

COMMENCED BY 25<sup>TH</sup> JUNE 2001



## PLANNING PERMISSION

### Planning (Northern Ireland) Order 1991

Application No: **N/2005/0890/F**

Date of Application: **1st September 2005**

Site of Proposed Development: **100m West of 26 Donacloney Road, Blackskull, Dromore**

Description of Proposal: **Erection of dwelling and garage (amended plans)**

Applicant: **Mr Waugh**

Agent: **Mr D Haire**

Address: **10 Donacloney Road**

Address: **46 Avenue Road**

**Blackskull**

**Lurgan**

**Dromore**

**Co Armagh**

**BT66 7BD**

Drawing Ref: **01, 02A, 03A, 04A, 05A, 06, 07**

The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

### GRANTS 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. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time limit.

2. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the dwelling or in accordance with a programme to be agreed with the Department.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

3. The building hereby permitted shall not be occupied until the vehicular access has been constructed in accordance with the approved plans.

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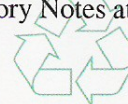
**DC1001MW**

Craigavon Planning Office



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See also Explanatory Notes attached



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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.

4. 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.

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

5. 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 before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

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

6. The gradient of the access shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

7. The dwelling shall not be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of two private cars and a further space outside the curtilage of the dwelling.

Reason: To ensure adequate in-curtilage parking in the interests of road safety and the convenience of road users.

### **Informatives**

1. An application to install a septic tank should be made to the Environmental Health Department of Craigavon Borough Council.
2. A consent under the terms of the Water (Northern Ireland) Order 1999 will be required from the Department's Environment Service, Calvert House, Castle Place, Belfast.
3. 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.
4. All construction plant and materials shall be stored within the curtilage of the site.

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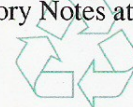
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5. It is the responsibility of the developer to ensure that:

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 onto the site.

surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

6. Public water supply available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the Department's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.

7. Foul water sewer not available. The use of a septic tank, (on the basis of one for each dwelling) is subject to the necessary written consent being obtained from the Environment and Heritage Service and the approval of the local District Council Environmental Health section.

Where approval to the use of a septic tank disposal system is granted and the applicant wishes the Water service to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction requirements contained therein. Contact Water Service's Customer Services Unit to obtain a 'Form of Agreement' form, or telephone Waterline on 0845 7440088.

8. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.

9. The applicant is advised to contact Water Service through its Customer Service's Unit or Waterline on 0845 7440088 upon receipt of this decision to discuss any issues of concern.

10. If during the course of developing the site the developer uncovers a pipe not previously evident the local Water Service should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe.

11. 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.

12. 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: 25th August 2006

Authorised Officer

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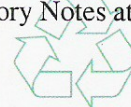
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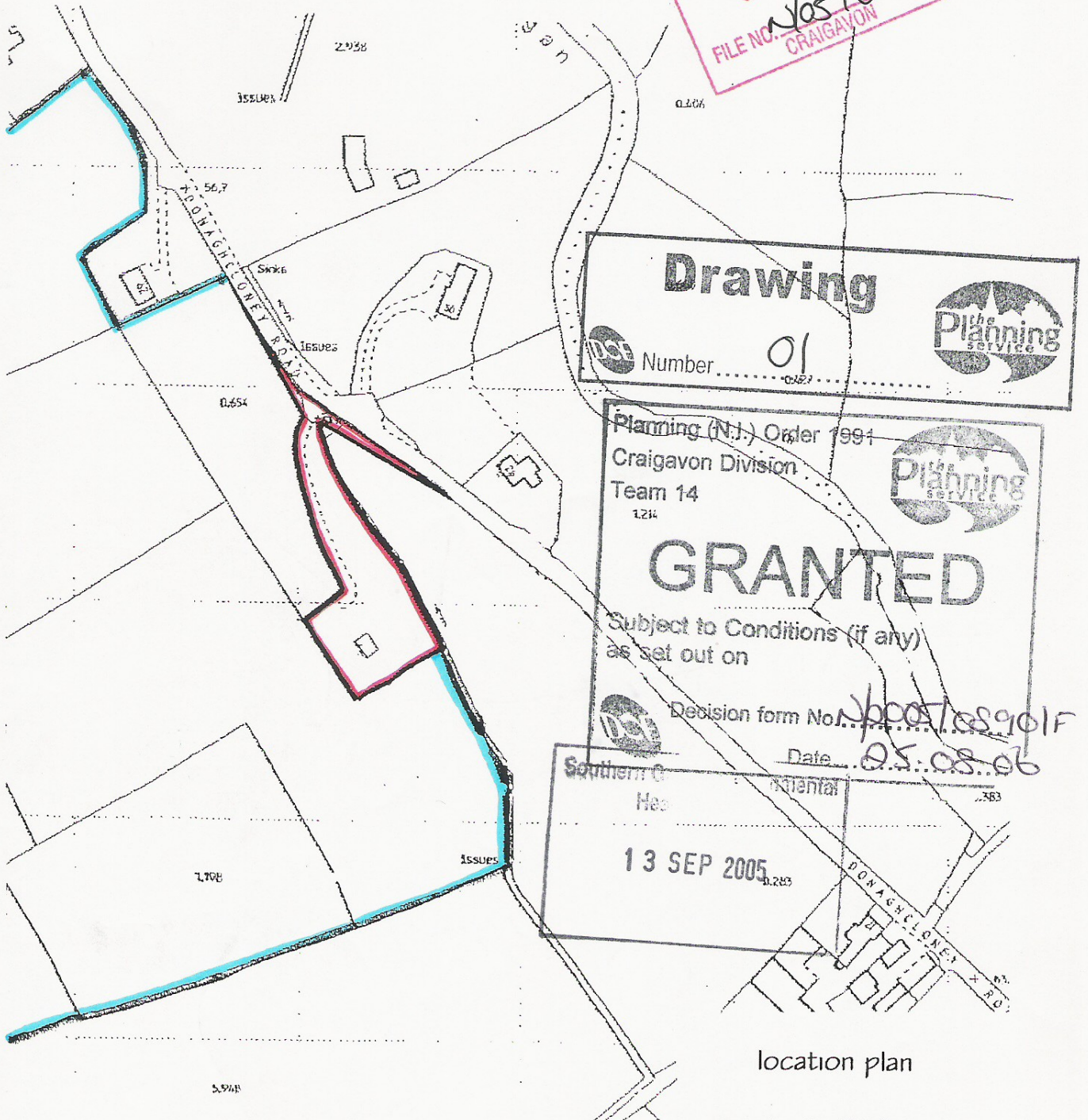


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THE PLANNING SERVICE  
RECEIVED  
30 AUG 2005  
FILE NO. N05/0890  
CRAIGAVON



100m West of 26 Donaghcloney Road, Blackskull

location plan  
scale 1 : 2500  
os, 202-05NW

architecture

planning

interiors