



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Mid-Ulster
Local Planning Office
Mid-Ulster Council Offices
50 Ballyronan Road
Magherafelt
BT45 6EN

Deferred Consideration Report

Summary	
Case Officer: Phelim Marrion	
Application ID: LA09/2017/1004/O	Target Date: <add date>
Proposal: Proposed replacement dwelling and domestic garage.	Location: Land approx. 320m N.W. of 180 Caledon Road Aughnacloy
Applicant Name and Address: Mr Adrian Robinson 59 Curlough Road Aughnacloy	Agent name and Address: Bernard Donnely 30 Lismore Road Ballygawley BT70 2ND
Summary of Issues: It has not been demonstrated the building to be replaced was a dwelling, access to the development is via a new access to a protected route. Roads object to any new access onto protected routes.	
Summary of Consultee Responses: DFI Roads - object to a new access onto a protected route.	
Characteristics of the Site and Area: The application site is part of a larger agricultural field that sits above the level of Caledon Road approx 3.5 kms south east of Aughnacloy The site is bounded by mature trees to the south , west and east and the north boundary is undefined. In the south west corner of the field are 2 buildings, currently used for agricultural purposes. One of the buildings is of stone construction with a tin roof and 3 solid walls, the other is a smaller tin shed. The west boundary is a high point here with Caledon Road in a cutting to the south separated from the site by a treed embankment. The land falls away from these existing buildings to the north, west and east.	

The area is very rural in character within a drumlin landscape and little perception of development along this relatively new stretch of road. There are isolated farm groups and single rural dwellings in the locality.

Description of Proposal

The proposal is for a site for a replacement dwelling and garage.

Deferred Consideration:

This application was considered as a dwelling on a farm and was recommended for refusal at the Committee Meeting in January 2019 as it was not considered to meet Protected Routes Policy. The agent revised the submission to a replacement dwelling before the meeting and the application was deferred to consider the revised proposal, it was presented back to Committee on 5th March 2019 and deferred for an office meeting with the Planning Manager. At the office meeting it was indicated the old building on the site was formerly a dwelling and its access to the Caledon Road was cut off by the new road. It was further advised that as the access was cut off a facilitation laneway was built to allow the old buildings to be accessed from the public road. The Planning Manager advised if information could be provided to clearly demonstrate this, then it is quite clear the application meets the policy for access to a protected route and invited the applicant to submit this information.

Mr Robinson (Snr) advised the members at the office meeting that he remembered someone living in the old building on the site, other than that recollection there is no additional information to suggest this was a dwelling. That said, the principle of a dwelling on a farm has been considered and it is acceptable in principle, subject to a suitable access being provided.

A Geotechnical Investigation has been carried out and submitted, this includes information from trial pits and geotechnical testing consisting of Dynamic Core Penetration (DCP) to establish the California Bearing Ratio (CBR) of the ground. Members are advised the California Bearing Ratio (CBR) is a simple strength test that compares the bearing capacity of a material with that of well graded crushed stone, which has a CBR value of 100%. The test involves applying a load to a small penetration piston and recording the total load penetration. <https://www.pavementinteractive.org/reference-desk/design/design-parameters/california-bearing-ratio/>

The report shows that 3 locations close to the hedge (Test Locations 1, 4 & 10 in the report) appear to have better load bearing capacity than the remainder of the grounds. The report suggests this is due to the ground having been developed to provide a stoned laneway. From the trial pits information provided, the report suggests a 0.25m deep bed of gravel has been encountered at 2 locations close to the hedge, southeast of the existing buildings. Again the report suggests this was because a laneway had been constructed along the rear of the hedge.

Members are advised the report is unhelpful as it can only advise there may have been a stoned laneway provided along the rear of the hedge. This does clearly demonstrate that the lane was used as an access to a dwelling and as such constitutes an existing access for the purposes of AMP3. That said neither does it demonstrate the lane was only used for agricultural purposes, which would result in the creation of a new access to the protected route. The situation on the ground is:

- there is a field gate from the side of the road into the field,
- there is no obvious laneway to the rear of the hedge, it all appears to be in grass and part of the fields

If a lane had been created, in my opinion and from observation on site, its use was abandoned long ago and there is now no vehicular access onto the protected route at this location. Members are reminded that PPS3 clearly sets out in footnote 4 on page 21 that for the purpose of the policies in the PPS a field gate is an access.

The Mid Ulster District Council Local Development Plan 2030- Draft Plan Strategy was launched on the 22nd Feb 2019. Policy TRAN4 as proposed does not provide any significant change in policy. The initial consultation period has recently ended giving rise to a number of objections to Policies contained in the Plan. In light of this the Draft Plan cannot be given any determining weight at this time.

In view of the lack of evidence that this building was a dwelling and there is an existing vehicular access to a protected route, it is recommended this application is refused.

Reasons for Refusal:

1. The proposal is contrary to the Consequential Amendment to Policy AMP3 of Planning Policy Statement 3 - Access, Movement and Parking in that it has not been demonstrated this building meets the criteria for a replacement dwelling as set out in CTY3 of PPS21 and that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic.

Signature(s):

Date



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Deferred Consideration Report

Summary	
Case Officer: Phelim Marrion	
Application ID: LA09/2017/1004/O	Target Date: <add date>
Proposal: Proposed replacement dwelling and domestic garage.	Location: Land approx. 320m N.W. of 180 Caledon Road Aughnacloy
Applicant Name and Address: Mr Adrian Robinson 59 Curlough Road Aughnacloy	Agent name and Address: Bernard Donnely 30 Lismore Road Ballygawley BT70 2ND
Summary of Issues: It has not been demonstrated the building to be replaced was a dwelling, ccess to the develoment is via a new access to a protected route. Roads object to any new access onto protected routes.	
Summary of Consultee Responses: Roads object to a new access onto a protected route.	
Characteristics of the Site and Area: The application site is part of a larger agricultural field that sits above the level of Caledon Road approx 3.5 kms south east of Aughnacloy The site is bounded by mature trees to the south , west and east and the north boundary is undefined. In the south west corner of the field are 2 buildings, currently used for agricultural purposes. One of the buildings is of stone constriction with a tin roof and 3 solid walls, the other is a smaller tin shed. The west boundary is a high point here with Caledon Road in a cutting to the south separated from the site by a treed embankment. The land falls away from these existing buildings to the north, west and east.	

The area is very rural in character within a drumlin landscape and little perception of development along this relatively new stretch of road. There are isolated farm groups and single rural dwellings in the locality.

Description of Proposal

The proposal is for a site for a replacement dwelling and garage.

Deferred Consideration:

This application was considered as a dwelling on a farm and was recommended for refusal at the Committee Meeting in January 2019 as it was not considered to meet Protected Routes Policy. The agent revised the submission to a replacement dwelling before the meeting and the application was deferred to consider the revised proposal.

Members will be aware of Policy CTY3 of PPS21 which sets out the considerations for replacement dwellings in the countryside. This Policy has not been changed by the SPPS and I consider it is still the relevant policy for consideration of this proposal. Members will be aware that Policy CTY3 allows the replacement of a building that was formerly used as a dwelling and the policy requires the building to be replaced to exhibit the essential characteristics of a dwelling and as a minimum all external walls are substantially intact. The policy does not give any guidance of what is meant by substantially intact and as such it is a subjective test. Helpfully a review of PPS21 was carried out in July 2013, the then Minister for the Environment, identified good practice for consideration of a flexible approach to replacement dwellings. The Minister referred to an application in Armagh (this has been subsequently identified as O/2009/0175/O) which had long ago been a dwelling, it had no roof and the walls were not 100% intact. Members are advised the Ministers Statement is not setting out new policy, merely giving guidance on how to best interpret the existing policy.

The applicant has indicated that the building in the south west corner of the site was a dwelling and it is proposed to replace this with a new dwelling. The existing building on site has 3 stone walls and a tin roof, the front wall is missing and the rear wall has one small window opening in it. There are no other features within the building to give any indication of its previous uses. (see photos in Annex A). The applicant has stated the building was a dwelling and there is evidence in historic maps that a building or buildings have been on the site for some considerable time, however this does not demonstrate the building was used as a dwelling. There is nothing here to give me any comfort that this was a dwelling and I do not see that it is directly comparable to the case referred to by the Minister in the Review and I do not consider it has been shown this was a dwelling that could be replaced.

Members are advised that even if this was a dwelling, the fundamental issue that still has not been addressed is the provision of a new access onto a Protected Route. The agent has provided details of planning permission K/2010/0529/F, a decision that was taken by

the Department in relation to an access to the A5 Protected Route for a dwelling on a farm. That decision allowed a new access to a Protected Route through what was clearly a field gate. I have considered this and cannot see how this would have met the Policy and as such I do not consider this poor decision to set a precedent which should allow unfettered access to the Protected Route network. The Consequential Amendment to Policy AMP3 – Access to Protected Routes Protected Routes Policy requires a dwelling to be replaced to meet the criteria for a replacement dwelling as set out in CTY3 and there must be an existing vehicular access onto the protected route. For the purposes of this policy it is set out in footnote 4 that a field gate is not a vehicular access. As stated in the previous report, the access to this building is from a field gate to the south east. Again historical maps have indicated that an access to the buildings was lastly achieved from a laneway that went north of the buildings then west onto the then Caledon Road line which ran alongside the railway line. There is some evidence that a lane was in place with its path still evident but overgrown to the north, a crossing point over a watercourse is still in place which provides access between 2 agricultural fields. The point where the lane would have met the new road is marked by a field gate and there is no evidence of a lane along the side of the field. (See Photographs in Annex B)

In view of the lack of evidence that this building was a dwelling and that it involves the creation of a new access to a protected route, it is recommended this application is refused.

Reasons for Refusal:

1. The proposal is contrary to the Consequential Amendment to Policy AMP3 of Planning Policy Statement 3 - Access, Movement and Parking in that it has not been demonstrated this building meets the criteria for a replacement dwelling as set out in CTY3 of PPS21 and that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic.

Signature(s):

Date

ANNEX A

Photographs of the Building to be Replaced

Side walls



Rear wall



Rear wall window opening



Front of building



Internal wall



Rear wall with window opening blocked up





ANNEX B
Access photographs

Field gate as indicated for access to proposal



Remains of lane to north of buildings



View from new road of field where lane is indicated on old maps





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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA09/2017/1004/O	Target Date:
Proposal: Erection of dwelling and garage on a farm	Location: Land approx. 320m N.W. of 180 Caledon Road Aughnacloy
Referral Route: Refusal recommended as contrary to policy AMP3 - Access onto Protected Routes. Objection from Roads Service.	
Recommendation:	Refusal
Applicant Name and Address: Mr Adrian Robinson 59 Curlough Road Aughnacloy	Agent Name and Address: Bernard Donnely 30 Lismore Road Ballygawley BT70 2ND
Executive Summary: The proposal meets the criteria for a dwelling on a farm, access to the development is proposed off a new access to a protected route.	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Object to new access onto Protected Route
Non Statutory	DAERA - Omagh	Active and established for over 6 years

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

The proposal meets the criteria for a dwelling on a farm, access to the development is via a new access to a protected route. Roads object to any new access onto protected routes.

Characteristics of the Site and Area

The application site is part of a larger agricultural field that sits above the level of Caledon Road approx 3.5 kms south east of Aughnacloy. The site is bounded by mature trees to the south, west and east and the north boundary is undefined. In the south west corner of the field are 2 buildings, currently used for agricultural purposes. One of the buildings is of stone construction with a tin roof and 3 solid walls, the other is a smaller tin shed. The west boundary is a high point here with Caledon Road in a cutting to the south separated from the site by a treed embankment. The land falls away from these existing buildings to the north, west and east. The area is very rural in character within a drumlin landscape and little perception of development along this relatively new stretch of road. There are isolated farm groups and single rural dwellings in the locality.

Description of Proposal

The proposal is for a site for a dwelling and garage.

Planning Assessment of Policy and Other Material Considerations

The proposal is for a dwelling in the countryside and the policies contained in the Area Plan are determining unless other material facts should indicate otherwise. The site is not within any settlement limits defined in the Dungannon & South Tyrone Area Plan and there are no policies within the plan relevant to the proposed development.

Section 45(1) of the Planning Act (NI) 2011 requires the Council, in dealing with an application, to have regard to the local development plan (LDP), so far as material to the application, and to any other material considerations. Section 6(4) requires that the determination of proposals must be in accordance with the LDP unless material considerations indicate otherwise.

