



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2020/0657/O**

Date of Application: **11th June 2020**

Site of Proposed
Development:

**Between 66 & 66a Derryoghill Road
Dungannon
Co.Tyrone**

Description of Proposal:

Proposed Dwelling

Applicant:

Address:

Agent:

Address:

Drawing Ref: 01, 02/1

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:

1. Approval of the details of the design and external appearance of the buildings, site levels, the means of access thereto, landscaping of the site and sewage treatment works (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.

2. 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.

3. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: To ensure resident's privacy is not adversely affected.

4. The proposed dwelling shall be sited as shown on drawing No 02/1 bearing the stamp dated 22 MAR 2021.

Reason: In the interests of rural character and to protect residential amenity.

5. The proposed dwelling shall have a ridge height of not more than 6.0 metres above the existing ground level.

Reason: To ensure that the development is in character with the surrounding area and to protect residential amenity.

6. Prior to the commencement of any development hereby approved the vehicular access, including visibility splays of 2.4m x 45.0m and forward sight distance of 45.0m shall be provided in accordance with the RS1 form and details to be approved at Reserved Matters with the access generally in the location shown on drawing No 02/1 bearing the stamp dated 22 MAR 2021. 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 levels 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.



7. The existing natural screenings of the site shall be retained in accordance with details to be submitted and approved at Reserved Matters stage. These shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of biodiversity.

8. All hard and soft landscape works shall be carried out in accordance with the plans as may be approved at Reserved Matters stage and the appropriate British Standard or other recognised Codes of Practice. All proposed landscaping shall be native species and new hedges shall be planted along the boundaries of the site between points A-B and C-D as shown on drawing no 01 bearing the stamp dated 11 JUN 2020. The landscaping shall be carried out within 6 months of the date of occupation of the development hereby approved and any tree shrub or plant dying within 5 years of planting shall be replaced in the same position with a similar size, species and type.

REASON: In the interests of visual and residential amenity and biodiversity.

9. The existing buildings identified in green on drawing number 01 bearing the stamp dated 11 JUN 2021 shall be retained in accordance with details to be submitted and approved at Reserved Matters stage. These shall be retained unless necessary to prevent danger to the public.

Reason: This development is granted solely on the basis these buildings provide enclosure to the proposed development.

Informatives

1. Planning permission does not provide title and the applicant must satisfy himself that he controls all the land necessary to carry out this development in full.

Dated: 8th September 2021

Planning Manager

