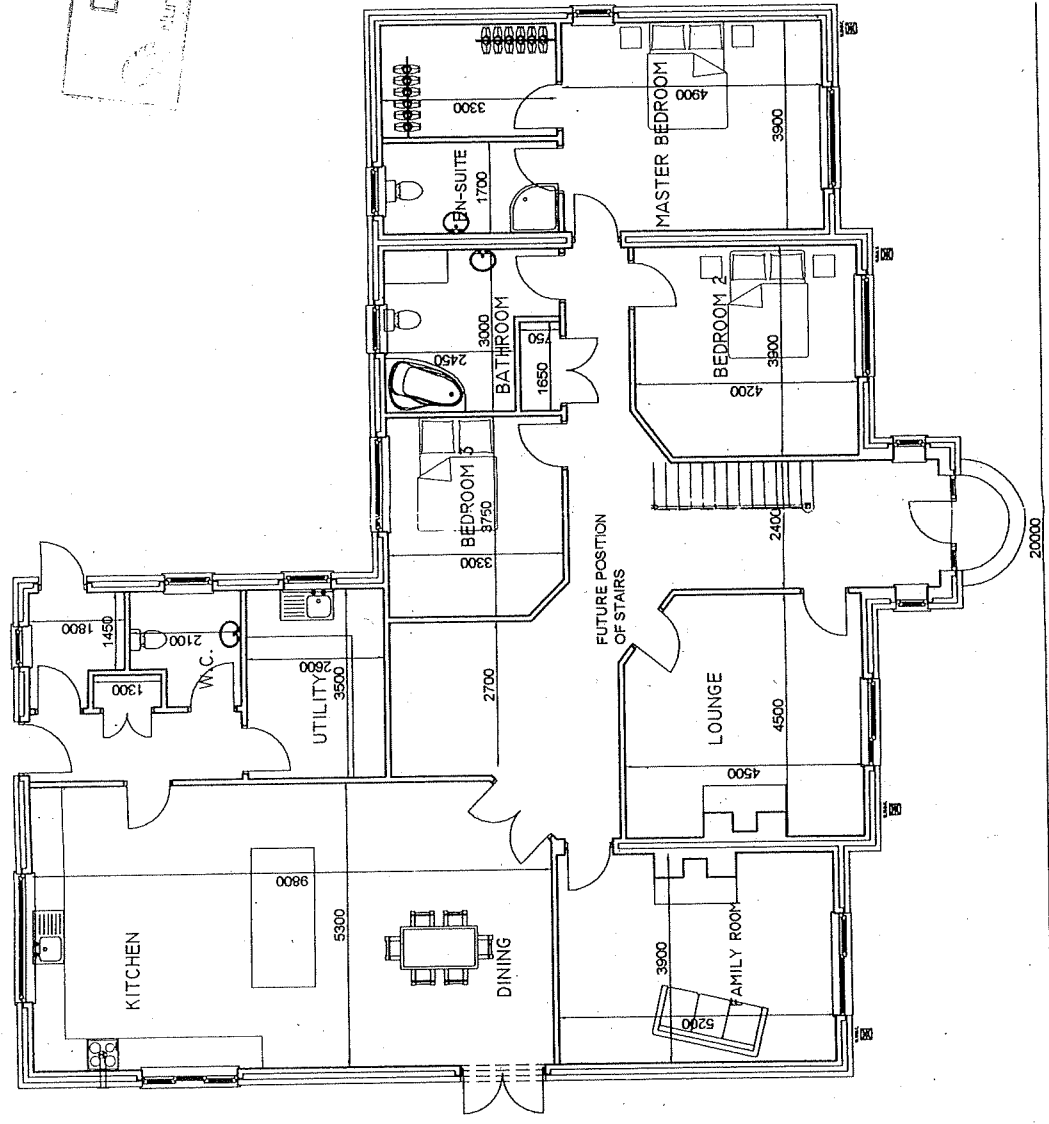
DOE
 Planning (N.I.)
 Order 1991

GRANTED

Subject to Conditions (if any)
 as set out on

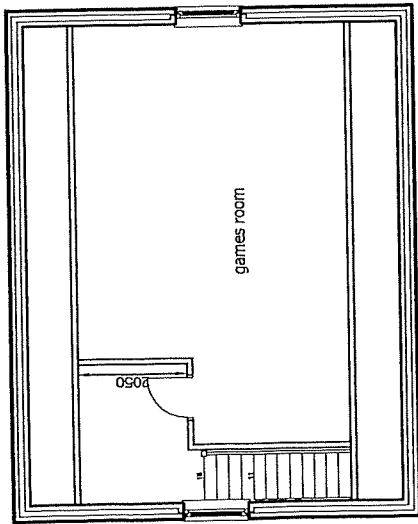
Decision form No. K-10-0695
 Date 9-5-11