The Strategic Policy Statement for Northern Ireland is the most recent policy published by the Department. It provides guidance for Councils in the preparation of their Local Development Frameworks and until these LDF's are published in final form the SPPS, as well as other published policies are to be considered in determining planning applications. Where policy direction or clarification is different in the SPPS than other policies, the SPPS shall be determining. I do not consider there is any change in policy for this development in the SPPS. I consider the policies contained in PPS21 - Sustainable Development in the Countryside is the most relevant policy for consideration and Policy CTY1 allows for certain development in the Countryside provided it accords with other policies contained within CTY2 - CTY16.

DEARA have confirmed this is for an active and established farmer and the agent advises there is a dairy herd on the holding. A search of the farm map has not shown any development opportunities that have been transferred off the holding since 25 November 2008. The main farm group is located approx. 2kms to the south east off the proposed site. A site has not been chosen there as the land close to the buildings is subject to flooding, this has been confirmed on the DEARA flood maps. Members are advised policy CTY10 directs new dwellings on farms to be side to visually link or cluster with a group of established buildings on the far. There are 2

buildings in the south west corner of the site, as such I consider a dwelling sited beside these would meet with the criteria in CTY10. Due to the height of the existing vegetation on the site boundaries and around the site, I consider a large storey and half dwelling or small 2 storey dwelling could be well integrated on this site. There is limited development pressure around this area and as such I do not consider a dwelling here would have any undue impact on rural character.

Members are however advised that it is proposed to access the dwelling off a protected route, where it is the Roads Authority policy to severely restrict new access so as to minimise disruption to the free flow of traffic on these important routes. The consequential amendment to Policy AMP3 of PPS3 allows farm dwellings to access off protected routes where there is no reasonable possibility to access off an adjacent minor road and provided it uses an existing access. For the purposes of access policy it is important to note a field gate cannot be considered as a vehicular access.

The applicant has advised one of the old buildings used to be a dwelling and that it had an access onto the old road to the south west. When the new road was being built in the 1980's, as the old dwelling was not occupied, no provision was made for an access to it from the new road, or indeed the surrounding roads. Since then access has been via a field gate at the north east corner of this field, where it is proposed to provide the access for this dwelling. Old maps from the Public Records Office online library would appear to validate this claim. Where the existing stone building with the tin roof is located, it is clear there has been a building here for some considerable time:

- First edition map (1832-1846) shows a building and enclosures
- Second edition map (1846 - 1862) shows a building with an access to the road to the south west
- Third edition map (1900 - 1907) shows 2 buildings and the access has moved to the north with a dog leg to the west and access the road west of the buildings
- Fourth edition map (1905 - 1957) shows the same as the third edition but a building is now located at the south side of where the access meets the public road.

(See appendix A)

Roads engineers were asked to confirm if there is an existing vehicular access, however they are unable to provide any confirmation of this and as such it would appear there is no existing vehicular access to the public road. Due to the hard shoulder along the side of the road, Roads have advised 2.4m x 160.0m sight lines can be achieved to create a safe access and as such the issue here is the principle of a new access onto the Protected Route.

Members are advised that alternative sites, which do not access onto the Protected Route, have been explored and in principle may be acceptable. However the applicant has advised they wish to have a decision on this application.

I recommend to the Committee that this application is refused as it will result in the creation of a new access onto a Protected Route and is contrary to Policy AMP3, as amended by PPS21.

Neighbour Notification Checked

Yes

Summary of Recommendation:

Recommendation to refuse.

Refusal Reason:

1. The proposal is contrary to Policy AMP3 of Planning Policy Statement 3 - Access, Movement and Parking in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic.

Signature(s)

Date:

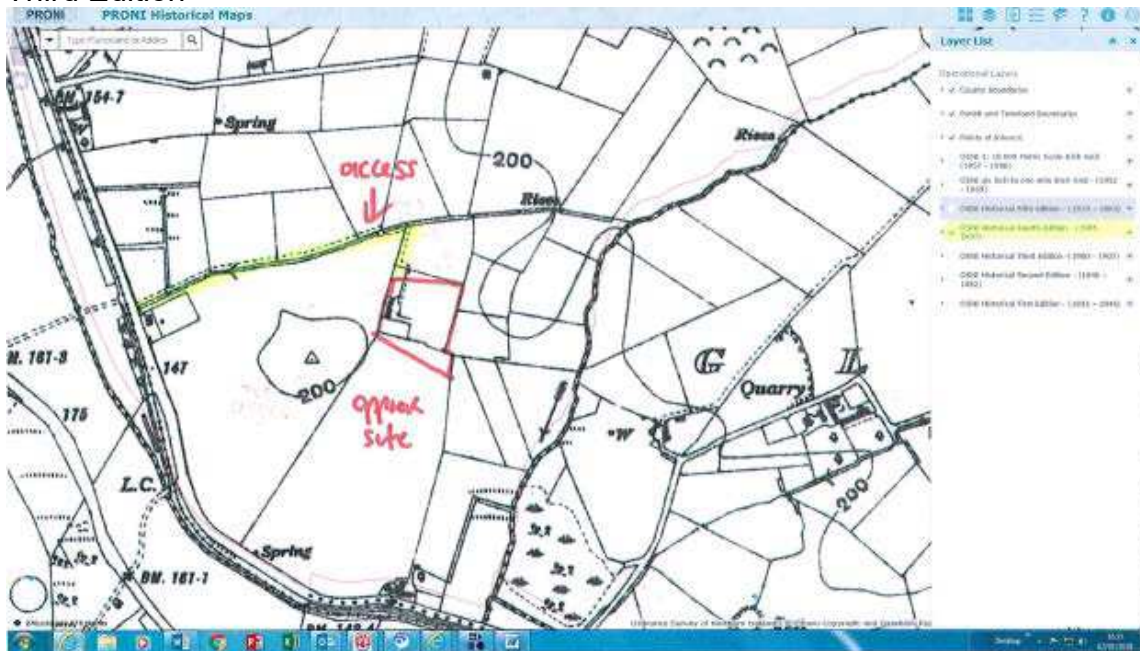
First Edition



Second Edition



Third Edition



Forth Edition



ANNEX	
Date Valid	26th July 2017
Date First Advertised	10th August 2017
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier,	
Date of Last Neighbour Notification	None required
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: M/1979/0181 Proposal: ERECTION OF TWO STOREY DWELLING HOUSE Address: GLENDAVAGH, AUGHNACLOY Decision: Decision Date: Ref ID: LA09/2017/1004/O Proposal: Erection of dwelling and garage on a farm Address: Land approx. 320m N.W. of 180 Caledon Road, Aughnacloy, Decision: Decision Date:	
Summary of Consultee Responses Roads object to a new access onto a protected route.	
Drawing Numbers and Title	

Drawing No. 01
Type: Site Location Plan
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:



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Deferred Consideration Report

Summary	
Case Officer: Phelim Marrion	
Application ID: LA09/2017/1384/O	Target Date: 4/12/2018
Proposal: Dwelling on a farm	Location: Land approximately 110m East of 208 Carnteel Road Lisgallon Dungannon
Applicant Name and Address: Augustine McMullan 208 Carnteel Road Lisgallon Dungannon BT70 1PJ	Agent name and Address:
Summary of Issues: A dwelling has been transferred off the holding in 2012, this is within 10 years of the date of the application.	
Summary of Consultee Responses: DFI Roads – advise an access can be achieved DAERA – active and established for over 6 years NI Water – standard response	
Characteristics of the Site and Area: The application site is located on the Carnteel Road, Dungannon, Co. Tyrone. The site is located within the countryside as designated within the Dungannon and South Tyrone Area Plan 2010. The application site is on lands approx. 110m east of 208 Carnteel Road, Dungannon, which is approx. 6.75km south west of the town of Dungannon and 8km north east of the settlement of Aughnacloy. This site is currently in use as agricultural pasture.	

The site is accessed via a small agricultural access off the Carnteel Road to the north west corner of the application site. The existing farm buildings (including farm dwelling) on the holding are situated on the opposite side of the Carnteel Road and the west of the application site. The existing farm buildings are located on an elevated position in the context of the local topographical landscape and are accessed via an existing access onto the Carnteel Road. The existing access which currently serves the farm buildings and dwelling house includes a steep access point with the Carnteel Road.

The application site is bound on its northern, southern and western boundary's with a mature hedgerow. The eastern boundary of the application site is currently not established on the ground and is open into the rest of the agricultural field which extends into an elevated position towards the east.

The area surrounding the site exhibits an undulating character with scattered drumlins and hilltops and the field within which the application sits rises significantly towards the east, providing a backdrop to the site. In terms of land use the surrounding area exhibits a rural character with the predominant land use being agricultural in nature. There are a number of single dwellings scattered throughout.

Description of Proposal

The application seeks outline planning consent for a proposed dwelling on a farm. The proposed site is at lands approx. 110m east of 208 Carnteel Road, Lisgallon, Dungannon, which is noted as the applicant's farm dwelling.

Deferred Consideration:

This application was with the committee in February 2018 with a recommendation to refuse planning permission and was deferred for an office meeting with the Planning Manager. At the meeting it was indicated the Councils Draft Plan Strategy was at an advanced stage in its preparation and may present different policy consideration for this type of development. Criteria (e) of Policy CT2 of the Councils Draft Plan Strategy could allow this proposal in principle as it allows a dwelling to be granted every 10 years on an active and established farm in certain circumstances or allow for a retiring farmer to build away from the main farm to allow its orderly transfer. The Mid Ulster District Council Local Development Plan 2030- Draft Plan Strategy was launched on the 22nd Feb 2019. The initial consultation period has recently ended giving rise to a number of objections to Policies contained in the Plan. In light of this the Draft Plan cannot be given any determining weight at this time.

The applicant was advised that this application has to be determined in accordance with the current planning policy provisions and offered the opportunity to present additional information in support of the case. There has not been any new information provided.

The facts remain that:

- 1) planning permission was granted for a replacement dwelling and a new dwelling, in 2004, with details approved in 2008 and 2009, however the land was not transferred into the applicants sons names until 2009 and 2012.
- 2) the dwelling is not proposed to be sited beside existing buildings on the farm and, there are no justifiable plans to expand the farm group.

Members are advised the dwelling that belongs to the applicants son, Michael, was transferred into Michaels name in 2009. Subsequently Michael has obtained planning permission for the erection of an agricultural building for keeping sheep and this is nearing completion, to the east of the application site. While the land and dwelling was transferred into Michael's name, he still farms with his father and is noted as joint owner of the farm business on this application and on the application for the agricultural building approved under LA09/2018/1241/F. I consider, as Michael is the joint farmer, his dwelling is still on the farm and has not been transferred off the holding. This does not count against the farm holding as a dwelling or development opportunity transferred off the holding.

Another of the applicants sons, John, obtained planning permission for a replacement dwelling in 2004 with the most recent permission granted in 2009 under file reference M/2009/0713/F. This dwelling was transferred into Johns name in 2012 and John does not have any involvement in the farm. While this dwelling and land has transferred to a family member, the policy is quite specific in that it recognises this transfer of the dwelling as being 'sold off' and prevents any new application being made within 10 years of the development being sold off. Members are asked to note that the policy specifically states "no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application." The policy specifically refers back to the date of the application, not the date of the decision in terms of when the 10 years should commence. As there has been a development opportunity transferred off the holding, any new application submitted before 2022, would have to take account of the development opportunity that has been 'sold off'. This application was submitted on 9 October 2017 and has no prospect of meeting this part of the policy.

Since the application was before the committee last, Michael has obtained planning permission for a new agricultural building, which is now nearing completion. This building is located to the east of the current application site, within the same field as the application. The applicant has advised the dwelling, which is the subject of this application, is for another son Patrick, who currently assist on the farm and will be able to access the new sheep building to help during lambing and at other intensive parts of the farming seasons. The policy requires any new dwelling to cluster with or visually link with an established group of buildings on the farm. A suitably designed dwelling located in the east part of the site would, in my opinion, have a reasonable degree of integration and will read with the new farm building, though due to the topography of the ground I do not consider it will be seen with Michaels' house as well. This visual linkage with a farm

building does not meet with the policy which requires it to be visually linked with an established *group of buildings* (my emphasis) on the farm. I do not consider this part of the policy has been met

As there has been a dwelling transferred off the farm within 10 years of the application being received and there is no visual linkage with a group of buildings on a farm, I do not consider the proposal meets with the criteria in CTY10 and I recommend planning permission is refused.

Conditions/Reasons for Refusal:

Refusal Reasons

1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that other dwelling(s)/development opportunities have not been sold off from the farm holding within 10 years of the date of the application and the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.

