



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA09/2019/1245/O**

Date of Application: **20th September 2019**

Site of Proposed
Development:

**Junction of Craigs Road & Killycurragh Road
Orritor
Cookstown**

Description of Proposal:

Gap site for dwelling & garage

Applicant: Wesley Carson
Address: 245 Orritor Road
Cookstown
BT80 9NE

Agent: APS Architects LLP
Address: 4 Mid Ulster Business Park
Sandholes Road
Cookstown
BT80 9TN

Drawing Ref: 01

Mid Ulster 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. 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.

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.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. The proposed dwelling shall have a ridge height of less than 6 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21 and with the adjacent residential dwellings.

5. No development shall take place until a landscaping scheme has been submitted to and approved by the Council showing the location, numbers, species and sizes of trees and shrubs to be planted. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development.

Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

6. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.




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 alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
2. 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: 4th March 2020

Planning Manager



Form P19

EXPLANATORY NOTES TO ACCOMPANY APPROVALS

Type of Approval	See Notes
(a) Planning Permission or Approval of Reserved Matters	1, 2, 3 & 4
(b) Consent to Display Advertisements	1, 2, 4 & 5
(c) Listed Building Consent	1, 2, 4 & 6

Notes

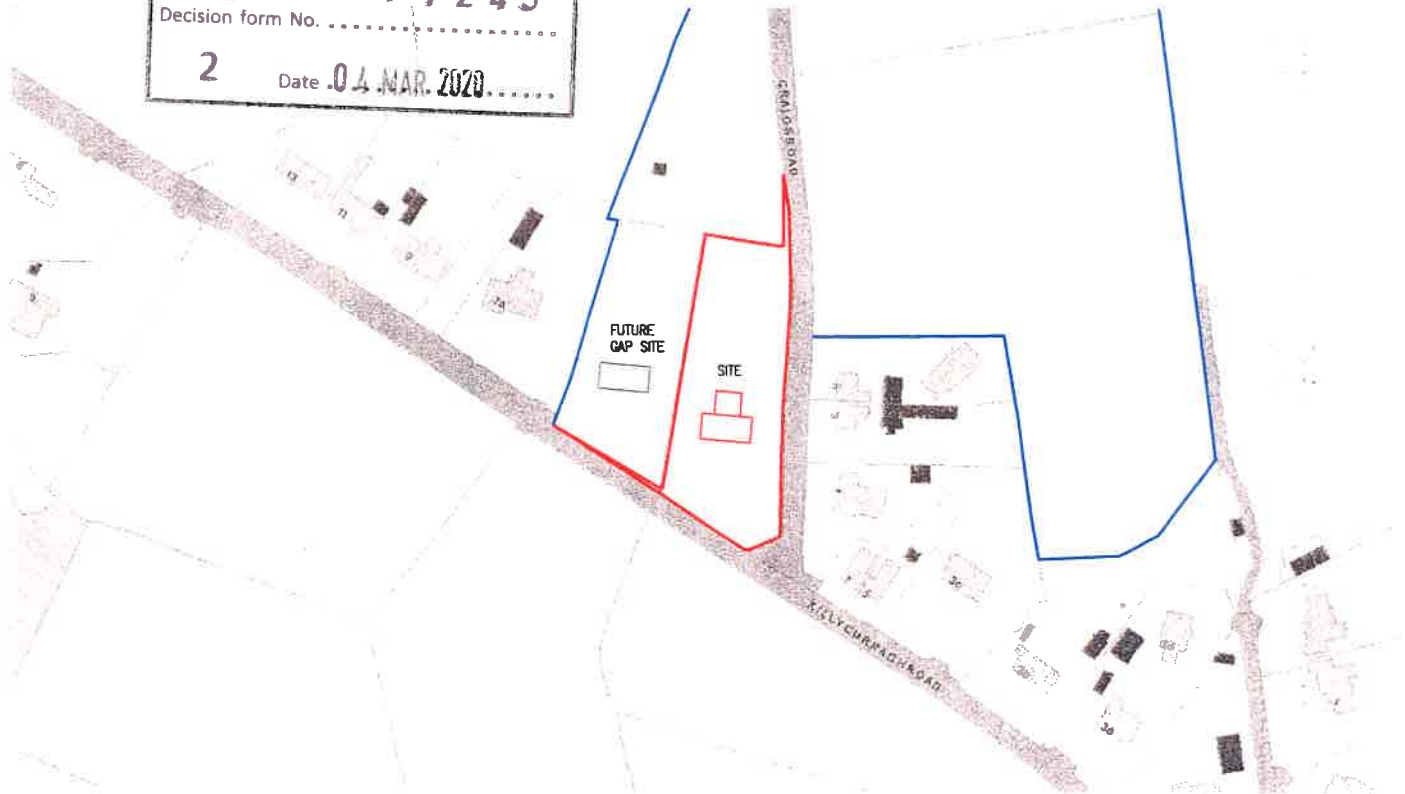
1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Council or Department for Infrastructure (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website (www.pacni.gov.uk) or by contacting the Commission directly at the aforementioned address.
2. You should check whether further approval is required under other legislation, such as the Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water, etc to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to the approval plans or comply with conditions attached to this permission is a contravention of the Planning Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in enforcement action.
5. If you intend to display an advertisement on land which is not in your possession you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained Listed Building Consent to demolish a building you must not do so before the Department for Communities Historic Environment Division has:
 - (i) Been given reasonable access to the building for one month following the granting of consent; or
 - (ii) Stated that it has completed its record of the building; or
 - (iii) Stated that it does not wish to record it.

