

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA09/2022/0566/F

Date of Application: 15 April 2022

Site of Proposed Development: Site To Rear Of 41 Oldtown Street Cookstown

Description of Proposal: Proposed 3 townhouses and in curtilage parking

Applicant:
Address:



Agent: Premier Building Design Ltd
Address: 24 Lower Ballinderry Road
Lisburn
BT28 2JH

Approved Plan(s): 01 Rev 2,

Mid Ulster District Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS 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

The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Condition 2

No development shall commence on site until a method of sewage disposal has been submitted to Mid Ulster District Council Planning Department and agreed in writing with NIW.

Reason: To ensure the development can provide an adequate means sewage disposal without compromising the environment.

Condition 3

The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 01 Rev 2 uploaded on Public Access on

17th Jan 2024 prior to the commencement of any other development hereby permitted. 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 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.

Condition 4

The access gradients to the dwellings 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.

Condition 5

No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with approved drawing no 01 Rev 2 uploaded on Public Access on 17th Jan 2024 to provide adequate facilities for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

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.

Dated: 14th August 2024



Planning Service Lead - Local Planning