Signature(s):

Date



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Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA09/2017/1384/O	Target Date: 22.01.2018
Proposal: Dwelling on a farm	Location: Land approximately 110m East of 208 Carnteel Road Lisgallon Dungannon
Referral Route: Application recommended for Refusal.	
Recommendation:	Refuse
Applicant Name and Address: Augustine McMullan 208 Carnteel Road Lisgallon Dungannon BT70 1PJ	Agent Name and Address:
Executive Summary: <p>This application is for a dwelling on a farm at land 110m east of 208 Carnteel Road, Dungannon. The proposal is sited on a site which in my view is capable of facilitating the proposed development however it is not sited to cluster or visually link with the established group of buildings on the farm. The applicant has documented that two sites have been sold off this farm holding (to two sons) in 2009 and 2012 respectively. This means that the proposal fails to comply with criteria b of policy CTY 10 of PPS 21.</p>	
Signature(s):	

for

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	DAERA - Omagh	Substantive Response Received
Non Statutory	NI Water - Single Units West - Planning Consultations	No Objection
Non Statutory	DFI Roads - Enniskillen Office	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

DFI Roads, NI Water and DAERA Countryside Management Inspectorate Branch were consulted and responded to this application. No third party objections have been received and all other material considerations have been addressed within the determination below.

Characteristics of the Site and Area

The application site is located on the Carnteel Road, Dungannon, Co. Tyrone. The site is located within the countryside as designated within the Dungannon and South Tyrone Area Plan 2010. The application site is on lands approx. 110m east of 208 Carnteel Road, Dungannon, which is approx. 6.75km south west of the town of Dungannon and 8km north east of the settlement of Aughnacloy. This site is currently in use as agricultural pasture.

The site is accessed via a small agricultural access off the Carnteel Road to the north west corner of the application site. The existing farm buildings (including farm dwelling) on the holding are situated on the opposite side of the Carnteel Road and the west of the application site. The existing farm buildings are located on an elevated position in the context of the local topographical landscape and are accessed via an existing access onto the Carnteel Road. The existing access which currently serves the farm buildings and dwelling house includes a steep access point with the Carnteel Road.

The application site is bound on its northern, southern and western boundary's with a mature hedgerow. The eastern boundary of the application site is currently not established on the ground and is open into the rest of the agricultural field which extends into an elevated position towards the east.

The area surrounding the application site is generally of a flat nature with very little in terms of discernible variation in elevation, however it exhibits quite an enclosed nature due to a significant degree of vegetation and mature hedgerows at a local level. The wider area surrounding the site exhibits an undulating character with scattered drumlins and hilltops and the field within which the application sits rises significantly towards the east, providing a backdrop to the site. In terms of land use the surrounding area exhibits a rural character with the predominant land use being agricultural in nature. There are a number of single dwellings scattered throughout.

Description of Proposal

The application seeks outline planning consent for a proposed dwelling on a farm. The proposed site is at lands approx. 110m east of 208 Carnteel Road, Lisgallon, Dungannon, which is noted as the applicant's farm dwelling.

No details surrounding design or landscaping associated with the proposal have been submitted with this application which relates to outline planning consent only. The proposal involves the upgrading of the existing access point onto the public road and therefore Transport NI were consulted in the processing of the application.

Planning Assessment of Policy and Other Material Considerations

The following policy documents provide the primary policy context for the determination of this application;

1. Strategic Planning Policy Statement (SPPS).
2. Dungannon and South Tyrone Area Plan 2010.
3. PPS 21 – Sustainable Development in the Countryside.
4. PPS 3 – Access, Movement and Parking.

The Strategic Planning Policy Statement for Northern Ireland (SPPS) introduced in September 2015 is a material consideration in determining this application. The SPPS states that a transitional period will operate until such times as a Plan Strategy for the whole of the council area has been adopted. During the transitional period planning authorities will apply existing policy contained

within identified policy documents together with the SPPS. Paragraph 1.12 of the SPPS states that any conflict between the SPPS and any retained policy must be resolved in the favour of the provisions of the SPPS.

Planning Policy Statement 21: Sustainable Development in the Countryside (PPS21) is a retained policy document under the SPPS and provides the appropriate policy context. Policy CTY1 of PPS21 sets out the types of development that are considered to be acceptable in the countryside. One of these is CTY 10 – Dwellings on farms.

There is no conflict or change in policy direction between the provisions of the SPPS and those of PPS 21 in respect of the proposal. The policy provisions within PPS21 and PPS 3 remain applicable in terms of assessing the acceptability of the proposed application.

Planning History

There is no planning history on the site which is applicable in the determination of this application.

Representations

No affected owner/occupier was identified with premises on neighbouring land. Press advertisement has been carried out in line with the Council's statutory duty. At the time of writing, no third-party objections were received.

Assessment

PPS 21, Policy CTY 1, establishes that planning permission will be granted for a dwelling house on a farm where it is in accordance with Policy CTY 10. This establishes that the principle of development, a dwelling on a farm, is acceptable, subject to meeting the policy criteria outlined in Policy CTY 10. Policy CTY 10 establishes that all of the following criteria must be met:

- (a) The farm business is currently active and has been established for at least 6 years.
- (b) No dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application.
- (c) The new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable, access to the dwelling should be obtained from an existing lane. Exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm or out-farm, and where there are either:

- Demonstrable health and safety reasons; or
- Verifiable plans to expand the farm business at the existing building group(s).

In addition to the criteria above, applications of this nature must also demonstrate that they meet the policy requirements of policies CTY 13, CTY 14 and CTY 16 of PPS 21.

With respect to (a) it is considered that this part of the policy criteria is met as the applicant has provided an Agricultural Business Identification number and has been in receipt of Single Farm Payments. DAERA have been consulted and have confirmed that the farm business has been in existence and active for a period of more than 6 years. I am content that the consultation response from DAERA, coupled with observations made on-site, that there is sufficient evidence to show that the farming business is active and that it has been established for at least 6 years.

With regard to (b) the applicant has highlighted that two sites have been sold off the farm holding, to two of his sons, in 2009 and 2012. This means that two development opportunities (sites) have been sold off from the farm holding within 10 years of the date of the application. With this in mind I consider that the applicant has failed to meet with the policy requirements contained within criteria b.

With respect to (c) it is noted that the application site is located adjacent to the existing farm buildings/farm dwelling and on the opposite side of the Carnteel Road. The application site is on

a significantly lower elevation to the existing buildings and is separated from the existing building by the road and a small agricultural field. There is a clear visual break between the proposed site and the farm buildings.

Having visited the site it is clear that the existing access which serves the farm buildings on the holding is of a steep nature and I feel that the intensification of that particular access could increase concerns relating to road safety. The applicant has outlined that this is part of the reason for siting the proposal on the opposite side of the Carnteel Road. In addition the applicant has highlighted that the proposed location for the dwelling would benefit from being well integrated by existing mature trees and vegetation, as well as a significant backdrop created by the topographical makeup of the land.

Whilst the siting of the proposed development, on the opposite side of the Carnteel Road, may well present a better location in terms integration and rural character, the fact remains that the proposal fails to meet with the requirements of this part of the policy. The proposal is not sited to visually link or cluster with an established group of buildings on the farm. Evidence of demonstrable health and safety reasons or verifiable plans to expand the farm business at the existing building group has not been provided.

It is my view that, for the reasons documented, the proposal fails to comply with the policy provision contained within criteria c of CTY 10.

Integration

Policy CTY 13 stipulates that planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design.

I consider this site to be well integrated and able to facilitate a dwelling, however it should be noted that only a dwelling which is in keeping with the surrounding area/landscape in terms of size, scale and form will achieve an acceptable degree of integration here. The retention of the existing vegetation on the site will also be important in order to aid the proposal in terms of integration.

Rural Character

In terms of Policy CTY14 planning permission will only be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area. It is considered that the site and its surrounding environment is suitable for absorbing a dwelling. Again any proposal put forward should be representative, in terms of size and scale, of the existing farm dwelling to the west and the other dwellings which surround the site in this rural area.

Access Considerations

The proposal seeks to alter the existing agricultural access onto the Carnteel Road. DFI Roads were consulted on this application and responded highlighting that they had no objection to the proposal, subject to condition. Roads also highlighted a concern relating to third party lands and the need for visibility splays. Having considered this I am content that the proposal can be facilitated without the need for a visibility splay on third party lands. The plans/maps submitted with the application clearly show the land on either side of the access is in the ownership of the applicant and as such the visibility splays can be put in place without the need for third party lands. I am satisfied that an adequate means of access to the site can be provided and that the proposal complies with the policy requirements of PPS 3 – access, movement and parking.

Conclusion

I am satisfied that the proposal relates to a farm business which is active and has been established for at least 6 years. However I cannot disregard the fact that the proposal fails to comply with parts b and c of policy CTY 10 and as such I must recommend that the application be refused.

Neighbour Notification Checked	N/A
Summary of Recommendation: I consider the proposal to be contrary to Policy CTY 10 of PPS 21 and for the reasons documented above, refusal is recommended.	
Reason for Refusal: 1. The proposal is contrary to Policies CTY1 and CTY10 of Planning Policy Statement 21, Sustainable Development in the Countryside and does not merit being considered as an exceptional case in that it has not been demonstrated that other dwelling(s)/development opportunities have not been sold off from the farm holding within 10 years of the date of the application and the proposed new building is visually linked (or sited to cluster) with an established group of buildings on the farm.	
Signature(s) Date:	

ANNEX	
Date Valid	9th October 2017
Date First Advertised	26th October 2017
Date Last Advertised	26th October 2017
Details of Neighbour Notification (all addresses) n/a	
Date of Last Neighbour Notification	n/a
Date of EIA Determination	n/a
ES Requested	No
Planning History	
Summary of Consultee Responses No objections received from consultee's.	

Drawing Numbers and Title

Drawing No. 01

Type: Site Location Plan

Status: Approved

Drawing No. 02

Type: Site Layout or Block Plan

Status: Approved

Drawing No. 03

Type: Farm Boundary Map

Status: Approved

Drawing No. 04

Type: Farm Boundary Map

Status: Approved

Notification to Department (if relevant)

Date of Notification to Department: n/a

Response of Department:



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Deferred Consideration Report

Summary	
Case Officer: Emma McCullagh	
Application ID: LA09/2018/0522/O	Target Date:
Proposal: Proposed Dwelling and Garage	Location: Approx 40m NE of 18 Mulnavoo Road Derrynoyd Draperstown
Applicant Name and Address: Teresa Bradley 81 Moneyneena Road Draperstown BT45 7EP	Agent name and Address: CMI Planners Ltd 38 Airfield Road Toome BT41 3SG
Summary of Issues: The proposal was not accepted as a cluster under CTY2a, however a farm case was submitted and criteria has now been met for a dwelling on a farm under CTY10.	
Summary of Consultee Responses: No objections	
Characteristics of the Site and Area: The proposal site is located within a roadside agricultural field on Mulnavoo Road. The site is bounded on the west, south and north by a post and wire fence while the east is undefined as the proposal site is half of a large agricultural field. The southern boundary also consists of a sparse hedge, grass verge and one mature tree while the northern consists of a mature hedge and vegetation also. The proposal site is relatively flat. Located west is an access serving dwelling located north of the proposal site, this property was not visible from the public road when carrying	

out the site visit. Immediately opposite the proposal site are several dwellings with associated outbuildings. Located North east of the proposal site is a line of 3 dwellings however the proposal site and the remaining of the field east provide a very definite and important separation.

Description of Proposal

Outline application for proposed dwelling and garage under CTY 2a.

Deferred Consideration:

This application was presented as a refusal under CTY1, 2a, 13 & 14, and was subsequently deferred at Planning Committee in Nov 2018.

The proposed site originally was submitted as a cluster under CTY2a, however following the deferred office meeting with the Area Planning Manager and a site visit, the agent provided a farm case for the site to be considered under CTY10.

DEARA replied on 9th May 2019 and stated the farm business has been in existence for more than 6 years and it was allocated in 19/11/1991 - Category 1. There have no payments claimed by the farm business, however the farm would appear to have been established at least 6 year and it is currently active so meets criteria (a) of Policy CTY10. The land is kept in good agricultural condition and appeared regularly maintained.

Criteria (b) states - No dwellings/development opportunities should have been sold off the holding within 10 years of the date of application.

A history check has been carried out. There are no recent planning approvals on this holding that could be considered as development opportunities to be sold off.

Criteria (c) states the new building should be visually linked or sited to cluster with an established group of buildings on the farm.

