



## APPROVAL OF RESERVED MATTERS

### Planning (Northern Ireland) Order 1991

Application No: N/2009/0493/RM

Date of Application: 31st July 2009

Site of Proposed Development: 60 metres south west of 104 Killysorrel Road, Dromore.

Description of Proposal: Erection of dwelling and garage

Applicant: Maldag Developments  
Address: 85 Blackscull Road  
Dromore

Agent: Mr D Haire  
Address: 46 Avenue Road  
Lurgan  
Co Armagh  
BT66 7BD

Outline Application Number: N/2006/0220/O;

Drawing Ref: 01, 02, 03, 04, 05, 06, 07, 08

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.

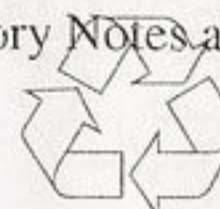
2. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the dwelling in accordance with a programme to be agreed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

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See also Explanatory Notes attached



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

3. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

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

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. Gates or security barriers at the access shall be located at a distance from the edge of the carriageway that will allow a 5 metres long vehicle to stop clear of the carriageway when the gates or barriers are closed.

Reason: To ensure waiting vehicles do not encroach onto the carriageway.

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 3 spaces per dwelling.

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

### **Informatives**

1. 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.
2. All construction plant and materials shall be stored within the curtilage of the site.

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See also Explanatory Notes attached



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3. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road. That the existing roadside drainage is accommodated and no water flows from the public road onto the site.

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

4. An application to install a septic tank should be made to the Environmental Health Department of Craigavon District 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. The Department considers that Leyland and Lawson Cypress (including the variety Castlewellan Gold), are inappropriate in rural areas as these non-native species are incongruous and intrusive in the countryside and are no benefit to wild life.

7. Details of suitable trees and hedgerow species for rural areas, can be found in 'A Design Guide for Rural Northern Ireland: Appendix 3'. Further information can be obtained from; Landscape Architect's Branch, Block 4, Hydebank, 4 Hospital Road, Belfast BT8 4JL Tel: 028 9025 3000.

8. 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.

9. 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.

10. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

11. The applicant's attention is drawn to the attached information note from Northern Ireland Electricity.

Dated: 5th October 2009



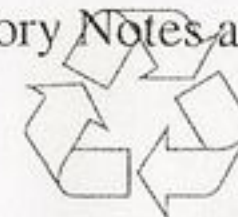
Authorised Officer

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See also Explanatory Notes attached



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## Explanatory Notes to accompany Approvals

| Type of Approval   | See Notes  |
|--|------------|
| (a) Planning Permission and 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 |

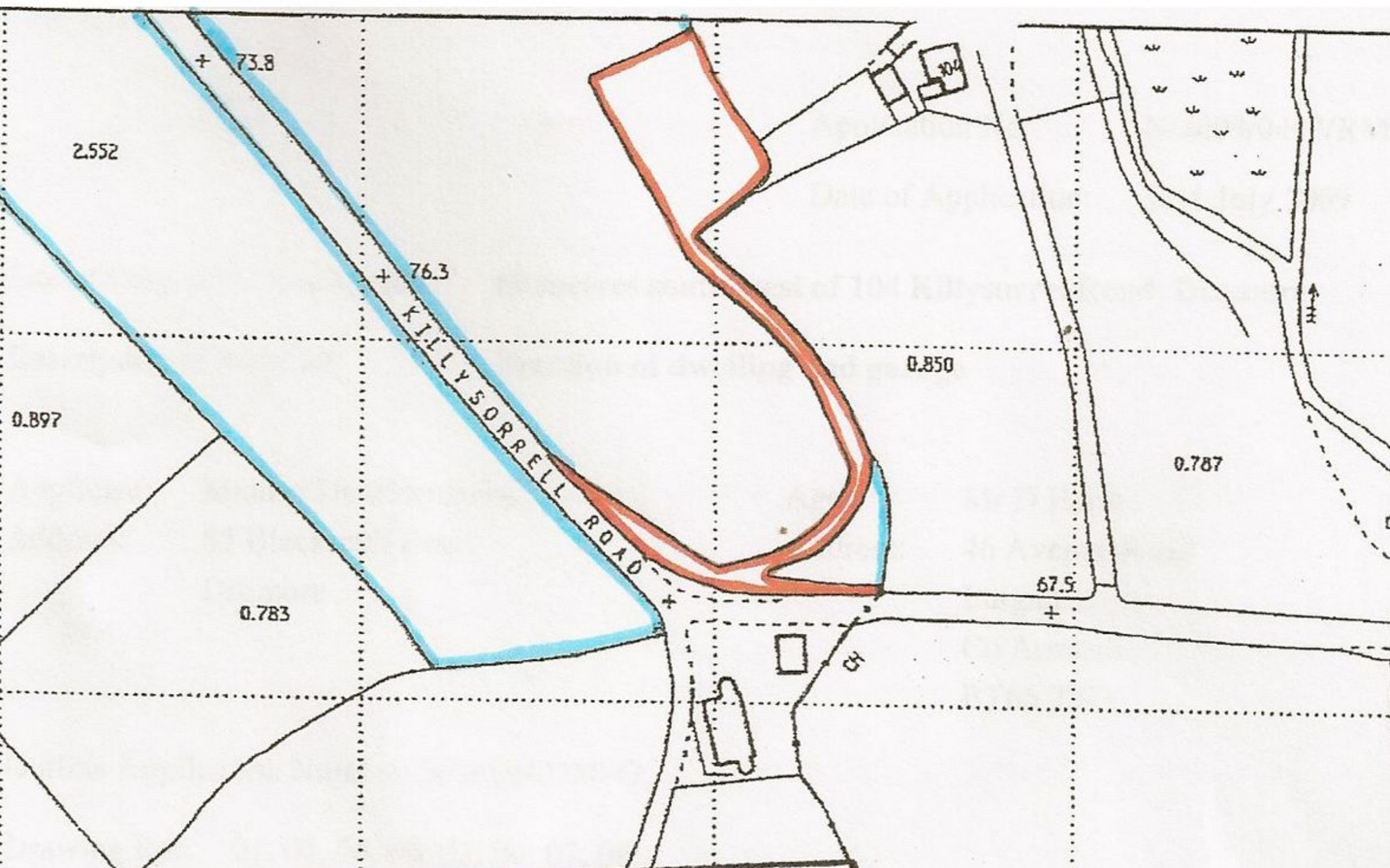
### Note

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Planning Service you may appeal to the Planning Appeals Commission, Park House, Great Victoria Street, Belfast BT2 7AG (Tel (028) 9024 4710) within 6 months of receipt of the notice. A publication entitled "**Planning Appeals - A Guide to Procedure**" is also available from this address, or from your Divisional Planning Office.
2. You should check whether further approval is required under other legislation, such as 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 approved plans or comply with conditions attached to this permission is a contravention of the Planning (N1) Order 1991 [or the Planning (Control of Advertisements) Regulations (N1) 1973 in the case of advertisements], and may result in The Planning Service taking 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 Environment and Heritage Service 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 Environment and Heritage Service, Historic Monuments and Buildings Branch can be contacted at 5-33 Hill Street, Belfast BT1 2LA-Tel: (028) 9023 5000.

Form P19





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. N/09/10493/RM

Date 5.10.09



The Planning Service  
 RECEIVED  
 31 JUL 2009  
 File No. N/09/10493  
 CRAIGAVON 4