



TEAGUE & SALLY LIMITED	
Date Rec.	24 AUG 2007
RS	
JB	
(JDD)	
FILE REF.	C2323

**APPROVAL OF RESERVED MATTERS**

**Planning (Northern Ireland) Order 1991**

Application No: I/2006/1127/RM

Date of Application: 24th October 2006

Site of Proposed Development: Site adjacent to 224 Stewartstown Road, Stewartstown, BT71 5Q

Description of Proposal: Proposed new dwelling and garage

Applicant:  
Address:

Agent: Teague & Sally Ltd  
Address: Loy Buildings  
18 Loy Street  
Cookstown  
Co Tyrone  
BT80 0PE

Outline Application Number: I/2003/0867/O;

Drawing Ref: 01, 02 Revision 1, 03 Revision 1, 04 Revision 3, 05

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.

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Omagh Planning Office

See also Explanatory Notes attached



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2. 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.

3. 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 prior to the commencement of any works or other development hereby permitted 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.

4. All landscaping comprised on stamped approved drawing no. 04 (Rev 3) received 21st August 2007 shall be carried out in the first planting season following the commencement of the construction of the development hereby approved. Any trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a comprehensive landscaping scheme is established on the site complimenting the visual amenity of the area.

### Informatives

1. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: 33 Molesworth Street, Cookstown. A deposit will be required.
2. 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.
3. 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.

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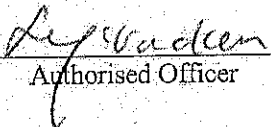


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4. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
5. This permission authorises only private domestic use of the proposed garage and does not confer approval on the carrying out of trade or business there from.

Dated: 21st August 2007

  
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Authorised Officer

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