



## OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2022/0176/O**

Date of Application: **11th February 2022**

Site of Proposed  
Development:

**Lands 40m SW of 46 Coole Road Coalisland**

Description of Proposal:

**Renewal of planning approval LA09/2018/1526/O (2 storey dwelling & garage)**

Applicant:

Address:

[REDACTED]  
[REDACTED]  
[REDACTED]er  
[REDACTED]n  
[REDACTED]

Agent: Michael Herron Architects

Address:

2nd Floor  
Corner House  
64-66a Main Street  
Coalisland  
BT71 4NB

Drawing Ref: 01

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Mid Ulster 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. 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.

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.

3. The existing natural screenings of this site as indicated in yellow on approved drawing No. 01 date stamp received 11 FEB 2022, shall be permanently retained intact unless necessary to provide access and/or visibility splays; or prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.

Reason: To assist with visual amenity and integration.

4. 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 those trees to be retained and measures for their protection during the course of development; details of a native species hedge to be planted to the rear of the visibility splays. 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 with 5 years of planting shall be replaced in the same position with a plant of a similar size and species.

Reason: To ensure the provision of a high standard of landscape.

5. The ridge height of the dwelling shall not exceed 8 metres above existing ground level at the lowest point within its footprint.

Reason: To ensure that the building integrates into the surrounding countryside.

6. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.3 metres at any point.

Reason: To ensure that the building integrates into the surrounding countryside.





7. The dwelling hereby permitted shall be sited in the hatched area as identified on drawing No. 01 date stamp received 11 FEB 2022.

Reason: To ensure that the building integrates into the surrounding countryside and follows the same pattern of development in the area.

8. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access including sight splays of 2.4m x 35m in both directions onto the public road and a forward sight distance of 35m. The access as approved at Reserved Matters stage shall be constructed in accordance with the approved plans, prior to the commencement of any other development hereby approved and 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 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.

#### Informatives

1. This approval relates to drawing No. 01 date stamp received 11 FEB 2022.
2. 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.
3. 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.
4. 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.
5. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
6. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.

Dated: 13th April 2022

Service Director

