



Armagh City
Banbridge
& Craigavon
Borough Council

OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA08/2022/0097/O**

Date of Application: **17 January 2022**

Site of Proposed Development: **27m North West of
70 Tonaghmore Road
Dromore
Down
BT25 1JU**

Description of Proposal: **Proposed site for infill dwelling**

Applicant: Mr Paul McGuigan
Address: 76 Tonaghmore Road
Dromore
BT25 1JU

Agent: Healy McKeown Architects
Address: The Studio
11-13 Maghera Street
Kilrea
BT51 5QL

Drawing Ref: 01 (rev 1)

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. 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 under-mentioned reserved matters shall be as may be approved, in writing, by the Council :-

Siting; the two dimensional location of buildings within the site.

Design; the two dimensional internal arrangement of buildings and uses and the floor space devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, number of storeys, general external appearance and suitability for the display of advertisements.

External appearance of the Buildings; the colour, texture and type of facing materials to be used for external walls and roofs.

Means of Access; the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site.

Landscaping; the use of the site not covered by building(s) and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means, the laying out of gardens and the provisions of other amenity features.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01, 02 and 03 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

5. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.

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

6. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses 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 users.

7. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 2 spaces per dwelling; and a further 1 space outside the curtilage of the dwelling.

Reason: To ensure adequate in-curtilage parking in the interests of road safety and the convenience of road users.

8. The dwelling shall not be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Department.

Reason: In the interest of public health.

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

Reason: In the interest of visual amenity.

10. 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: To ensure the dwelling integrates into the landform.

11. No Development shall take place until full details of all proposed tree and shrub planting and a programme of works, have been approved by the Council and all tree and shrub planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

12. The dwelling hereby permitted shall not be occupied until the existing natural roadside banking has been reinstated behind the required visibility splays.
Reason: To ensure the proposal is in keeping with the rural area.
13. The proposed dwelling shall have a ridge height of less than 6 metres above finished floor level and have a single storey front elevation.
Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with the requirements of the SPPS/ Planning Policy Statement 21.
14. No development shall take place until a landscaping scheme has been submitted to and approved by the council showing the retention of all mature boundaries.
Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard landscape.
15. 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 Council, 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 Council gives its written consent to any variation.
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape
16. Plans at Reserved Matters shall show protection measures for retaining all mature trees and hedgerows in accordance with British Standard 5837:2012.
Reason: To ensure these trees are recorded and protected.

Informatives

1. The permission does not alter or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. 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.
3. This permission grants planning permission / consent only and other statutory approvals may be required. The developer/ applicant are advised that there are other informatives relevant to the application, which are attached to the consultation responses. Please make sure to check all consultation responses at

<https://www.nidirect.gov.uk/articles/finding-planning-application> and adhere to all the relevant informatives.

Authorised Officer: Liam McCrum

Dated: 6th February 2024

Senior Planning Officer

Armagh City Banbridge & Craigavon Borough Council