

## OUTLINE PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

Application No: **LA10/2024/0161/O**

Date of Application: **23 February 2024**

Site of Proposed Development: **Immediately West of 16 Drumadagarve Road,  
Drumadagarve, Maguiresbridge BT94 4NX**

Description of Proposal: **Erection of farm dwelling and domestic garage.**

Applicant:  
Address:

Agent:  
Address:

### Drawing Ref: 01

The 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:

1. Approval of the details of the 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.

2. The development hereby approved shall be sited as indicated on the submitted site location plan drawing no.01. [KG/MGB/101].

Reason: To ensure the dwelling integrates into the countryside and respects the rural character of the area.

3. The height, scale and massing of the proposed development shall be as agreed with the Council at Reserved Matters stage.

Reason: To help integrate the development into the landscape.

4. A block plan of the site indicating the finished floor level of the proposed dwelling in relation to the existing and proposed ground levels and the existing farm buildings shall be submitted to the Council at Reserved Matters stage.

Reason: To ensure the dwelling integrates into the landform.

5. No works or any other development shall commence until the vehicular access, including visibility splays and any forward sight line, are provided in accordance with the RS1 and drawings to be submitted at Reserved Matters stage. The area within the visibility splays and any forward sightline 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.

6. The existing mature trees and vegetation along the entire site boundaries, shall be retained intact. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing of the Council, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing at the earliest possible moment.

Reason: In the interests of visual amenity.

7. A landscaping scheme shall be submitted simultaneously with the detailed drawings (for the development hereby approved) at the Reserved Matters stage. It shall include details of all-existing trees and hedgerows on the land to be retained and measures for their protection during the course of development and such scheme shall provide for species, size, siting and planting distances and programme of planting. Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All landscaping shall take place within the first available planting season after the commencement of the development.

Reason: In the interests of the visual amenity of the area.

8. Details of the method of sustainable drainage system for the capture, use, delay and absorption of rainwater during site clearance, construction and operational phases and a timetable for construction, shall be submitted to the Council at reserved matters stage. SuDS must be designed to the principles of Sustainable Drainage Systems (SuDS) and the construction of SuDS should comply with the design and construction standards as set out in The SuDS Manual - Construction Industry Research and Information Association (CIRIA) Report C753. All agreed SuDs shall be implemented on site in accordance with an agreed phasing timetable and shall be retained for the lifetime of the development in good condition.

Reason: To ensure the provision of SuDs as required by Policy FLD03.

9. No development shall take place until details of gates, fences, walls or any other proposed structures in addition to the proposed dwelling have been submitted to and approved in writing by the Council at reserved matters stage.

Reason: To ensure that the development is in keeping with the locality.

10. 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.

## **Informatives**

1. This document is the decision of the Council in respect of application LA10/2024/0161/O

No part of this document may be changed or altered in any way without the consent of the Council

If you wish to verify the accuracy of the decision notice, or download a copy, please check the Planning Portal by searching at:

<https://planningregister.planningsystemni.gov.uk/simple-search>

Dated: 5 April 2024

Paul McDermott, Lead Planner