



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA09/2023/1034/O

Date of Application: 29 September 2023

Site of Proposed Development: Lands adjacent to and NE of 43 Annaghone Rd,
Stewartstown, Dungannon

Description of Proposal: Off-site replacement dwelling, garage and associated site works

Applicant: Mrs Simon Black
Address: 164 Annaghone Rd,
Stewartstown,
Dungannon,
BT61 9RF

Agent: Mr Simon Black
Address: 164 Tirnascoke Road
Richhill
BT61 9RF

Approved Plan(s): 01 REV.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

Upon occupation of the new dwelling hereby permitted the existing building, coloured green on the approved plan, on approved Drawing No. 01 REV.01 received 11 DEC 2023, shall no longer be used or adapted for purposes of human habitation and may only be used for the purposes specified in this permission or any other purpose incidental to the enjoyment of the approved dwelling house.

Reason: To ensure that the proposed development does not result in the creation of an additional dwelling in the rural countryside.

Condition 4

The dwelling hereby permitted shall have a ridge height not exceeding 6.5 metres above finished floor level and shall be designed in accordance with 'Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside'.

Reason: In the interest of visual amenity.

Condition 5

The depth of underbuild between finished floor level and existing ground level shall not exceed 0.3 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.

Reason: In the interest of visual amenity.

Condition 7

The existing natural screenings of the site, as indicated in green, on approved Drawing No. 01 REV.01 received 11 DEC 2023 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: In the interests of residential and visual amenity.

Condition 8

During the first available planting season following the occupation of the dwelling hereby approved, a landscaping scheme, as agreed with the Council at Reserved Matters stage shall be implemented as agreed. The scheme shall include details of existing mature trees and vegetation to be retained and measures for their protection during the course of development and details of a native species hedge to be planted along the western boundary of the site as indicated in yellow, on approved Drawing No. 01 REV.01 received 11 DEC 2023. The scheme shall detail species

types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice. Any tree, shrub or other plant identified in the landscaping scheme dying within 5 years of planting shall be replaced in the same position in the next available planting season with a plant of a similar size and species.

Reason: In the interests of visual amenity.

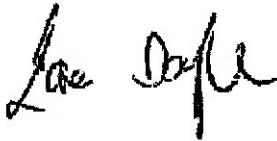
Informatives

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.

Informative 1

The existing access may be substandard therefore it may be in your interests and that of other road users to take measures to upgrade the access.

Dated: 23rd April 2024



Planning Service Lead - Local Planning