The Department for Communities Historic Environment Division can be contacted at HEDPlanning.General@doeni.gov.uk or Tel: (028) 9082 3177 or (028) 9082 3126.

Planning Act (NI) 2011 Mid Ulster District Council

GRANTED

For the reasons set out on
LA09/19/1245
 Decision form No.
2 Date **04 MAR. 2020**.....



LA09/2019/1245

Mid Ulster District Council
 Drawing Number..... **01**

3 Planning Office RECEIVED
 20 SEP 2019
 File No.
 Mid Ulster District Council

APS

Unit 4
 Mid Ulster Business Park
 Sandholes Road
 Cookstown
 BT80 9LU

T 028 867 60036
 E terry@aps-architects.co.uk

Proposed Gap site
 Project Ref: C.140
 MR WESLEY CARSON
 Location: Junction of
 Craigs road & Killycurragh road
 Cookstown

Drawing: Location Map
 Drawing Number: A01
 Scale: 1:2500
 Date: SEPTEMBER 2019

DETAILED REQUIREMENTS FOR PUBLIC ROAD ACCESS

Planning Ref:

Application Reference	LA09/2019/1245/O
Proposal	Gap site for dwelling & garage
Location	Junction of Craigs Road & Killycurragh Road, Orritor, Cookstown
Date of Consultation	30 th September 2019
Date of Response	8 th October 2019

1. The detailed access requirements for the above proposal are set out in the box below.
2. A maximum 1:500 scale plan incorporating these requirements must be submitted as part of the Reserved Matters application.
3. Notes marked with an "X" to be copied onto Plan

The Applicant and/or his successors in title shall comply with conditions marked with a "Z".

(a) Layout to be in accordance with Diagram(s) 1/2/3/4 attached.

5. Visibility Splays X = 2.4 metres Y = 60 metres *.
 * Ensure no blind spots exist where access is on the inside of a bend.
 The visibility splays shall be provided prior to the commencement of any other works or other development.

(b) Forward Sight Distance - 60m

(c) Width of Access (if different from diagram) :

7 a. Minimum radii (if different from diagram). Entry _____ metres. Exit _____ metres

7 b. The access shall be at a right angle to the public road over a distance of 5 metres as measured from the near edge of the public road.

9. PARKING / TURNING "X"

The required vehicle parking and turning areas to be provided within the curtilage of the site. Provision must be made for vehicles to reverse and exit in forward gear. (Private drive 18 m x 3.2 m. Over 3 bedrooms require 24 m x 3.2 m).

10. Access position : New access

11. Other Requirements:

- (d) Drainage measures to be implemented to prevent surface water flowing onto or from the public road,
- (e) Hedge/Fence removal required in both directions to achieve the visibility splays
- (f) All roads notes to be inscribed
- (g) The visibility splays shall be in place prior to any other works or development.

SIGNED : D Chada

DATE:: 7/10/2019

"Z" The proposed access details shall also be in accordance with the Roads Service publication "Vehicular Access Standards" some portions of which are reproduced below for convenience.

VISIBILITY SPLAYS "X"

12. Visibility splays must be retained in perpetuity.

VISIBILITY SPLAYS "X"

13. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.

POLES/COLUMNS "X"

14. Any pole or column materially affecting visibility must also be removed. A maximum of 1 No. pole or column is acceptable in each visibility splay. The cost of removing columns/poles is borne by the Applicant. No work shall commence on site until the visibility splays have been provided.

