

Commenced by Aug 21 2008



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **N/2006/0759/RM**

Date of Application: **10th August 2006**

Site of Proposed Development: **Approx 370m east of 35 Monree road, donaghcloney**

Description of Proposal: **Erection of dwelling and garage**

Applicant: **Maldag Developments LTD**

Agent: **Mr D Haire**

Address: **85 Blackskull Road
Dromore**

Address: **46 Avenue Road
Lurgan
Co Armagh
BT66 7BD**

Outline Application Number: **N/2003/0762/O;**

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

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.

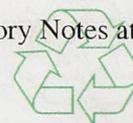
Reason: **Time limit.**

- 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 out prior to the occupation of the dwelling or in accordance with a programme to be agreed with the Department.

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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.

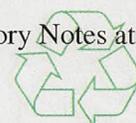
Informatives

1. 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. It is the responsibility of the developer to ensure that:-

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- 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.

4. Water supply not available. The nearest public watermain is located 295m on Monree Road.
5. Foul water sewer not available. The use of a septic tank, 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.

6. 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.
7. 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.
8. 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.
9. The applicant's attention is drawn to the attached information note from Northern Ireland Electricity.
10. 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: 21st November 2006

Authorised Officer

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An Agency within the Department of the

Environment

www.doeni.gov.uk

See also Explanatory Notes attached



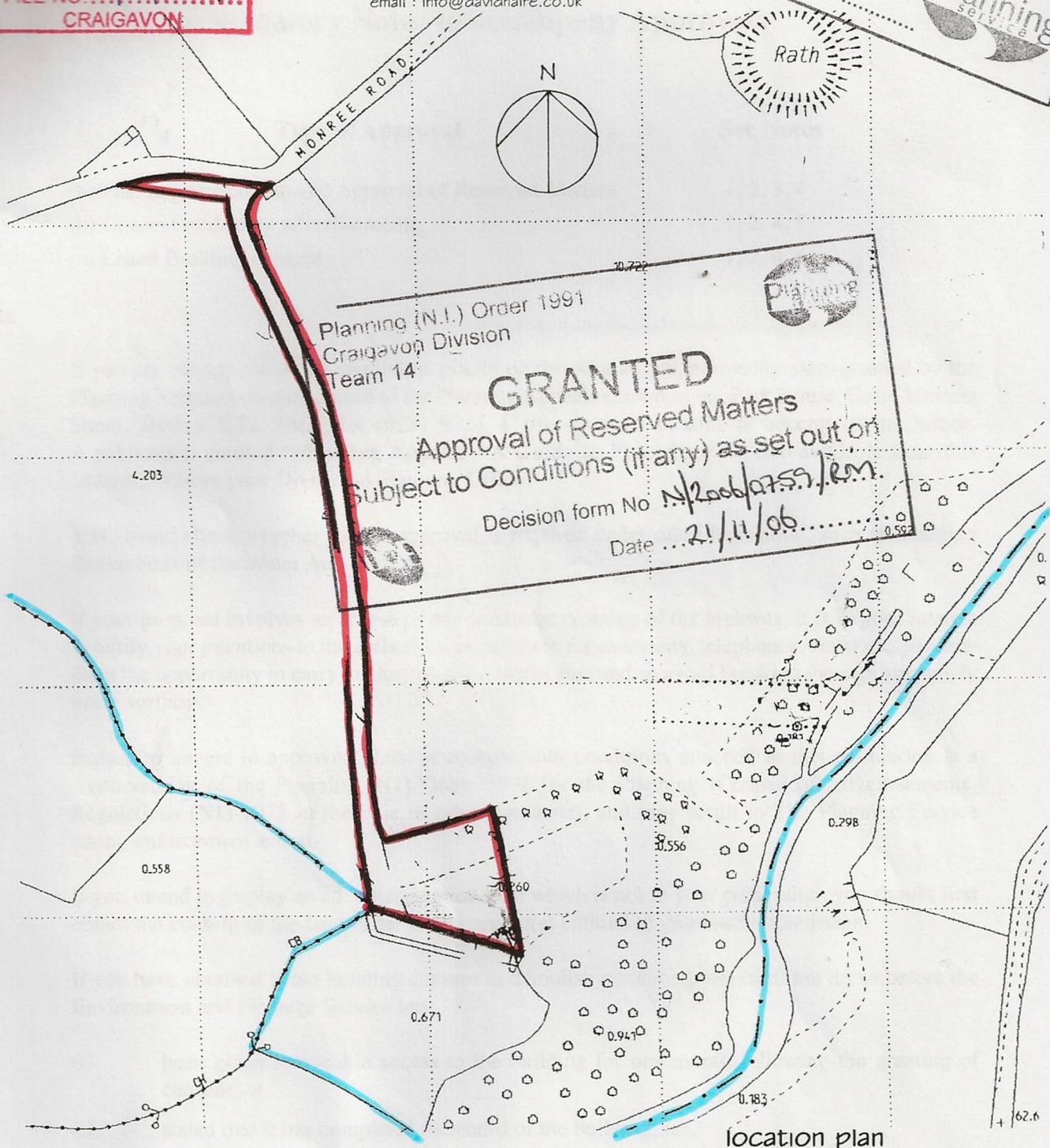
INVESTOR IN PEOPLE

PLANNING SERVICE
10 AUG 2006
FILE NO. N/06/0759
CRAIGAVON

....david haire
architectural design

46 avenue rd Lurgan bt66 7bd
T: 38 344322 M: 07900 278696
email: info@davidhaire.co.uk

Drawing
Number 01
The Planning Service



location plan

scale 1: 2500

os 202-01se

370m east of 35 monree road, donacloney