



## OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA11/2021/0653/O

Date of Application: 28th May 2021

Site of Proposed  
Development:

32m N of 80 Slieveboy Road  
Claudy  
BT47 4AS

Description of Proposal:

Proposed new dwelling and garage

Applicant:

Address:

[REDACTED]  
[REDACTED]  
Claudy  
BT47 4AS

Agent:

Address:

CR3 Architecture  
3 Coolermoney Road  
Artigarvan  
BT82 0HE

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 proposed dwelling shall have a ridge height of less than 7.5 metres above finished floor.

Reason: To ensure that the development is satisfactorily integrated into the landscape and is in keeping with the adjacent residential dwellings in accordance with the requirements of Planning Policy Statement 21.

4. No development shall take place until a plan of the site has been submitted to and approved by the Council indicating the existing and proposed contours of the site, the finished floor levels of the proposed buildings and the position, height and materials of any retaining walls. Development shall be carried out in accordance with the approved plans.

Reason: To ensure the development takes account of the site's natural features.

5. A landscaping scheme shall be submitted to and approved by the Planning Authority showing the location, numbers, species and sizes of trees and shrubs to be planted and retained. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Planning Authority gives written consent to any variation.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

6. 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 generally in accordance with drawings numbered 01 Rev bearing the date stamp 28 January 2022 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.







### Informatives

1. 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.
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. The applicant and future occupants of the proposed dwelling are advised that they may suffer intermittent disturbance and loss of amenity as a result of noise from nearby operational wind turbines. The applicant may wish to obtain appropriate professional advice in order to mitigate against such noise sources within the proposed dwelling.
4. The applicant/agent should satisfy themselves that the proposed dwelling can be provided with an effective means of foul effluent treatment, and disposal of final effluent to a watercourse or underground stratum. A consent to discharge sewage effluent must be obtained from NIEA, Water Management Unit, as required by the Water (Northern Ireland) Order 1999.. The Environmental Health Service would recommend a separation distance of 15m between the location of the septic tank and the dwelling where possible. BS 6297:2007 stipulates an absolute minimum separation distance of 7 metres for septic tanks serving single domestic dwellings.
5. A legal agreement will be required 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.
6. The applicant should be aware that an updated Atlas of Radon Affected Areas in NI has been published in August 2015, via Public Health England. A radon affected area is defined as 1% probability or higher of present or future homes above the action level ? 200Bq/m<sup>3</sup> (annual average radon concentration). The indicative atlas 2015 suggests the proposed development is within a Radon Affected Area with up to 10-30 percent of homes at or above the action level.

Dated: 1st April 2022

Authorised Officer

Ref. Warden

Application No. LA11/2021/0653/O

LA11





# Dfl Roads

## DETAILED REQUIREMENTS FOR PUBLIC ROAD ACCESS

Form RS1

Planning Ref: LA11/2021/0653/O

Location: 32m N of 80 Slieveboy Road, Claudy, BT47 4AS

The detailed access requirements for the above proposal are set out in the box below. An accurate, maximum 1:500 scale survey indicating existing road detail and a block plan incorporating these requirements must be submitted as part of the Reserved Matters application.

1. Layout to be in accordance with Diagram 1 or 2 overleaf.
2. Visibility Splays X = 2.4 metres Y = 90.0 metres
3. Width of Access: 4.1m for at least the first 10.0m
4. Forward Sight Distance = 90.0m
5. Minimum radii. Entry = 5.0 metres. Exit = 5.0 metres
6. Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary, i.e. 2.4m from the edge of carriageway and 1:10 (10%) thereafter. The gradient from the edge of the carriageway for the first 2.4m should be between 0% and 2%.
7. Access position: As indicated in red on the submitted 1:1250 scale proposed site plan, stamped drawing 01 (Rev. 1), published to the Planning Portal on 28 January 2022, and to provide visibility splays of 2.4m x 90.0m and forward sight distance of 90.0m.
8. Other Requirements:
  - a. Road notes below to be inscribed on block plan of any Reserved Matters application.
9. SIGNED Mark O'Neill DATE 17 February 2022

The proposed access details shall also be in accordance with the Roads Service publication "Vehicular Access Standards" some portions of which are reproduced below for convenience.

### Notes to be adhered to and detailed where appropriate

#### VISIBILITY SPLAYS

1. The area within the visibility splays 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. No work shall commence on site until the visibility splays have been provided.
2. The line of any new fence or wall must be positioned 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. All existing planting must be kept trimmed behind visibility splays.

#### DRAINAGE

3. Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the access. The appropriate drainage arrangements must be detailed on the plan.
4. Any open drains in the road verge shall be piped to the satisfaction of Dfl Roads. Open drains behind the fence/hedge line shall be piped to the satisfaction of the Department of Agriculture – Watercourse Management Div.

#### GRADIENT

5. Gradient of the access shall not exceed 1:12.5 (8%) over the first 5m outside the road boundary, i.e. from the edge of the carriageway. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1:25) maximum and 2.5% (1:40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

#### GATES/SECURITY BARRIERS

6. Entrance gates, where erected, should be sited at least 5 metres from the edge of the carriageway. Where this is not possible, they shall be sited so that when open they do not project over the footway, verge or carriageway.
7. In the case of industrial premises or other major accesses, gates or security barriers shall be located at a distance from the edge of the carriageway that will allow for largest vehicles likely to use the access to stop clear of the carriageway when the gates or barriers are closed.

#### PARKING/TURNING

8. The required vehicle parking and turning areas to be provided within the curtilage of the site. Provision must be made for vehicles to reverse and exit in forward gear.

#### SEPTIC TANK

9. Position of the septic tank to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road