



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

APPROVAL OF RESERVED MATTERS;

Planning Act (Northern Ireland) 2011

Application No: **I/2015/0046/RM**

Date of Application: **13th February 2015**

Site of Proposed Development: **20m South of 119 Coagh Road
Curglassan Crossroads
Stewartstown**

Description of Proposal: **Proposed dwelling within existing cluster**

Applicant: **Mr Tom Ferguson**
Address: **C/o.agent**

Agent: **APS Architects llp**
Address: **Unit T3 CeC
Sandholes Road
Cookstown
BT80 9LU**

Drawing Ref: **01, 02(REV 1), 03(REV 1), 04(REV 1),**
Outline Application Number: **I/2012/0452/O**

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, The Mid Ulster Council in pursuance of its powers under the above-mentioned Act 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 Section 62 of the Planning Act (Northern Ireland) 2011 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. All landscaping comprised in the approved details of landscaping drawing no 02(rev 1) received 21st May 2015 shall be carried out in the first planting season following the commencement of the construction of the development hereby approved and any trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the development integrates into the countryside.

3. The vehicular access, including visibility splays of 2.4m x 60m south and 2.4m x 90m north, shall be in place in accordance with Drawing No. 02(rev 1) bearing the date stamp 21st May 2015, prior to the commencement of any other works or other development hereby permitted.

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

4. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is commenced 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 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.
2. The applicant is advised that under Article 11 of the Roads (NI) Order 1993, the Department for Regional Development is empowered to take measures to recover any reasonably incurred expenses in consequence of any damage caused to the public road as a result of extraordinary traffic generated by the proposed development.

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

All construction plant and materials shall be stored within the curtilage of the site.

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 Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is Roads Service, Molesworth Street, Cookstown. A monetary deposit will be required to cover works on the public road.

It is the responsibility of the developer to ensure that

- Surface water does not flow from the site onto the public road
- The existing roadside drainage is accommodated and no water flows from the public road



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onto the site

- Surface water from the roof of the development hereby approved does not flow onto the public road, including the footway
- The developer should note that this planning approval does not give consent to discharge water into a DRD Roads Service drainage system.

Dated: 15th June 2015

Area Planning Manager