HEDGES, ETC "X"

15a. Any hedges/walls/fences/trees/shrubs etc (of any height) located in front of the visibility splays shall be removed.

FENCE/WALL "X"

15b. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any new trees or shrubs be planted at least 1.0m back from the visibility splays to allow for future growth and some species will require additional set back.

DRAINAGE "Z"

16a. Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the access. The appropriate drainage arrangements must be detailed on the plan.

16b. It is the Applicant's responsibility to ensure that surface water from the roof of the development does not flow onto the public road, including the footway.

17. Open drains or outlets in the road verge shall be piped to the satisfaction of TransportNI.

Watercourses behind/ in front of a hedge/ fence line shall be piped to the satisfaction of the Rivers Agency.

GRADIENT "X"

18. *Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary, i.e. from the back of the verge/ back of footway / fence-line / edge of carriageway.

GRADIENT "Z"

19. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1:25) maximum and 2.5% (1:40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

GATES / SECURITY BARRIERS "X"

20. Entrance gates, where erected, should be sited at least 5 metres from the edge of the carriageway. Where this is not possible, they shall be sited so that when open they do not project over the footway, verge, or carriageway. "Z"

21. In the case of industrial premises or other major accesses, gates or security barriers shall be located at a distance from the edge of the carriageway that will allow the largest vehicle likely to use the access to stop clear of the carriageway when the gates or barriers are closed. "Z"

DRIVEWAY WIDTH "X"

22. Minimum width 3.2 m. Maximum - 5.0m

VISIBILITY SPLAYS ACROSS EXISTING FOOTWAY

23. The footway shall be extended to the rear of the visibility splays and a backing kerb provided. The extension must use the same material (Bitmac/Asphalt) used in the construction of the footway.

24. Any existing access shall be closed within 4 weeks of new access opening.

TRUNK ROADS - DWELL AREA

25. Where the access is above the public road, the access gradient for the first 15m immediately adjacent to a trunk road shall be between 0 and 2%.

SURFACE MATERIAL "X"

26. Entrances/lay-bys shall be surfaced in bitmac/asphalt between the edge of the public road and a point in line with the centre line of the existing hedge/fence/wall etc.

DROPPED KERBS

27. Kerbs shall be dropped over a distance of 6m across the mouth of the entrance

SEPTIC TANKS "X"

28. Position of the septic tank to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road. "Z"

ACCESS ACROSS VERGE/FOOTWAY, ETC "Z"

29. Roads Service have no objection to access across a roadside verge/footway. The only exception to this is where an access is onto a public car park; in this particular case a legal agreement (together with payment) must be entered into with Roads Service prior to full/reserved matters planning permission being recommended. Apart from car parks there is no non-refundable charge for crossing a verge/footway

DISABLED PARKING

30. A minimum of one marked disabled parking space shall be provided close to the entrance (over 25spaces: 1/25).

31. The Applicant is required under the Roads (NI) Order 1993 to be in possession of the Department's consent before any work commences which involves openings to any fence/hedge/wall etc bounding the front of a site. The consent is available from the *Section Engineer, DfI Roads and Rivers, Loughry Campus, 49 Tullywiggan Road, Cookstown, BT80 8SG*

32. Plant visibility splay/Forward sight distance with ground covering shrubs, e.g. Erica Carnea Whitehall – mature height 150 mm or other shrubs with maximum mature height of up to 15mm. See Point 3.1 of DCAN15 for guidelines on forward sight distance (Document available from Planning Service)

