



## APPROVAL OF RESERVED MATTERS

### Planning (Northern Ireland) Order 1991

Application No: I/2007/0178/RM

Date of Application: 7th March 2007

Site of Proposed Development: **Approximately 120m North West of 32 Balladoogh Lane, Killeenan, Cookstown**

Description of Proposal: **Proposed new dwelling and garage.**

Applicant: BRD Contracts

Address: 22 Lambfields Meadows

Lurgaboy Lane

Dungannon

BT71 63X

Agent: Gibson Design & Build

Address: 25 Ballinderry Road

Coagh

County Tyrone

BT80 0BR

Outline Application Number: I/2005/0605/O;

Drawing Ref: 01, 02 Revision 1, 03 Revision 1, 04

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

3. 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.

4. All landscaping comprised in the approved details of landscaping 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 that a comprehensive landscaping scheme is established on the site complementing the visual amenity of the area.

#### 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 Molesworth Street, Cookstown. A deposit will be required.
2. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road and the existing roadside drainage is accommodated and no water flows from the public road onto the site.
3. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.
4. 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: 19th June 2007

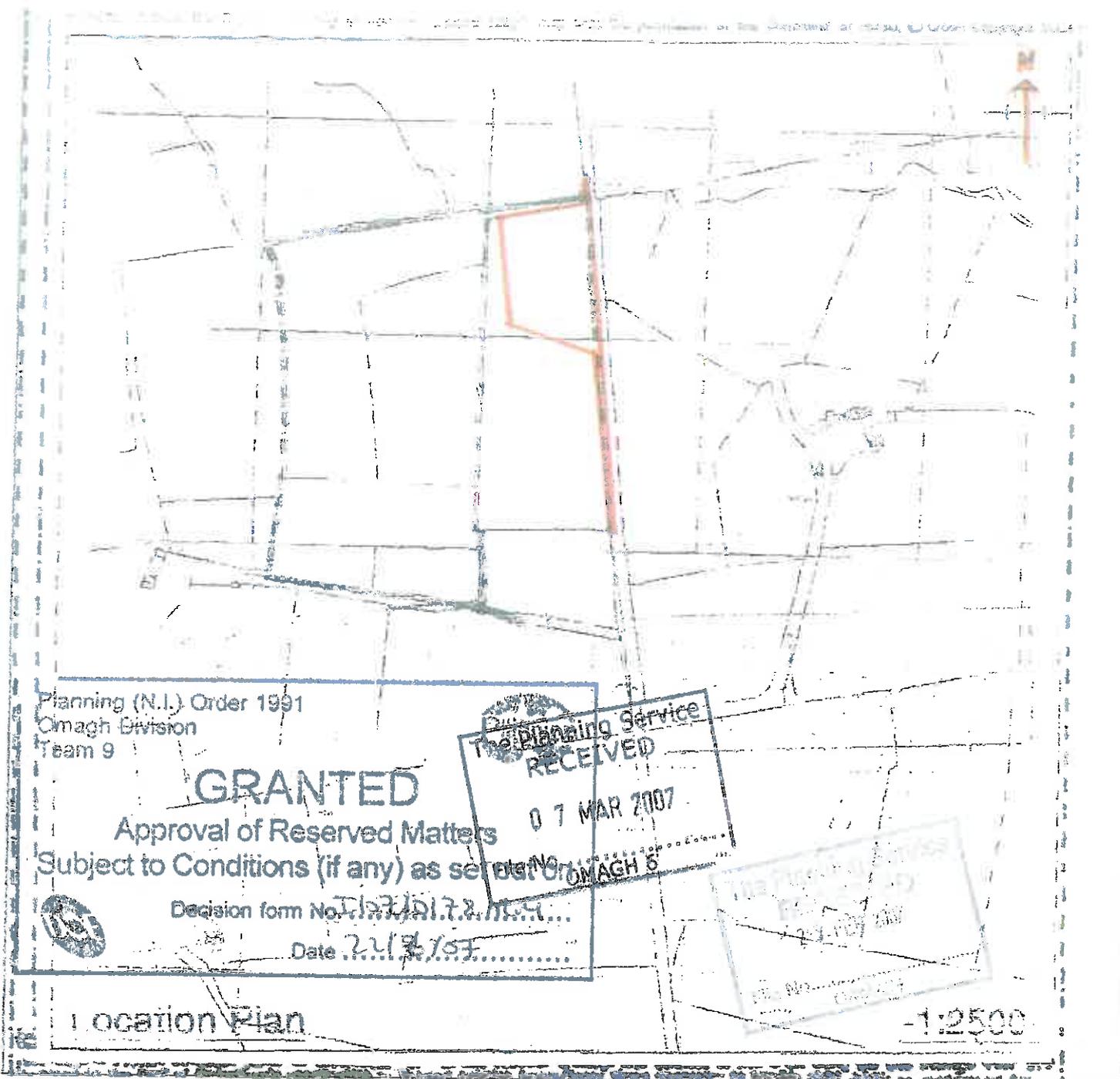
  
Authorised Officer

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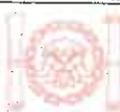
DC1001MW

Omagh Planning Office





OSM NO: 123/7 ccr

 Chartered Institute of Architectural Technologists

**GIBSON DESIGN & BUILD**  
 Architectural Technologists.

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 Tel.: 028 867 37078 Fax.: 028 867 36612

Client: BRD CONTRACTS

Job: PROPOSED NEW/DWELLING AT APPROX 100M AHEAD

Drawing <sup>1/2007/0178</sup>  
 Number.....01.....



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