In this case the farm land owned by the applicant does not contain any farm buildings to site beside or cluster with. Therefore the assessment will be of the suitability of the site in terms of other planning considerations.

Policy CTY 13 - Integration and Design

The site will be located in a roadside field, and is approx. 60m from crossroads of Cloane/Mulnavoo Roads. It will benefit from the backdrop of mature trees and hedging when coming from Cloane Road approach.

Condition ridge height to 6.5m to ensure it is in keeping with the existing character of the area and not appear prominence in the landscape.

Policy CTY 14 - Rural Character

For the reasons noted above I am satisfied that a dwelling on this site would not be unduly prominent. It will not create or add to ribbon development or build up and will be in keeping with the dispersed settlement pattern in the immediate area. As such, there will be no negative impact on rural character.

The Mid Ulster District Council Local Development Plan 2030- Draft Plan Strategy was launched on the 22nd Feb 2019.

The initial consultation period has recently ended giving rise to a number of objections to Policies contained in the Plan. In light of this the Draft Plan cannot be given any determining weight at this time.

Approval is recommended.

Conditions

1. Application for approval of the reserved matters shall be made to the Council 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: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

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 Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

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

4. The proposed dwelling shall have a ridge height of less 6.5 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21.

5. No development shall take place until a landscaping scheme has been submitted to and approved by the Council showing the location, numbers, species and sizes of trees and shrubs to be planted. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

6. 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 Council, 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 Council gives its written consent to any variation.

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

7. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements 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.

Signature(s):

Date



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Mid-Ulster

Local Planning Office

Mid-Ulster Council Offices

50 Ballyronan Road

Magherafelt

BT45 6EN

Development Management Officer Report Committee Application

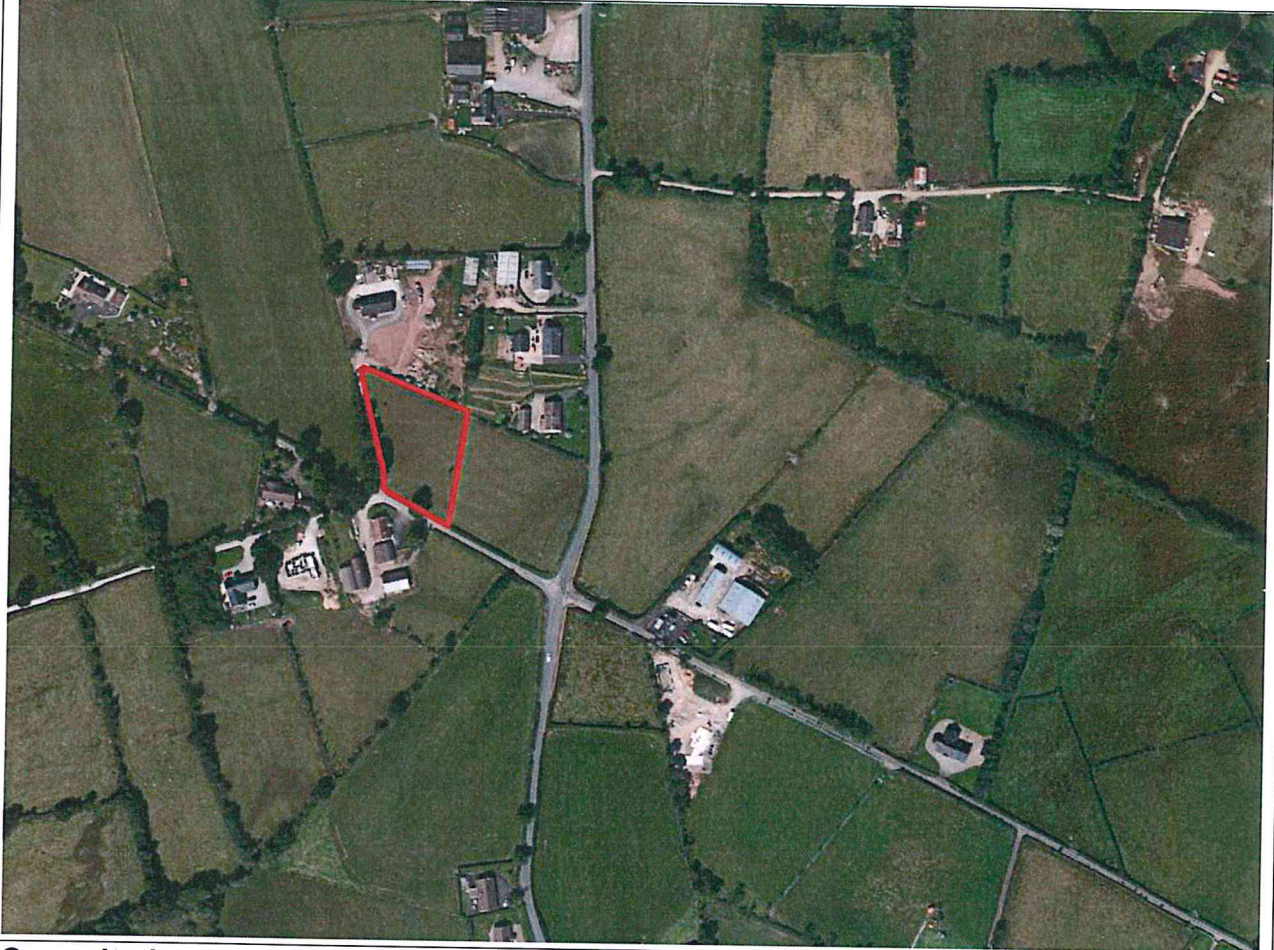
Summary	
Committee Meeting Date:	Item Number:
Application ID: LA09/2018/0522/O	Target Date:
Proposal: Proposed Dwelling and Garage under CTY 2a	Location: Approx 40m NE of 18 Mulnavoo Road Derrynoyd Draperstown
Referral Route: Contrary to CTY 1, CTY 2a, CTY 13 & 14 of PPS21	
Recommendation:Refusal	
Applicant Name and Address: Teresa Bradley 81 Moneyneena Road Draperstown BT45 7EP	Agent Name and Address: CMI Planners Ltd 38 Airfield Road Toome BT41 3SG
Executive Summary:	
Signature(s): Lorraine Moon	

for committee
deputy



Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	NI Water - Single Units West - Planning Consultations	No Objection
Statutory	DFI Roads - Enniskillen Office	Advice
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

Refusal recommended – contrary to CTY 1, 2a, 13 & 14 of PPS21

Characteristics of the Site and Area

The proposal site is located within a roadside agricultural field on Mulnavoo Road. The site is bounded on the west, south and north by a post and wire fence while the east is undefined as the proposal site is half of a large agricultural field. The southern boundary also consists of a sparse hedge, grass verge and one mature tree while the northern consists of a mature hedge and vegetation also.

The proposal site is relatively flat. Located west is an access serving dwelling located north of the proposal site, this property was not visible from the public road when carrying out the site visit. Immediately opposite the proposal site are several dwellings with associated outbuildings. Located North east of the proposal site is a line of 3 dwellings however the proposal site and the remaining of the field east provide a very definite and important separation.

Description of Proposal

Outline application for proposed dwelling and garage under CTY 2a.

Planning Assessment of Policy and Other Material Considerations

I have assessed this proposal under the following:

SPSS

Magherafelt Area Plan 2015

Planning Policy Statement 1 - General Principles

Planning Policy Statement 21 - Sustainable Development in the countryside.

Consultees: - Environmental Health were asked to comment and responded on 17.05.2018 with no objections subject to advice.

NI Water were asked to comment and responded on 06.05.2018 with no objections

DfI were asked to comment and responded on 08.06.2018 with no objections subject to conditions.

Neighbours: Owners/Occupiers of Nos. 14, 14a and 14b Cloane Road and No 18, 18a and 19 Mulnavoo Road were notified of this proposal on 04.05.2018, no objections have been received to date.

In line with legislation this proposal was advertised in the local press on 03.05.2018, no representations have been received to date.

According to CTY 2a of PPS21 - New Dwellings in Existing Clusters, planning permission will be granted for a dwelling at an existing cluster of development provided all of the following criteria are met:

- the cluster of development lies outside of a farm and consists of four or more buildings (excluding ancillary buildings such as garages, outbuildings and open sided structures) of which at least three are dwellings;
- the cluster appears as a visual entity in the local landscape;
- the cluster is associated with a focal point such as a social/community building/facility, or is located at a cross-roads,
- the identified site provides a suitable degree of enclosure and is bounded on at least two sides with other development in the cluster;

- development of the site can be absorbed into the existing cluster through rounding off and consolidation and will not significantly alter its existing character, or visually intrude into the open countryside;
- development would not adversely impact on residential amenity.

This proposal site is located approx. 60m from the crossroads of Cloane Road and Mulnavoo Road and the proposal site is clearly separated from any neighbouring development. The existing development surrounding the site does not appear as a visual entity in the local landscape. The site does not provide a suitable degree of enclosure with poor sporadic vegetation and post and wire fencing only on all boundaries. The proposal site is only bounded by development on one side (No. 16 Mulnavoo Road). Development of the site could not be absorbed through the rounding off and consolidation as it is my opinion that the development of the proposal site would significantly alter the character of the locality and visually intrude into the open countryside. Development of the site would not adversely impact on residential amenity of any existing development in the locality.

According to CTY 13 of PPS21 - Integration and Design of Buildings in the Countryside planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design. A new building will be unacceptable where:

- it is a prominent feature in the landscape;
- the site lacks long established natural boundaries or is unable to provide a suitable degree of enclosure for the building to integrate into the landscape
- it relies primarily on the use of new landscaping for integration
- ancillary works do not integrate with their surroundings
- the design of the building is inappropriate for the site and its locality
- it fails to blend with the landform, existing trees, buildings, slopes and other natural features which provide a backdrop;
- in the case of a proposed dwelling on a farm it is not visually linked or sited to cluster with an established group of buildings on a farm.

The proposal site would not be considered a prominent site however it is my consideration that the proposal site lacks long established natural boundaries and would be unable to provide a suitable degree of enclosure to facilitate the integration of a dwelling. This is an outline application so no design has been proposed at this stage. As such this proposal fails to satisfy the criteria of CTY 13.

Finally the proposal should be considered against the requirements of CTY 14 of PPS21 - Rural Character. According to this policy planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area.

A new building will be unacceptable where:

- a) it is unduly prominent in the landscape; or
- b) it results in a suburban style build-up of development when viewed with existing and approved buildings; or
- c) it does not respect the traditional pattern of settlement exhibited in that area; or
- d) it creates or adds to a ribbon of development; or
- e) the impact of ancillary works (with the exception of necessary visibility splays) would damage rural character.

As previously discussed the proposal site is not unduly prominent. However if an approval was granted I do feel a dwelling located on the proposal site would result in a suburban style build-up of development when viewed with the existing development NE and South. As such I feel this proposal fails to meet the requirements of CTY 14 and a recommendation of refusal would be the most appropriate action.

