



OUTLINE PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: L/2006/0928/O

Date of Application: 13th March 2006

Site of Proposed Development: Tattycam, Rosslea.

Description of Proposal: New dwelling and domestic garage

Applicant: Mr F Maguire
Address: 24 Drumlegagh Road
Omagh
BT78 5NG

Agent: Mr F Maguire
Address: Tully
Omagh

Drawing Ref: 01

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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. As required by Article 35 of the Planning (Northern Ireland) Order 1991, application for approval of the reserved matters shall be made to the Department 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: Time limit.

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 Department, in writing, before any development is commenced.

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See also Explanatory Notes attached



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

3. The proposed dwelling shall have a ridge height not exceeding 5.5 metres above finished floor level.

Reason: To ensure that the development integrates into the landscape in accordance with the requirements of the Department's Rural Strategy.

4. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

5. No development shall take place until a block plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Department.

Reason: To ensure the dwelling integrates into the landform.

6. The dwelling hereby permitted shall be sited and orientated with the gable facing the eastern boundary, and with little or no formal garden.

Reason: To ensure the dwelling integrates into the countryside and respects the rural character of the area.

7. No development shall take place until there has been submitted to and approved by the Department at reserved matters stage a landscaping scheme showing:-

- a) The retention and augmentation of trees and hedgerows along the Eastern boundary. These trees and hedgerows to be grown on and to be permanently retained at a height of no less than 7m.
- b) The planting of a native species hedgerow or trees along the northern, western and southern boundaries.
- c) Details of the site preparation, planting methods, medium and additives together with species, size and time of planting.

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 Department gives written consent to any variation.

Reason: To ensure the dwelling integrate into the landform.

8. 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.

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- 9. 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. You are advised that in order to meet the requirements of the Department's Design Guide for Rural Northern Ireland, the form, shape and materials will normally fall within the following parameters:-

- i. The width of the dwelling frontage should not exceed 18 metres for single storey dwellings or 20 metres if the roofline is broken or frontage set back.
- ii. The roof pitch should be within the range 35 to 40 degrees except when gable depth is below 7.5 metres, then 45 degrees is acceptable.
- iii. The front elevation should not have any projection or return other than a simple pitched roof storm porch if desired.
- iv. Any chimneybreast should be internal, with the chimneystack positioned centrally on the ridge, preferably at the gable end of the dwelling.
- v. The proposed wall finish, in a colour to be agreed with the Department, should be smooth plaster or roughcast render and painted, or have a dry dash finish. The roofing tiles or slates should be blue/black or dark grey and be flat and non-profiled.

2. Environmental Health comments:-

Any septic tank must be a minimum of 15 metres from the proposed dwelling or any other habitable dwelling.

A consent to discharge sewage effluent must be obtained from DoE, Environment and Heritage Service, as required by The Water (Northern Ireland) Order 1999. Application for consent should be made to Environment and Heritage Service, Water Management Unit, Calvert House, 23 Castle Place, Belfast BT1 1FY. A fee is payable for this application.

A legal agreement must be obtained in relation to lands used in connection with any septic tank/drainage arrangements where such lands are outside the ownership of the applicant or outside the area marked in red which is the subject of this application.

This agreement must ensure that the lands in question will always be available for the intended purpose and also that any owner/occupier of the proposed development will have access to these lands for maintenance/improvement works as required.

3. 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.

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4. 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.

5. 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.


6. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 1973, as amended 1993, consultation with Water Service is essential at design stage with regard to the following matters:

(d) septic tank emptying;

Contact Water Service's Customer Services Unit or telephone Waterline on 0845 7440088.

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

Dated: 20th March 2007



Authorised Officer

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See also Explanatory Notes attached

DETAILED REQUIREMENTS FOR PUBLIC ROAD ACCESS

Pl. Ref: 1/2006/928

- 1. The detailed access requirements for the above proposal, are set out in the box below. A maximum 1:500 scale plan incorporating these requirements must be submitted as part of the Reserved Designation application.
- 2. 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".

3. Layout to be in accordance with Diagram(s) _____ overlaid

4. Visibility Splays X = 2.0 metres Y = 5.0 metres in situ
Ensure no blind spots exist where access is on the inside of a bend.

5. **Forward Sight Distance (FSD) - this is drawn from centre line of road/near side lane/far side lane to centre line of road/near side lane/far side lane in both directions/towards _____ for a distance of 50m in situ metres (delete as appropriate).

6. Width of Access (if different from diagram) _____ m

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

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

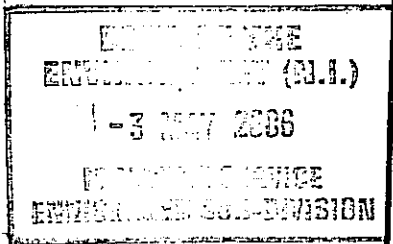
8. ACCESS ACROSS FOOTWAY
Where the access crosses a footway it is important to have intervisibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility splays between a driver's viewpoint 2m back into the access and a distance measured along the back of the footway for 2m on each side of the viewpoint.

9. PARKING/TURNING "X"
The required vehicle parking and turning areas to be provided within the curtilage of the site. Provisions must be made for vehicles to reverse and exit in forward gear (Private drive 11m x 3.2m. Over 11m x 3.2m).

10. Access position As shown

11. Other Requirements:
(a) A 150 mm pipe shall connect a gully to a suitable drain.
(b) _____

SIGNED G McK B Fee DATE 3/5 /2006



"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 RELAYS "X"

12. Visibility splays must be retained in perpetuity.

VISIBILITY SPLAYS

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

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 DRD Roads Service (Tel: 6434 3700). Watercourses behind/ in front of a hedge/ fence line shall be piped to the satisfaction of the Rivers Agency (Tel: 6434 1339).

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

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.

21. In the case of industrial premises or other major access, 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.

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 banking bank provided. The extension must use the same material (Bitumen/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/ty-bys shall be surfaced in bitumen/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.

ACCESS ACROSS VERGE/FOOTWAY, ETC

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/revised 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 23 spaces: 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 opening to any fence/hedge/wall on bounding the front of a site. The consent is available from M Brum Tel: 64343717. A deposit will be required.

32. Plant visibility splay/forward sight distance with ground covering shrubs, e.g. Brice Caroon Whitehall - meters height 150 mm or other shrubs with maximum mature height of up to 1.8m. See Point 3.1 of DCAN15 for guidelines on forward sight distance (Document available from Planning Service).

**If the access is located close to a crest then the FSD is also measured vertically to & from a point 1 m above road level.