DIAGRAM 1: ACCESS FOR SINGLE DWELLING Option A

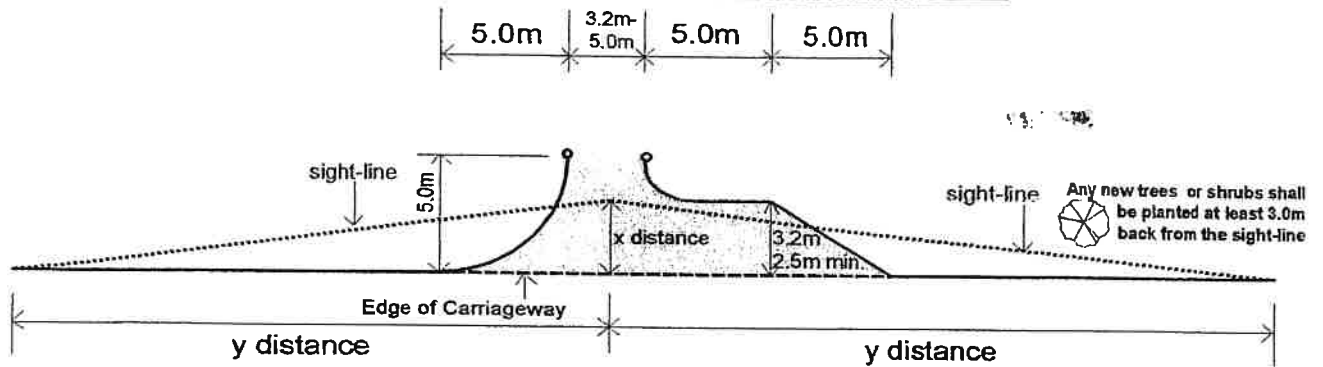


DIAGRAM 2 : ACCESS FOR SINGLE DWELLING Option B

Within Development Limits lowering of kerbs will normally be acceptable, where there is a frontage footway.

~~Kerbs and footways are acceptable.~~

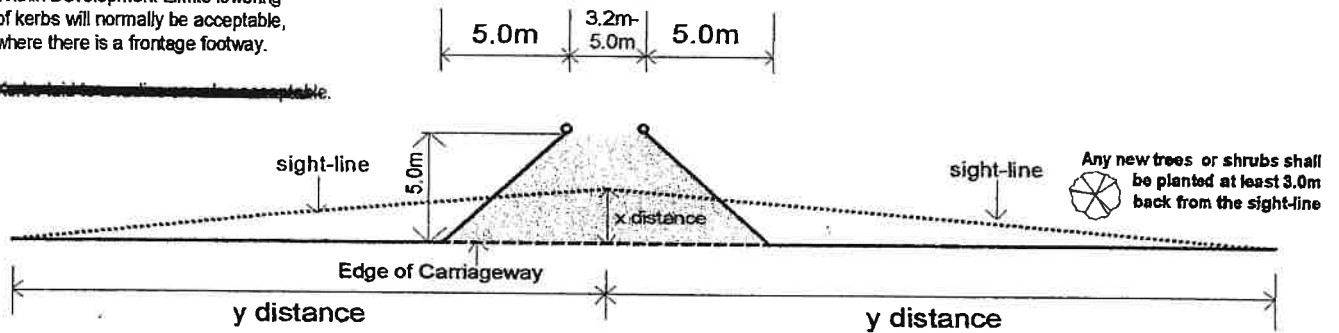


DIAGRAM 3 : ACCESS FOR PAIRED DWELLINGS

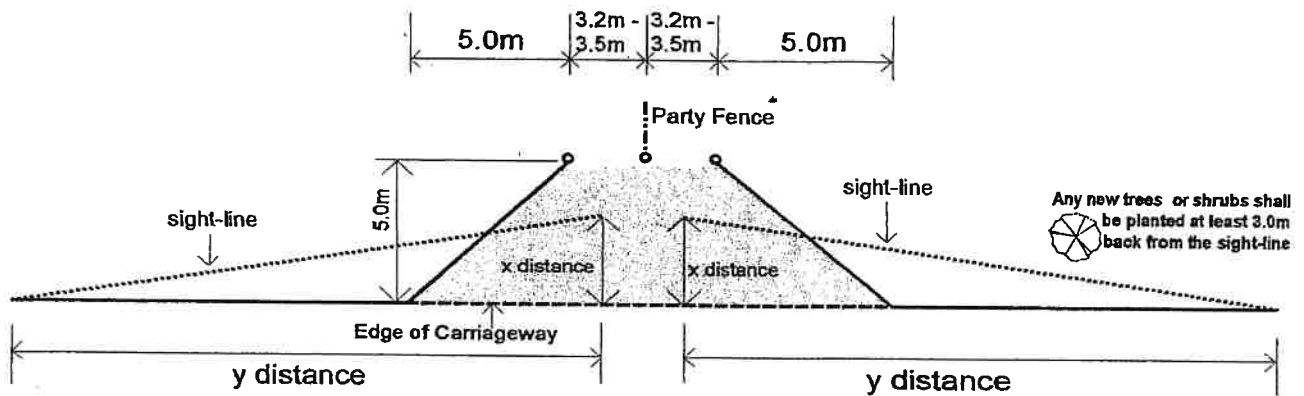


DIAGRAM 4 : OTHER ACCESSES