Neighbour Notification Checked		Yes
Summary of Recommendation: Refusal recommended – Contrary to CTY 1, CTY 2a, CTY 13 & 14 of PPS21		
Reasons for Refusal: <ol style="list-style-type: none"> 1. The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the proposed dwelling is not located within an existing cluster of development consisting of 4 or more buildings of which at least three are dwelling, the cluster does not appear as a visual entity in the local landscape, the proposed site is not bounded on at least two sides with other development in the cluster and does not provide a suitable degree of enclosure. 2. The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement. 3. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the (building) would, if permitted result in a suburban style build-up of development when viewed with existing and approved buildings and would therefore result in a detrimental change to (further erode) the rural character of the countryside. 4. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed site lacks long established natural boundaries and is unable to provide a suitable degree of enclosure for the building to integrate into the landscape 		
Signature(s) Date:		

ANNEX	
Date Valid	16th April 2018
Date First Advertised	3rd May 2018
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 14 Cloane Road Draperstown Londonderry The Owner/Occupier, 14a Cloane Road Draperstown The Owner/Occupier, 14b Cloane Road Draperstown The Owner/Occupier, 18 Mulnavoo Road Draperstown Londonderry The Owner/Occupier, 18a Mulnavoo Road Draperstown The Owner/Occupier, 19 Mulnavoo Road Draperstown Londonderry	
Date of Last Neighbour Notification	4th May 2018
Date of EIA Determination	
ES Requested	No
Planning History Ref ID: LA09/2018/0522/O Proposal: Proposed Dwelling and Garage under CTY 2a Address: Approx 40m NE of 18 Mulnavoo Road, Derrynoyd, Draperstown, Decision: Decision Date: Ref ID: H/2004/1208/RM Proposal: Proposed Dwelling Address: Opp 18 Mulnavoo Road, Draperstown Decision: Decision Date: 18.02.2005 Ref ID: H/2003/0013/O Proposal: Site of dwelling and garage. Address: Opposite 18 Mulnavoo Road, Draperstown. Decision:	

<p>Decision Date: 13.08.2003</p> <p>Ref ID: H/2002/0406/O</p> <p>Proposal: Site for Dwelling & Garage.</p> <p>Address: Opposite 18 Mulnavoo Road, Draperstown.</p> <p>Decision:</p> <p>Decision Date: 29.11.2002</p>
<p>Summary of Consultee Responses</p>
<p>Drawing Numbers and Title</p>
<p>Drawing No. 01</p> <p>Type: Site Location Plan</p> <p>Status: Submitted</p> <p>Drawing No. 02</p> <p>Type: Site Layout or Block Plan</p> <p>Status: Submitted</p>
<p>Notification to Department (if relevant)</p> <p>Date of Notification to Department:</p> <p>Response of Department:</p>



Deferred Consideration Report

Summary	
Case Officer: Emma McCullagh	
Application ID: LA09/2018/1569/F	Target Date:
Proposal: Erection of 40 two storey houses (6 detached and 34 semi-detached) landscaping and associated site works (Amendment to part of development approved under H/2006/0494/F, H/2013/0066/F (Amended address)	Location: Lands to the South West of 12 14 15 16 and 18 Woodland Grove with access through Woodland Grove Derrynoyd Road Draperstown
Applicant Name and Address: Augusta Homes Ltd Unit 1 Workspace Tobermore Road Draperstown	Agent name and Address: Gerard McPeake Architectural Ltd 31a Main Street Limavady BT49 0EP
Summary of Issues: A number of representations have been received in respect of this application and relate to the following issues:- <ul style="list-style-type: none">• Impact on traffic safety due to the increase in traffic;• The existing road system within Woodlands cannot accommodate the through traffic generated by the proposed development, where there has already been accidents;• Access for the proposed site should be from the Sixtowns Road;• Right-of Way and through route from Sixtowns Road to Derrynoyd Road creating a rat run;• Impact of construction traffic;• Adverse impact on the character of the neighbourhood; The above issues have been addressed in the main report below.	

Additional issues raised in the representations:-

- No safe play area within Woodlands;

There is an area of public open space with the centre of Woodlands Grove. While the access to the proposed site passes this area, there is a speed control bend immediately adjacent to the northern corner of the play area with a 'T' junction 60m to the south west. Both of these junctions should provide a sufficient degree of pedestrian safety.

- Sewage problems;

NI Water did not raise issues regarding available capacity at the Waste Water Treatment Works.

- Impact of privacy;

It is noted that traffic already passes two sides of the objectors dwelling at No.2 Woodlands Heights. While an approval of this development would increase the levels of traffic passing the dwelling, it does not lessen the degree of privacy and therefore it is not accepted that there will be any detrimental impact on privacy to that property.

- Maintenance of the open space area in Woodlands;

The maintenance and management of the open space within Woodlands was a condition of the relevant planning approval. The proposed development would also be conditional upon the maintenance and management of all areas of public open space within that respective site.

- Only 5 properties were neighbour notified;

The Statutory Neighbour Notification process requires that the occupier of premises within a 90m radius of the site to be notified, provided they directly adjoin the application site. As only 5 dwellings adjoin the proposed site these were the only properties notified.

- Increase in noise and air pollution and the right to peaceful enjoyment;

Environmental Health did not raise any issues of concern regarding noise or air pollution.

- Protection of the countryside and the ecosystems in it;

NIEA: NED requested a Preliminary Ecological Assessment and accepted that this provided sufficient assurance that the proposal is unlikely to have a significant impact on any species or habitat protected by national/international legislation currently in place.

- Other alternatives should be considered;

The applicant is not obliged to consider other alternatives and has sought a determination on this proposed development as presented.

- Potential for further developments;

It is acknowledged that there is the potential for future development within the overall housing zoning. However, as discussed above, the applicant has the fallback position of the extant approval H/2006/0494/F.

- Depreciation of existing property;

No evidence has been provided to sustain claims that the proposed development would cause depreciation of any existing properties.

- Is there any need for additional dwellings;

The need for further dwellings is market led.

Summary of Consultee Responses:

All consultees have responded positively.

Characteristics of the Site and Area:

The site comprises a large field set back 200m off the Derrynoyd Road and accessed via Woodland Grove which is a development of 2 storey detached, semi-detached and terraced dwellings. The site comprises a large flat field with an agricultural access off the Sixtowns Road. The site is a large flat field surrounded by mature hedgerows on the north, south and eastern boundaries. The hedgerow along the eastern boundary would require augmentation to the rear of 12, 14, 15, 16 and 18 Woodland Grove to prevent overlooking from the existing dwellings in Woodland Grove.

Description of Proposal

Erection of 40 two storey houses (6 detached and 34 semi-detached) landscaping and associated site works (Amendment to part of development approved under H/2006/0494/F, H/2013/0066/F (Amended address)

Deferred Consideration:

This application was presented to Planning Committee in July 2019 as an approval, but was agreed to be deferred for DFI Roads to consider further information submitted by objectors.

The agent also forwarded details to counter the objector's points.

DFI Roads were re-consulted and replied on 18th July, taking all information into account and fully considering the objection raised. They go on to state in their response;

1. DFI roads are aware of the radius at Woodland Grove. This development is maintained and adopted by DFI roads and for 65 dwellings this radii will be accepted. The application for 40 dwellings will have the appropriate speed reducing methods to control road speeds within the development in addition to the existing measures in place.
2. The speed bends are acceptable in DFI Roads opinion for this proposed Development, bearing in mind the anticipated design target speeds associated within the development.

A further objection was submitted challenging the land ownership and the Certificate which was signed.

The agent responded to this on 9th July that the sale is in progress and land registry are working to 20-24 week turnaround time on applications. It is unlikely it will appear on the system in 2020. In an effort to resolve this, certificate C was served on the relevant land owner. Therefore it was required to wait 21 days to make any decision until the time period has ended. This date has now ended and no further correspondence was received regarding this matter.

All other issues have been dealt with in the original case officer report and all remain relevant. Approval has been recommended.

The Mid Ulster District Council Local Development Plan 2030- Draft Plan Strategy was launched on the 22nd Feb 2019.

The initial consultation period has recently ended giving rise to a number of objections to Policies contained in the Plan. In light of this the Draft Plan cannot be given any determining weight at this time.

Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. The management and maintenance of all trees and shrubs shall be carried out in accordance with the stamped approved 'Memorandum and Articles of Association' received 28th June 2019 and the 'Maintenance Specification Schedule' received on 2 August 2019 and shall continue to be maintained in accordance for a period of not less than 20 years or as may subsequently be agreed in writing with the Department.

Reason: To ensure the continuity and sustainability of the approved landscape design through its successful establishment and long term maintenance to achieve a quality residential development consistent with Planning Policy Statement 7.

3. All hard and soft landscape works as indicated on stamped approved drawing no. 27 date stamped 5th June 2019, 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 in the first available planting season following commencement of the development.

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

4. 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 Mid Ulster District Council, 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 Mid Ulster District Council gives its written consent to any variation.

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

5. The existing hedgerows along the northern, eastern and western boundaries of the site shall be retained at a minimum height of 4 metres and the existing trees along the northern, eastern and western boundaries shall be retained at a mature height.

Reason: To ensure the maintenance of screening to the site.

6. No retained tree or hedge shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of Mid Ulster District Council. Any arboricultural work or tree surgery approved shall be carried out in accordance with British Standard 3998, 2010 Recommendations for Tree Work.

Reason: To ensure the continuity of amenity afforded by existing trees.

7. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a consent to discharge has been granted under the terms of water (NI) Order 1999.

Reason: To ensure a practical solution to sewage disposal is possible at this site.

8. Each building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rain-water drainage system, once the buildings are occupied.

Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

9. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Department for Infrastructure hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No. 23/2 bearing the date stamp 26 April 2019.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

10. The access gradient(s) to the dwelling(s) hereby permitted 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.

11. No dwelling(s) shall be occupied until that part of the service road which provide access to it has been constructed to base course; the final wearing course shall be applied on the completion of each phase of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

Informatives

1. This approval notice relates to Drawing No's. 01 which were received on
2. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by Mid Ulster District Council or other statutory authority.
3. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent property for the removal of or building on the party wall or boundary whether or not defined.
4. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
5. 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.
6. This application is included within previous site approved under H/2006/0494/F and H/2013/0066/F. Under these planning applications a PAC decision determined that no more than 50 dwellings are occupied before a right turning lane is provided at Sixtowns Road.
The Private Streets (Northern Ireland) Order 1980 and The Private Streets (Amendment) (Northern Ireland) Order 1992.
Under the above Orders the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the DfI Roads to make the roads (including road drainage) in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001. Sewers require a separate bond from Northern Ireland Water to cover foul and storm sewers.
7. The developer, future purchasers and their successors in title should note that DfI Roads will not adopt any 'street' as defined in The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992 until such time an Article 161 agreement between the developer and NI Water for the construction of foul and storm sewers including any attenuation holding tanks and discharge pipes has been fully implemented and works upon completion approved by NI Water Service.

8. Separate approval must be received from DfI Roads in respect of detailed standards required for the construction of streets in accordance with The Private Streets (Construction) Regulations (Northern Ireland) 1994 and The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001.

9. Under the terms of The Private Streets (Construction) (Amendment) Regulations (Northern Ireland) 2001, design for any Street Lighting schemes will require approval from DfI Roads Street Lighting Consultancy, Marlborough House, Central Way, Craigavon, BT64 1AD. The Applicant is advised to contact DfI Roads Street Lighting Section at an early stage. The Applicant/Developer is also responsible for the cost of supervision of all street works determined under the Private Streets Order (Northern Ireland) 1980.

10. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the DfI Roads for which separate permissions and arrangements are required.

11. 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.

12. Notwithstanding the terms and conditions of the Council's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the DfI Roads consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Loughrey Campus, 49 Tullywiggan Road, Cookstown, BT80 8SG. A monetary deposit will be required to cover works on the public road.

13. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site. This planning approval does not give authority to discharge any drainage into a DfI Roads drainage system.

14. The applicant's attention is drawn to Article 10 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:

- kill, injure or take any wild animal included in Schedule 5 of this Order, which includes the badger (*Meles meles*);

- damage or destroy, or obstruct access to, any structure or place which badgers use for shelter or protection;
- damage or destroy anything which conceals or protects any such structure;
- disturb a badger while it is occupying a structure or place which it uses for shelter or protection.

15. Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

16. If there is evidence of badger on the site, all works should cease immediately and further advice sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT7 2JA. Tel. 028 9056 9558 or 028 9056 9557.

17. The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:

- kill, injure or take any wild bird; or
- take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or
- obstruct or prevent any wild bird from using its nest; or
- take or destroy an egg of any wild bird; or
- disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturb dependent young of such a bird.

Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

It is therefore advised that any tree or hedgerow loss or vegetation clearance should be kept to a minimum and removal should not be carried out during the bird breeding season between 1st March and 31st August.

18. The applicant's attention is drawn to the Welfare of Animals Act (Northern Ireland) 2011 which indicates that it is an offence to cause unnecessary suffering to any animal.

There are wild animals such as foxes/ rabbits/ frogs etc present on site. To avoid any breach of the Act through entombment

or injury to animals on site the applicant should ensure that best practice techniques are applied during construction works. Advice on working with wildlife is available from the CIRIA online knowledge base at www.ciria.org

19. 1. The storm drainage of the site, during site clearance, construction and operational phases of the development, should be designed to the principles of Sustainable Drainage Systems (SuDS) in order to minimise the polluting effects of storm water on waterways.

