



## APPROVAL OF RESERVED MATTERS

### Planning (Northern Ireland) Order 1991

Application No: I/2005/0519/RM

Date of Application: 11th May 2005

Site of Proposed Development: Old Beaghmore Farmhouse, approximately 520m North of 21 Beaghmore Road, Tulnacross, Cookstown

Description of Proposal: One Dwelling house

Applicant:

Address:

Agent:

Address:

Outline Application Number: I/2002/0251/O;

Drawing Ref: 01 Revision 1, 02, 03, 04 Revision 1, 05 Revision 1, 06 Revision 1, 07 Revision 1, 08 Revision 1

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

### HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:-
  - i. The expiration of a period of 5 years from the grant of outline planning permission; or
  - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development hereby permitted.

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DC1001MW

Omagh Planning Office



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See also Explanatory Notes attached



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

3. 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 before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

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

4. Development shall not commence until a Water Act Consent has been obtained for the discharge of sewerage effluent and a copy of consent has been forwarded to Planning Service.

Reason: To ensure a satisfactory means of effluent disposal can be provided.

5. All existing trees and hedgerows within the site and on the site boundaries shall be permanently retained intact and no lopping, topping, felling or removal shall be carried out without the prior written approval of the Department unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing within one week of the work being carried out.

Reason: To ensure the development integrates into the countryside and to ensure the maintenance of screening to the site.

6. All proposed planting approved by the Department shall be carried out in the first planting season following the commencement of development on site and any trees or shrubs that die within 5 years of planting shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a comprehensive landscaping scheme is established on the site complimenting the visual amenity of the area.

7. Subject to the above condition, the development shall be carried out in accordance with the stamped approved drawings No 01 Revision 1, 02 and 03 which were received on 28-APR-2005, drawings No 04 Revision 1, 05 Revision 1, 06 Revision 1 and 07 Revision 1 which were received on 11-MAY-2005 and drawing No 08 Revision 1 which was received on the 14-JUN-2005.

Reason: To ensure the development is carried out in accordance with the approved plans.

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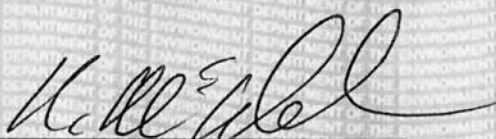




### Informatives

1. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: 33 Moleworth Road, Cookstown. A deposit will be required.
2. It is the responsibility of the developer to ensure that the surface water does not flow from the site onto the public road and that the existing roadside drainage is accommodated and no water flows from the public road onto the site.
3. 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.

Dated: 17th August 2005

  
Authorised Officer

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