14

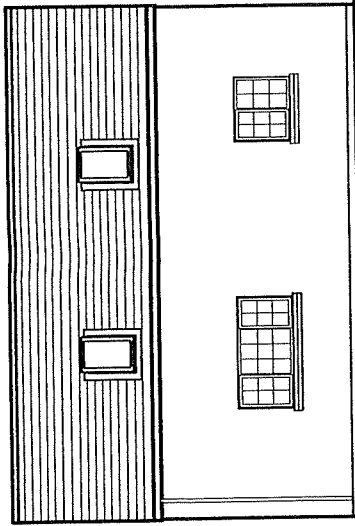


PROPOSED FLOOR PLAN

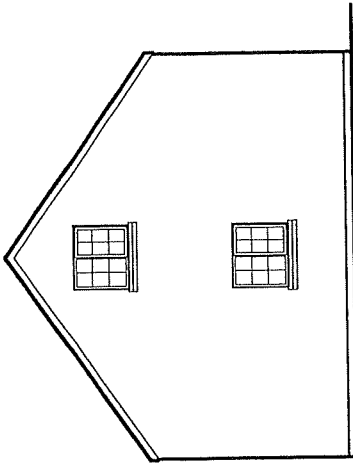
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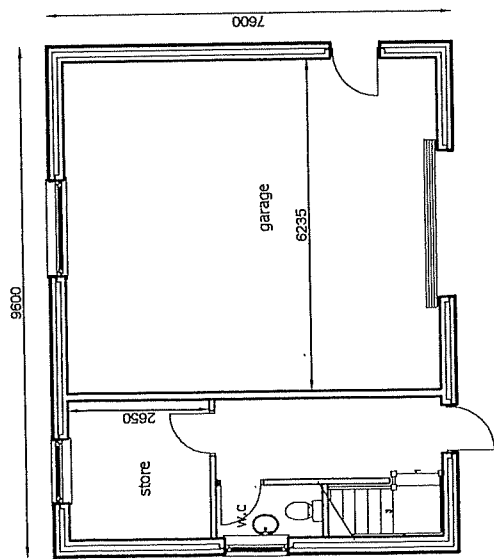
PROPOSED FIRST FLOOR PLAN



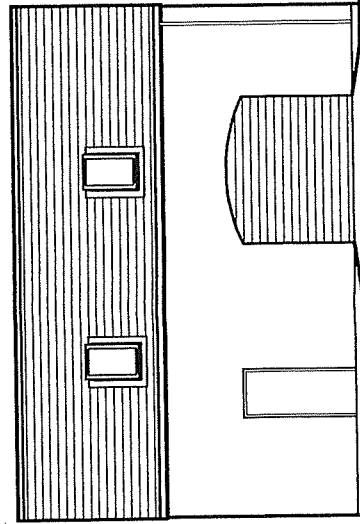
PROPOSED REAR ELEVATION



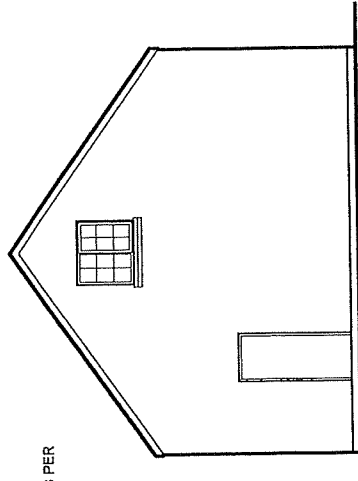
PROPOSED SIDE ELEVATIONS



PROPOSED GROUND FLOOR



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATIONS

FINISHES AS PER DWELLING