2. Construction of SuDS should comply with the design and construction standards as set out in the Construction Industry Research and Information Association (CIRIA) manual C753 (2015) The SuDS Manual. A separate site handbook (C698) for the construction of SuDS has also been produced by CIRIA.
3. Should a sewage pumping station be required for this development then the applicant must apply to NIEA Water Management Unit for Water Order (1999) consent for an 'emergency overflow'.
4. The applicant should consult with the Water Management Unit within the NIEA regarding any potential dewatering that may be required during the redevelopment works including the need for discharge consent. Discharged waters should meet appropriate discharge consent conditions.
5. The applicant should ensure that the management of all waste are suitably authorised through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999. This should be demonstrated through a Site Waste Management Plan (see <http://www.netregs.gov.uk/>)
6. The applicant should comply with all the relevant Pollution Prevention Guidance (PPG's) and the replacement guidance series, Guidance for Pollution Prevention (GPPs) in order to minimise the impact of the project on the environment, paying particular attention to:
PPG 01 - Understanding Your Environmental Responsibilities - Good Environmental Practices
New GPP 02 - Above ground oil storage tanks.
PPG 04 Treatment and disposal of sewage where no foul sewer is available.
New GPP 05 - Works and maintenance in or near water.
PPG 06 - Working at construction and demolition sites.
7. Compliance with the advice in GPP 05 and PPG06 will help to minimise the impact of the site clearance and construction phases of the project on the environment. These PPGs/GPPs can be accessed by visiting the NetRegs website at <http://search.netregs.org.uk/search?w=pollution%20prevention%20guidelines>
8. Should any culverting or piping of watercourses be required, the applicant will be required to adhere to the guidance detailed in Standing Advice Culverting. Our standing advice can be found by following the link: <https://www.daera-ni.gov.uk/publications/standing-advice-development-may-have-effect-water-environment-including-groundwater-and-fisheries>
9. General advice and guidance on private water supplies can be obtained from the DWI' information leaflet 'Is your private water supply safe?' <https://www.daera-ni.gov.uk/sites/default/files/publications/doe/water-leaflet-is-your-private-water-supply-safe-2015.pdf>. More detailed guidance can be obtained from the private water supplies technical manual at: <http://www.privatewatersupplies.gov.uk/>
10. Borehole construction should be undertaken by a competent contractor taking account of best practice. Guidance on best practice can be accessed by the Institute of Geologists of Ireland (IGI) at: <http://igi.ie/publications/guidelines/>
11. Environment Agency (EA) Guidance on Rainwater Harvesting Guidance can be obtained from: <http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/geho1110bten-e-e.pdf> (PDF 767KB)
12. It is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

13. An application form for consent to discharge under the Water (NI) Order 1999 can be obtained by contacting NIEA Water Management Unit at:
17 Antrim Road, Tonagh,
Lisburn.
BT28 3AL

Or by visiting our website: <https://www.daera-ni.gov.uk/articles/regulating-water-discharges>

14. It is an offence under the section 47 of the Fisheries Act (Northern Ireland) 1966 (as amended) to cause pollution which is subsequently shown to have a deleterious effect on fish stocks.

20. Under the terms of Schedule 6 of the drainage (NI) Order 1973 any proposal either temporary or permanent, in connection with the development which involves interference with any watercourse such as culverting, bridging, diversion, building adjacent to or discharge to storm water etc. requires the written consent of DfI. This should be obtained from Water Service's Armagh office, 44 Seagoe Industrial Estate, Seagoe Lower, Craigavon, BT63 5QE.

21. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.

22. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

23. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

24. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.

25. It is the Environmental Health Departments view that the proposed means of effluent disposal is designed and constructed in such a manner so as to enable adoption of the facility by Northern Ireland Water.

26. The combined noise level from construction activities within the permitted site shall not exceed the noise limits as stipulated within 'Table 1: Construction noise limits' at any residential property. Measurements between 07.00 and 23.00 hours shall be undertaken at the boundary of any residential property's curtilage nearest to the construction activity. Measurements between 23.00 and 07.00 hours shall be undertaken 1 metre from the façade of any residential dwelling. If access to any residential property is not forthcoming or measurement is not feasible, a measurement location and concomitant noise level shall be agreed with Mid Ulster District Council's Environmental Health Department.

Table 1: Construction noise limits

Day of week	Time	LAeq,1hour	LAmx
Monday to Friday	07.00 – 18.00	65 dB Curtilage	-
	18.00 – 23.00	55 dB Curtilage	-
	23.00 – 07.00	45 dB Façade	60 dB
Saturday	07.00 – 13.00	65 dB Curtilage	-
	13.00 – 23.00	55 dB Curtilage	-
	23.00 – 07.00	45 dB Façade	60 dB
Sunday	07.00 – 23.00	45 dB Curtilage	-
	23.00 – 07.00	45 dB Façade	60 dB

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

Signature(s):

Date



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Mid-Ulster

Local Planning Office

Mid-Ulster Council Offices

50 Ballyronan Road

Magherafelt

BT45 6EN

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA09/2018/1569/F	Target Date:
Proposal: Erection of 40 two storey houses (6 detached and 34 semi-detached) landscaping and associated site works (Amendment to part of development approved under H/2006/0494/F, H/2013/0066/F (Amended address)	Location: Lands to the South West of 12 14 15 16 and 18 Woodland Grove with access through Woodland Grove Derrynoyd Road Draperstown
Referral Route: This application is being presented to Committee as it has attracted a number of objections.	
Recommendation:	APPROVAL
Applicant Name and Address: Augusta Homes Ltd Unit 1 Workspace Tobermore Road Draperstown	Agent Name and Address: Gerard McPeake Architectural Ltd 31a Main Street Limavady BT49 0EP
Executive Summary:	
Signature(s):	

for committee decision
19/6/19

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Non Statutory	NIEA	Substantive Response Received
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received
Non Statutory	Rivers Agency	Substantive Response Received
Non Statutory	NI Water - Multi Units West - Planning Consultations	Substantive Response Received
Statutory	DFI Roads - Enniskillen Office	Standing Advice
Non Statutory	NIEA	Substantive Response Received
Non Statutory	NIEA	Substantive Response Received
Non Statutory	Environmental Health Mid Ulster Council	
Non Statutory	NI Water - Multi Units West - Planning Consultations	

Non Statutory	NIEA	
Statutory	DFI Roads - Enniskillen Office	Standing Advice
Non Statutory	NIEA	Substantive Response Received
Statutory	DFI Roads - Enniskillen Office	Advice

Representations:

Letters of Support	None Received
Letters of Objection	45
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

A number of representations have been received in respect of this application and relate to the following issues:-

- Impact on traffic safety due to the increase in traffic;
 - The existing road system within Woodlands cannot accommodate the through traffic generated by the proposed development, where there has already been accidents;
 - Access for the proposed site should be from the Sixtowns Road;
 - Right-of Way and through route from Sixtowns Road to Derrynoyd Road creating a rat run;
 - Impact of construction traffic;
 - Adverse impact on the character of the neighbourhood;
- The above issues have been addressed in the main report below.

Additional issues raised in the representations:-

- No safe play area within Woodlands;

There is an area of public open space with the centre of Woodlands Grove. While the access to the proposed site passes this area, there is a speed control bend immediately adjacent to the northern corner of the play area with a 'T' junction 60m to the south west. Both of these junctions should provide a sufficient degree of pedestrian safety.

- Sewage problems;

NI Water did not raise issues regarding available capacity at the Waste Water Treatment Works.

- Impact of privacy;

It is noted that traffic already passes two sides of the objectors dwelling at No.2 Woodlands Heights. While an approval of this development would increase the levels of traffic passing the dwelling, it does not lessen the degree of privacy and therefore it is not accepted that there will be any detrimental impact on privacy to that property.

- Maintenance of the open space area in Woodlands;

The maintenance and management of the open space within Woodlands was a condition of the relevant planning approval. The proposed development would also be conditional upon the maintenance and management of all areas of public open space within that respective site.

- Only 5 properties were neighbour notified;

The Statutory Neighbour Notification process requires that the occupier of premises within a 90m radius of the site to be notified, provided they directly adjoin the application site. As only 5 dwelling adjoin the proposed site these were the only properties notified.

- Increase in noise and air pollution and the right to peaceful enjoyment;

Environmental Health did not raise any issues of concern regarding noise or air pollution.

- Protection of the countryside and the ecosystems in it;

NIEA: NED requested a Preliminary Ecological Assessment and accepted that this provided sufficient assurance that the proposal is unlikely to have a significant impact on any species or habitat protected by national/international legislation currently in place.

- Other alternatives should be considered;

The applicant is not obliged to consider other alternatives and has sought a determination on this proposed development as presented.

- Potential for further developments;

It is acknowledged that there is the potential for future development within the overall housing zoning. However, as discussed above, the applicant has the fallback position of the extant approval H/2006/0494/F.

- Depreciation of existing property;

No evidence has been provided to sustain claims that the proposed development would cause depreciation of any existing properties.

- Is there any need for additional dwellings;

The need for further dwellings is market led.

Description of proposal

This application is for the erection of 40 two storey houses (6 detached and 34 semi-detached) landscaping and associated site works (Amendment to part of development approved under H/2006/0494/F, H/2013/0066/F).

Characteristics of the site and area

The site comprises a large field set back 200m off the Derrynoyd Road and accessed via Woodland Grove which is a development of 2 storey detached, semi-detached and terraced dwellings. The site comprises a large flat field with an agricultural access off the Sixtowns Road. The site is a large flat field surrounded by mature hedgerows on the north, south and eastern boundaries. The hedgerow along the eastern boundary would require augmentation to the rear of 12, 14, 15, 16 and 18 Woodland Grove to prevent overlooking from the existing dwellings in Woodland Grove.

Planning Assessment of Policy and other Material Considerations

Include Development Plan and planning history

The site has had previous planning approval granted under H/2006/0494/F and an amendment to that approval under H/2013/0066/F in relation to the negative conditions regarding the access arrangements.

H/2006/0494/F - Proposed housing development comprising of 57 Apartments 90 Dwellings with a mix of Detached, Semi-Detached and Townhouses with associated road layout and parking facilities – Approved 17.08.2009, and

H/2013/0066/F - Variation of conditions 3, 4 and 6 of planning permission H/2006/0494/F – Approved on appeal 09.09.2013.

The proposal is in accordance with the Magherafelt Area Plan 2015 insofar as the dwellings are located within an area zoned for housing under designation DN 03/1. As the site was a committed site at the time of the Area Plan Adoption no Key Site Requirements were stipulated for this site.

PPS 7 Quality Residential Environments – Policy QD 1 Quality in new Residential Environments requires new residential developments to create a quality residential environment which should be based on a concept plan which drawn on the positive aspects of the surrounding area.

Proposals must conform to nine criteria listed in the policy in order to protect residential amenity, residential character, environmental quality and movement. Any proposals which fails to satisfy the criteria, even if the site is designated for residential use, will not be acceptable.

The proposed development is assessed against these criteria as follows:-

(a) The proposed layout meets the first of these criteria in that it respects the surrounding context in terms of layout; The layout is of a higher density (22.2/ha) and scale as the adjacent

development at Woodland Grove. However it is of a lower density than the previous approved development at 30.0/ha.

(b) There are no features of archaeological or built heritage on this site. There are no TPO's near the site;

(c) As the development is for 40 detached dwellings, there is a need to provide at least 10% of the site area for public amenity space; An area of 0.39ha has been set aside for public open space and is located centrally within the site, therefore is accessible for all dwellings;

(d) As the site is close to and within walking distance of the town centre, the provision of neighbourhood facilities are not deemed necessary within the site;

(e) The site is close to the Derrynoyd Road and will provide an acceptable movement pattern, including walking and cycling, which will enable occupants to access public transport routes and the public network system;

(f) Adequate provision is made for parking of vehicles off street with all sites having in-curtilage parking areas;

(g) The design of the development is acceptable in terms of form, materials and detailing;

(h) The proposal does not have the potential to create a conflict with adjacent land uses as it is adjacent to existing housing developments at Woodland Grove and a new development currently under construction at Derrynoyd Road and which backs onto the south east corner of the site;

(i) Generally the layout is designed to deter crime as there are no areas which are unsupervised or overlooked.

PPS 3 – Access, Movement and Parking.

Regarding the issues raised by objectors, it should be noted that the previous planning approval H/2006/0494/F, which was for the entire zoned area DN 03/1, granted approval for 147 dwelling units using the same road layout as is now proposed, with access taken off both Sixtowns Road and through the Woodlands development. That planning approval was commenced with the partial construction of a dwelling on site 7. This has been verified by way of Building Control records. Therefore the applicant has a fallback position in that the development previously approved under H/2006/0494/F can be completed without the need for any further approvals.

As the adopted road through Woodlands is a public road, construction traffic is entitled to use it to access the proposed site.

DfI Roads did not raise any concerns regarding a history of accidents within the Woodlands development, nor were any issues raised regarding the creation of a through route from Sixtowns Road to Derrynoyd Road. It should also be noted that this through route will incorporate speed control bends and raised junction tables to control road speeds through the development.

