



Comhairle Ceantair  
**Lár Uladh**  
**Mid Ulster**  
District Council

## OUTLINE PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

**Application No:** LA09/2024/0502/O

**Date of Application:** 29 April 2024

**Site of Proposed Development:** Adjacent to and immediately South East of 50 Mousetown Road Coalisland

**Description of Proposal:** Proposed infill site for a dwelling and domestic garage

Applicant:  
Address:

Agent: McKeown and Shields Ltd  
Address: 1 Annagher Road  
Coalisland  
Dungannon  
BT71 4NE

**Approved Plan(s):** 01,

Mid Ulster District 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:

#### Condition 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.

#### Condition 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.

#### Condition 3

Prior to the commencement of any works or other development hereby permitted, the vehicular access, including visibility splays of 2.4m x 33m to the south and 2.4m x 45m to the north, 33m south and 45m north forward sight line, shall be provided in accordance with the 1:500 site plan submitted as part of the reserved matters application. 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 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

During the first available planting season following the occupation of the dwelling hereby approved, a landscaping scheme, as agreed with the Council at Reserved Matters stage shall be implemented as agreed. The scheme shall include details of those trees to be retained and measures for their protection during the course of development; details of a native species hedge to be planted to the rear of the visibility splays and along all new boundaries of the site. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practice. Any tree, shrub or other plant identified in the landscaping scheme dying with 5 years of planting shall be replaced in the same position with a plant of a similar size and species.

Reason: In the interests of visual and residential amenity.

#### Condition 5

Prior to the occupation of the dwelling hereby approved the applicant shall provide the Council with a consent to discharge for the septic tank or an agreement from NI Water to connect into the public foul sewer.

Reason: To prevent pollution.

#### 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](http://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: 2nd October 2024



Planning Service Lead - Local Planning