

Commence 8/1.

Nov 23rd 2008



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **N/2006/0536/RM**

Date of Application: **9th June 2006**

Site of Proposed Development: **Approximately 300 metres south west of 31 Monree Road, Donaghcloney**

Description of Proposal: **Erection of dwelling & integral garage**

Applicant: **Maldag Developments Ltd**

Agent: **Mr D Haire**

Address: **85 Blackscull Road**

Address: **46 Avenue Road**

Dromore

Lurgan

Co. Down

Co Armagh

BT66 7BD

Outline Application Number: **N/2003/0142/O;**

Drawing Ref: **1, 2, 3, 4, 5, 6**

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. 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

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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.

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 private cars at the rate of 2 spaces.

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

Informatives

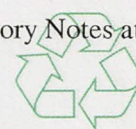
1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

2. 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.

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3. The applicant's attention is drawn to the attached information note from Northern Ireland Electricity.
4. An application to install a septic tank should be made to the Environmental Health Department of Craigavon Borough Council.
5. 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.
6. 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.
7. All construction plant and materials shall be stored within the curtilage of the site.
8. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road and that the existing roadside drainage is accommodated and no water flows from the public road onto the site.

Dated: 23rd January 2007

Authorised Officer

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Craigavon Planning Office



An Agency within the Department of the
Environment
www.doeni.gov.uk

See also Explanatory Notes attached



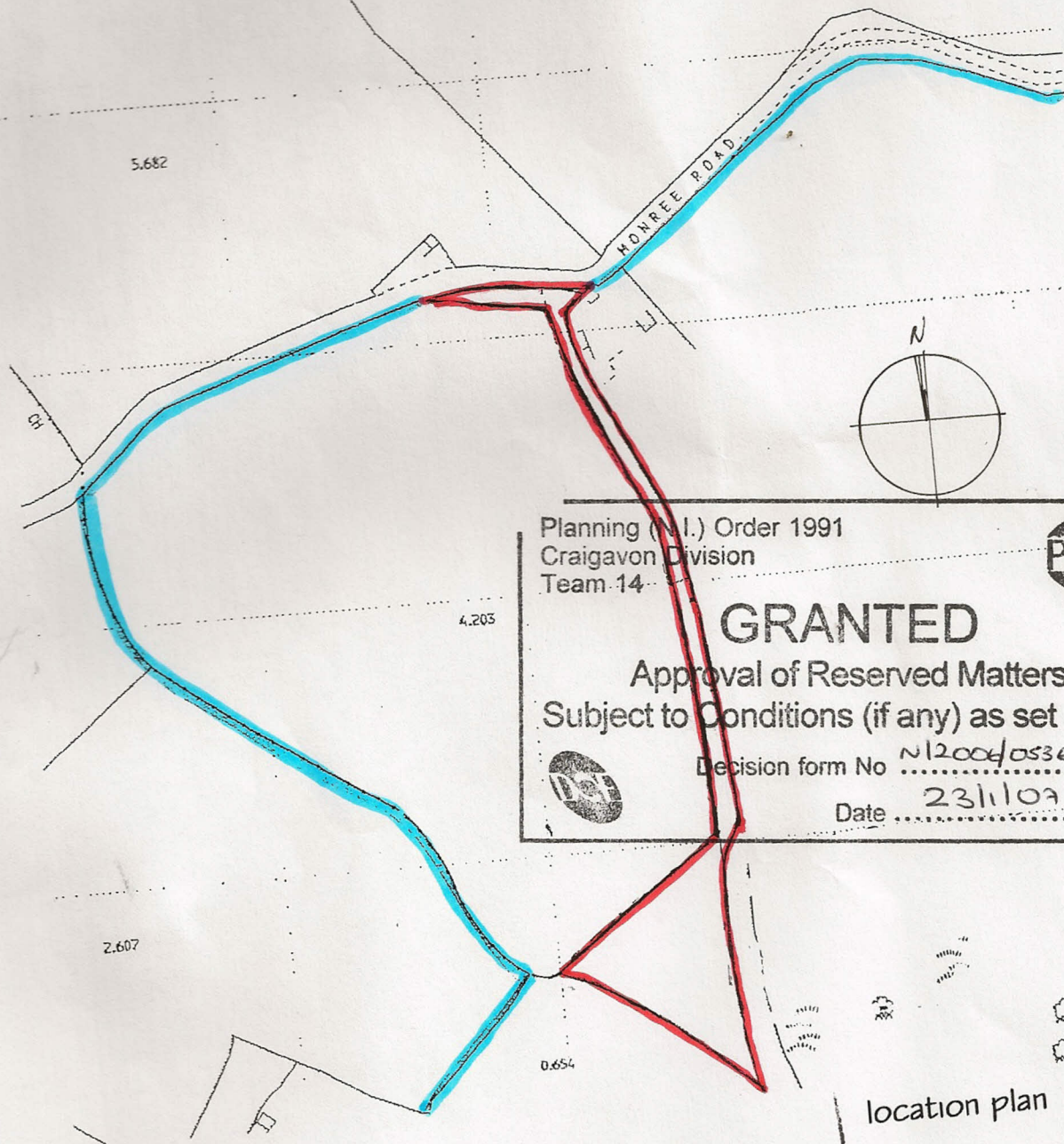
INVESTOR IN PEOPLE

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THE PLANNING SERVICE
RECEIVED
09 JUN 2006
FILE NO. N106/0536
CRAIGAVON

LURGANTAMRY



Planning (N.I.) Order 1991
Craigavon Division
Team 14



GRANTED

Approval of Reserved Matters
Subject to Conditions (if any) as set out on

Decision form No N12004/0536/12n
Date 23/1/07

location plan

scale 1: 2500

approx 300m sw of 31 monree road, donagheloney

(os, 20201 se)

DRAWING No. 1

architecture

planning

interiors