DfI Roads advised that amendments were required to the PSD drawings. Following receipt of these, Roads advised that the layout was acceptable and provided suggested conditions.

NIEA: NED requested the submission of a preliminary ecological assessment due to the presence of mature hedgerows around the site and the potential to have an unacceptable adverse impact on priority species. When this was provided NED advised that they had no further concerns subject to suggested conditions.

The Mid Ulster District Council Local Development Plan 2030- Draft Plan Strategy was launched on the 22nd Feb 2019.

The initial consultation period has recently ended giving rise to a number of objections to Policies contained in the Plan.

In light of this the Draft Plan cannot be given any determining weight at this time.

Recommendation

On consideration of the above, it is my opinion that planning permission should be approved subject to the conditions listed below:-

Neighbour Notification Checked	Yes
Summary of Recommendation:	
Approve subject to the conditions listed below:-	
Conditions/Reasons for Refusal:	
<p>Conditions</p> <p>1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.</p> <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.</p> <p>2. The management and maintenance of all trees and shrubs shall be carried out in accordance with the stamped approved 'Memorandum and Articles of Association' received XXXX and the 'Maintenance Specification Schedule' received on XXXXX and shall continue to be maintained in accordance for a period of not less than 20 years or as may subsequently be agreed in writing with the Department.</p> <p>Reason: To ensure the continuity and sustainability of the approved landscape design through its successful establishment and long term maintenance to achieve a quality residential development consistent with Planning Policy Statement 7.</p> <p>3. All hard and soft landscape works as indicated on stamped approved drawing no. 27 date stamped 5th June 2019, 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 in the first available planting season following commencement of the development.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>4. 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 Mid Ulster District Council, 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 Mid Ulster District Council gives its written consent to any variation.</p> <p>Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.</p> <p>5. The existing hedgerows along the northern, eastern and western boundaries of the site shall be retained at a minimum height of 4 metres and the existing trees along the northern, eastern and western boundaries shall be retained at a mature height.</p> <p>Reason: To ensure the maintenance of screening to the site.</p> <p>6. No retained tree or hedge shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of Mid Ulster District Council. Any arboricultural work or tree surgery approved shall be carried out in accordance with British Standard 3998, 2010 Recommendations for Tree Work.</p>	

Reason: To ensure the continuity of amenity afforded by existing trees.

7. No development should take place on-site until the method of sewage disposal has been agreed in writing with Northern Ireland Water (NIW) or a consent to discharge has been granted under the terms of water (NI) Order 1999.

Reason: To ensure a practical solution to sewage disposal is possible at this site.

8. Each building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system should also be designed to minimise the risk of wrongly connecting the sewage system to the rain-water drainage system, once the buildings are occupied.

Reason: In order to decrease the risk of the incorrect diversion of sewage to drains carrying rain/surface water to a waterway.

The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

9. The Department for Infrastructure hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No. 23/2 bearing the date stamp 26 April 2019.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

10 The access gradient(s) to the dwelling(s) hereby permitted 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.

11. No dwelling(s) shall be occupied until that part of the service road which provide access to it has been constructed to base course; the final wearing course shall be applied on the completion of each phase of the development.

Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling.

Signature(s)

Date:

ANNEX	
Date Valid	27th November 2018
Date First Advertised	13th December 2018
Date Last Advertised	3rd January 2019
Details of Neighbour Notification (all addresses) Sharon Mc Eldowney 1 Woodland Grove Draperstown Londonderry Willie MCGILLIAN 1 Woodland Grove Draperstown Londonderry Catherine Lagan 1 Woodland Heights Draperstown Londonderry Sheila Lagan 1 Woodland Heights Draperstown Londonderry Martin McVey 1 Woodland Heights Draperstown Londonderry Brenda McGillian 1 Woodland Heights Draperstown Londonderry Martin Mc Eldowney 10 Woodland Grove Draperstown Londonderry Lucy Murray 10 Woodland Heights Draperstown Londonderry EUNAN MURRAY 10 Woodland Heights Draperstown Londonderry Maresa Heron 11 Woodland Grove Draperstown Londonderry Colm HERON 11 Woodland Grove Draperstown Londonderry SHARON MCCALLION 12 Woodland Grove Draperstown Londonderry SIOBHAN MCDAID 14 Woodland Grove Draperstown Londonderry The Owner/Occupier, 15 Woodland Grove Draperstown Londonderry The Owner/Occupier, 16 Woodland Grove, Draperstown, Londonderry, BT45 7DJ The Owner/Occupier, 18 Woodland Grove, Draperstown, Londonderry, BT45 7DJ Niall Hassan 2 Woodland Grove Draperstown Londonderry Derek McGeehan 2 Woodland Heights Draperstown Londonderry Leah McGeehan 2 Woodland Heights Draperstown Londonderry Bernie McGeehan 2 Woodland Heights Draperstown Londonderry	

Ryan McGeehan
2 Woodland Heights Draperstown Londonderry
Mark McGeehan
2 Woodland Heights Draperstown Londonderry
Michelle Doyle
3 Woodland Grove Draperstown Londonderry
Francis McNally
3 Woodland Heights Draperstown Londonderry
Carol McNally
3 Woodland Heights Draperstown Londonderry
Shannon McGuigan
3 Woodland Heights Draperstown Londonderry
Joanne Bradley
3 Woodland Heights Draperstown Londonderry
Paul McGuigan
38 St. Patricks Street Draperstown Londonderry
Laura jane Meyler
4 Woodland Grove Draperstown Londonderry
Catherine McGuigan
4 Woodland Grove Draperstown Londonderry
Keith Meyler
4 Woodland Grove Draperstown Londonderry
Nuala McDaid
4 Woodland Heights Draperstown Londonderry
James McDaid
4 Woodland Heights Draperstown Londonderry
Oliveen Kelly
42 Derrynoyd Road Draperstown
Jonathan Phillips
6 Woodland Heights Draperstown Londonderry
Frances Mcguigan
6 Woodland Heights Draperstown Londonderry
Michael Bradley
6 Woodland Road Draperstown Londonderry
Mary Bradley
6 Woodland Road Draperstown Londonderry
Willie MCGILLIAN
7 Woodland Grove Draperstown Londonderry
Brenda McGillian
7 Woodland Grove Draperstown Londonderry
Steven Higgins
7 Woodland Grove Draperstown Londonderry
ROISIN HIGGINS
7 Woodland Grove Draperstown Londonderry
Noeleen McVey
7 Woodland Heights Draperstown Londonderry
Kathleen Mc Nally
8 Woodland Grove Draperstown Londonderry
Charlie McNally
8 Woodland Grove Draperstown Londonderry

Ciara McNally 8 Woodland Grove Draperstown Londonderry Cynthia Drennan 9 Woodland Grove Draperstown Londonderry Jonathan Kelly Derrynoyd Road Draperstown Londonderry	
Date of Last Neighbour Notification	13 th December 2018
Date of EIA Determination	13th December 2018
ES Requested	No
Planning History Ref ID: LA09/2018/1569/F Proposal: Erection of 40 two storey houses (6 detached and 34 semi-detached) landscaping and associated site works (Amendment to part of development approved under H/2006/0494/F , H/2013/0066/F Address: Lands 200m West of 4 Woodland Road Derrynoyd Road Draperstown, Decision: Decision Date: Ref ID: LA09/2017/0127/DC Proposal: Discharge of Planning Condition No 2 of Planning Approval LA09/2015/1192/F (Provision of a Landscape Management and Maintenance Plan) Address: Lands at Derrynoyd Road, Draperstown, Decision: AL Decision Date: Ref ID: LA09/2017/0296/DC Proposal: Condition no 6 - implementation of programme of archaeological works (LA09/2015/1192/F) Address: Derrynoyd Road, Draperstown, Decision: AL Decision Date: Ref ID: LA09/2015/1192/F Proposal: Retention of existing as built new vehicular access, internal road layout and sub station in accordance with previous planning approval H/2007/0732/F and H/2005/1294/F. New residential development to have change of house types on previous approved H/2007/0732/F with a reduction in density to provide 48 no dwellings (mix of semi-detached and detached with garages) Address: Derrynoyd Road, Draperstown, Co Derry, Decision: Decision Date: 22.09.2016 Ref ID: LA09/2017/0417/F Proposal: Amendments to previously approved application LA09/2015/1192/F change of house types on previously approved plots 20-23, plots 31-35 and plots 45 and 48	

(ie.11No dwellings changed) with no increase in density of development plus retention of approved access and internal roads layout

Address: Derrynoyd Road, Draperstown,

Decision: PG

Decision Date: 08.02.2018

Ref ID: H/2003/0246/F

Proposal: Change of house types

Address: Sites 8, 9 & 18 Woodlands, Derrynoyd Road, Draperstown.

Decision:

Decision Date: 10.06.2003

Ref ID: H/2000/0561/F

Proposal: Housing Development (25 dwellings and garages)

Address: Rear of 38 Derrynoyd Road, Draperstown

Decision:

Decision Date: 23.03.2001

Ref ID: H/2007/0732/F

Proposal: Amendment to previously approved application Ref. H/2005/1294. Change of house types on previously approved sites 15-44 (Proposed 15-60), incorporating 16 no. additional dwelling units.

Address: Derrynoyd Road, Draperstown

Decision:

Decision Date: 26.06.2008

Ref ID: H/2003/1026/O

Proposal: Housing development.

Address: Adjacent to no. 20 Derrynoyd Road, Draperstown.

Decision:

Decision Date: 11.01.2005

Ref ID: H/2005/1294/F

Proposal: Erection of 69 number Dwelling Houses - Mix of detached, semi - detached, townhouses & apartments with detached garages.

Address: Derrynoyd Road, Draperstown, Co. Londonderry BT45 7DN

Decision:

Decision Date: 13.06.2007

Ref ID: H/2009/0405/Q

Proposal: Proposed 2no temporary double mobile classrooms

Address: Gaelscoil na Speirini, Derrynoyd Road, Draperstown

Decision:

Decision Date:

Ref ID: H/2006/0494/F

Proposal: Proposed housing development comprising of 57 Apartments 90 Dwellings with a mix of Detached, Semi-Detached and Townhouses with associated road layout and parking facilities

Address: Land North West of 1-19 Sixtowns Road & 35-6 St Patrick's Street, Draperstown BT45 7BA

Decision:

Decision Date: 19.08.2009

Ref ID: H/2000/0006/F

Proposal: Erection of 25 dwellings

Address: Land To The Rear Of 38 Derrynoyd Road, Moykeeran, Draperstown

Decision:

Decision Date: 09.08.2000

Ref ID: H/2002/0183/F

Proposal: Change of house types and removal of approved wall

Address: Land to Rear of 38 Derrynoid Rd, Draperstown

Decision:

Decision Date: 24.05.2002

Ref ID: H/2000/0602/O

Proposal: Site Of Residential Development

Address: Lands To The Rear Of 41 - 65 St. Patrick's Street and 1 - 17 Sixtowns Road, Draperstown

Decision:

Decision Date: 12.06.2001

Ref ID: H/2005/0916/O

Proposal: Site of Proposed Residential Development

Address: North West of 1 - 19 Sixtowns Road & No.35-6 St Patrick St, Draperstown.

Decision:

Decision Date: 08.08.2006

Ref ID: H/2001/1000/Q

Proposal: Housing Development

Address: Housing Development at Rear of 41-65 St Patrick's Street & 1-17 Sixtowns Road, Draperstown

Decision:

Decision Date:

Ref ID: H/2013/0066/F

Proposal: Variation of conditions 3, 4 and 6 of planning permission H/2006/0494/F

Address: Land north of 13 - 17 Sixtowns Road and south of 12 - 18 Woodland Grove, Draperstown,

Decision:

Decision Date:

Ref ID: H/2003/0469/F

Proposal: Housing development - 70 Units

Address: Lands to the rear of 41-65 St. Patrick's Street, Draperstown.

Decision:

Decision Date: 21.03.2007

Ref ID: H/2003/1474/LDP

Proposal: Sun room.

Address: Derrynoyd Road, Draperstown.

Decision:
Decision Date:

Summary of Consultee Responses

All consultees responded positively.

Drawing Numbers and Title

Drawing No. 27

Type: Landscaping Plan

Status: Submitted

Drawing No. 02/1

Type: Site Layout or Block Plan

Status: Submitted

Drawing No. 26

Type: Roads Details

Status: Submitted

Drawing No. 24

Type: Roads Details

Status: Submitted

Drawing No. 20/1

Type: Roads Details

Status: Submitted

Drawing No. 22/1

Type: Roads Details

Status: Submitted

Drawing No. 21/1

Type: Roads Details

Status: Submitted

Drawing No. 23/1

Type: Roads Details

Status: Submitted

Drawing No. 25

Type: Roads Details

Status: Submitted

Drawing No. 01

Type: Site Location Plan

Status: Submitted

Drawing No. 19
Type: Site Layout or Block Plan
Status: Submitted

Drawing No. 18
Type: Proposed Elevations
Status: Submitted

Drawing No. 12
Type: Proposed Plans
Status: Submitted

Drawing No. 11
Type: Proposed Plans
Status: Submitted

Drawing No. 10
Type: Proposed Plans
Status: Submitted

Drawing No. 09
Type: Proposed Plans
Status: Submitted

Drawing No. 08
Type: Proposed Plans
Status: Submitted

Drawing No. 07
Type: Site Layout or Block Plan
Status: Submitted

Drawing No. 06
Type: Site Layout or Block Plan
Status: Submitted

Drawing No. 05
Type: Site Layout or Block Plan
Status: Submitted

Drawing No. 04
Type: Photograph
Status: Submitted

Drawing No. 03
Type: Site Layout or Block Plan
Status: Submitted

Drawing No. 17
Type: Proposed Elevations
Status: Submitted

Drawing No. 16
Type: Proposed Elevations
Status: Submitted

Drawing No. 15
Type: Proposed Elevations
Status: Submitted

Drawing No. 14
Type: Proposed Plans
Status: Submitted

Drawing No. 13
Type: Proposed Plans
Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
Response of Department:



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Mid-Ulster
Local Planning Office
Mid-Ulster Council Offices
50 Ballyronan Road
Magherafelt
BT45 6EN

Deferred Consideration Report

Summary	
Case Officer: Phelim Marrion	
Application ID: LA09/2018/1609/F	Target Date: <add date>
Proposal: Proposed farm building	Location: 100m North West of 44 Cullenramer Road Dungannon
Applicant Name and Address: Mr Barry Small 107 Reaskmore Road Dungannon BT70 1QF	Agent name and Address: J.Aidan Kelly Ltd 50 Tullycullion Road Dungannon BT70 3LY
Summary of Issues: One letter of objection has been received in relation to noise, smell and impacts on residential amenity The need for this building at this location	
Summary of Consultee Responses: DEARA – confirm active and established farmer Roads – access acceptable	
Characteristics of the Site and Area: The site comprises a square portion in the North East corner of a larger agricultural field located at some 100m NW of no.44 Cullenrammer Road, Dungannon. This particular section of the field has been separated from the larger field (south and west) by a row of planting including some trees and a post and wire fence. The Northern roadside boundary is defined by a low cropped native species hedgerow and the remaining eastern boundary along the laneway is defined by a post and wire fence with an agricultural gate in the corner. The land is pretty flat with the remainder of the field rising slightly from the roadside North to the south. The area within the site is overgrown with a an area to the east used for storing bails etc.	

The site lies within the open countryside outside all other areas of constraint as defined within the DAP 2010. It lies a short distance to the SW of the settlement limits of Granville. The surrounding area is predominantly rural in nature with a scattering of single dwellings and farm holdings along the Cullenrammer Road.

Description of Proposal

The proposal is for a farm building, fenced holding pen, access and turning area. The building is modest in size and scale, 7m x12m with a barrel roof that is 5.2m in height. The building has a red corrugate metal sheeting to the roof and smooth render walls, it is set back 31m from the road edge within a small planted area.

Deferred Consideration:

This application was before the Planning Committee in April 2019 and the applicant spoke to the committee to explain that he needs this building to corral and manage animals that he has at this out farm. His main farm is located off Reaskmore Road to the east of the site. The parking and turning areas associated with the building were excessive and have been reduced to an appropriate level that will cater for the vehicle using the site.

This building is modest in its size and scale, it is set back from the road behind some maturing vegetation, which I consider provides a suitable degree of integration and can be retained. I do not consider it will have any significant visual impacts on the overall character of the area and the design of the building takes elements directly from other roadside buildings in a cluster to the east. It is obvious Mr Small is an active and established farmer and this site is at an outlying farm he owns. Mr Small has indicated that he had the use of an existing building immediately to the south east of his land, however it has now been demolished and no longer available to him. The proposed building is to be used to store meal/fodder, tend to sick animals and carry out veterinary procedures under cover. While the field is less than 1km, as the crow flies, from Mr Smalls existing yard and building, it is 3km on minor country roads. This also involves accessing the main Dungannon/Aughnacloy Road, which is a fast and heavily trafficked road. It is not feasible to move cattle on these roads without having them in vehicles or providing for them at this location.

Taking into account Mr Smalls reasons for this building, I consider there is a demonstrable health and safety reason to have this building at this location. The building is not designed for the long term housing of animals and has one set of doors on the west facing elevation away from the closest dwelling that is approx. 60 to the east. I consider it will not have a significant impact on residential amenity on the adjoining dwellings and recommend it is approved with a condition that limits its use to agricultural purposes only.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. Prior to the commencement of the development hereby approved the vehicular access shall be provided in accordance with the details on drawing No 2B bearing the stamp dated 23 MAY 2019. 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 levels of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

3. The existing hedgerows and vegetation along the boundaries and within the site outlined in red on drawing no 01 bearing the stamp dated 7 DEC 2018 shall be retained unless otherwise agreed in writing with the Council.

Reason: To ensure the maintenance of screening to the site.

4. The building hereby approved shall be used for agricultural purposes only.

REASON: To prohibit a change to an unacceptable use within the countryside.

Signature(s):

Date



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA09/2018/1609/F	Target Date:
Proposal: Proposed farm building	Location: 100m North West of 44 Cullenramer Road Dungannon
Referral Route: Conrary to Policy and objection received	
Recommendation:	Refusal
Applicant Name and Address: Mr Barry Small 107 Reaskmore Road Dungannon BT70 1QF	Agent Name and Address: J.Aidan Kelly Ltd 50 Tullycullion Road Dungannon BT70 3LY
Executive Summary:	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Advice
Non Statutory	DAERA - Omagh	Substantive Response Received
Non Statutory	DAERA - Omagh	Substantive Response Received
Non Statutory	DAERA - Omagh	Substantive Response Received
Statutory	DFI Roads - Enniskillen Office	Advice

Representations:

Letters of Support	None Received
Letters of Objection	1
Number of Support Petitions and signatures	No Petitions Received

Number of Petitions of Objection and signatures	No Petitions Received
<p>Summary of Issues</p> <p>Neighbour notification and press advertisement has been carried out in line with the Council's statutory duty. At the time of writing, one third party objections has been received from neighbouring dwelling at 44 raising concerns of the size and scale of the proposed building being out of character for the area and impact on residential amenity via; smells noise and pollution.</p>	
<p>Characteristics of the Site and Area</p> <p>The site comprises a square portion in the North East corner of a larger agricultural field located at some 100m NW of no.44 Cullenrammer Road, Dungannon. This particular section of the field has been separated from the larger field (south and west) by a row of planting including some trees and a post and wire fence. The Northern roadside boundary is defined by a low cropped native species hedgerow and the remaining eastern boundary along the laneway is defined by a post and wire fence with an agricultural gate in the corner. The land is pretty flat with the remainder of the field rising slightly from the roadside North to the south. The area within the site is overgrown with an area to the east used for storing bails etc.</p> <p>The site lies within the open countryside outside all other areas of constraint as defined within the DAP 2010. It lies a short distance to the SW of the settlement limits of Granville. The surrounding area is predominantly rural in nature with a scattering of single dwellings and farm holdings along the Cullenrammer road.</p>	
<p>Description of Proposal</p> <p>Proposed farm building.</p>	
<p>Planning Assessment of Policy and Other Material Considerations</p> <p>The following policy documents provide the primary policy context for the determination of this application;</p> <ol style="list-style-type: none"> 1.Strategic Planning Policy Statement (SPPS). 2.Dungannon & South Tyrone Area Plan 2010. 3.Planning Policy Statement (PPS) 3 – Access, Movement and Parking. 4.PPS 21 - Sustainable Development in the Countryside. <p>Planning History</p> <p>M/2003/1011/O - Proposed dwelling – Application was recommended for refusal and subsequently withdrawn by the applicant.</p> <p>Representations</p>	

Neighbour notification and press advertisement has been carried out in line with the Council's statutory duty. At the time of writing, one third party objections has been received from neighbouring dwelling at 44 - see consideration below.

Assessment

The principal planning policies are provided by the SPPS, PPS 21, PPS 15, PPS 6 and PPS 3.

The Strategic Planning Policy Statement (SPPS) for Northern Ireland – Planning for Sustainable Development, is a material consideration. The SPPS supersedes the policy provision within Planning Policy Statement (PPS) 1, 5 and 9. The policy provision within PPS 21 and PPS 3 have been retained under transitional arrangements. Until a Plan Strategy for the whole of the Council Area has been adopted planning applications will be assessed against existing policy.

PPS 21 sets out planning policies for development in the countryside whilst the policy provision within PPS 3 deals with access provision.

Policy CTY 1 within PPS 21 highlights that there are a number of developments which may be acceptable in the countryside. One of these is agricultural and forestry developments in accordance with Policy CTY 12.

CTY 12

Policy CTY 12 stipulates that planning permission will be granted for development on an active and established agricultural or forestry holding and within the amplification text, it clarifies that for the purposes of this policy the determining criteria for an active and established business will be that set out under Policy CTY 10. Policy CTY 10 stipulates that the farm business should be both active and established for a period of at least 6 years.

The applicant, within the supporting information submitted with the application, has stated that the farm business is over 6 years old and has claimed single farm payments within the past 6 years, however, DAERA has been consulted and stated that the business last claimed SFP in 2015. The applicant has since then submitted 3 invoices to show work carried out annually with the past three years.

Whilst visiting the site I observed the application lands and noted that they were in decent agricultural condition.

On this basis on that above I can conclude that whilst the farm/field has been active and established for a period of at least 6 years. With this in mind I am content that the agricultural holding is both active and established.

CTY 12 includes five further criteria (a-e):

(a) it is necessary for the efficient use of the agricultural holding or forestry enterprise; The applicant has not put forward any case as to why the proposed shed is necessary for the agricultural holding.

(b) in terms of character and scale it is appropriate to its location; The proposal presents an agricultural building which is not considered uncommon within the context of this rural landscape. The materials used are similar to other types of agricultural development within this area. The proposed building would be single storey

with an arched barn style roof. It is 12 metres long and 7 metres wide. However, in my opinion a building of this size sitting in isolation along the roadside would not be appropriate to the location.

(c) it visually integrates into the local landscape and additional landscaping is provided as necessary;

The proposed building, including a large area for lorry turning and parking would be very open and exposed from the Cullenrammer road in both directions. It is my opinion the proposal would present a prominent feature in the context of this rural landscape setting and would fail to integrate in the local landscape.

(d) it will not have an adverse impact on the natural or built heritage;

There are no sensitive natural heritage features of note within the site or the surrounding area.

(e) it will not result in detrimental impact on the amenity of residential dwellings outside the holding or enterprise including potential problems arising from noise, smell and pollution.

It is noted that the proposal is sited some 80m away from the closest unconnected residential dwelling at No. 44 Cullenrammer Road. Objection have been received from this address. However, it must be noted that this separation distances of 80metres is more than the existing similar buildings to the rear of No.44.

CTY 12 – Additional Requirements

In addition to that above and in cases where a new building is proposed applicants will also need to provide sufficient information to confirm all of the following:

- There are no suitable existing buildings on the holding or enterprise that can be used;
- The design and materials to be used are sympathetic to the locality and adjacent buildings; and

- The proposal is sited beside existing farm or forestry buildings.

The applicant has provided no supporting statement along with this application. The applicants address is 107 Reaskmore road, which is the main farm holding with a number of fields and farm buildings surrounding. It has not been proven why these buildings cannot be used. It must be noted that there is no specific planning policy for first farm sheds for start-up farmers. In addition the applicant has not provided any justification as to why the siting away from the existing farm is necessary.

CTY 13 & 14

An assessment of the proposed siting of the development along with its visual and physical impact has been documented within parts b and c, above. In terms of visual integration and impact on rural character members are advised that the proposal is deemed to fail to satisfactorily integrate into the surrounding rural landscape setting. I consider the proposal is not compliant with the policy provision contained within Policies CTY 13 and 14 of PPS 21.

Department for Infrastructure Roads (DFI Roads) were consulted on this application and have returned comment highlighting that they are content with the proposed access to the site.

Objections

One letter of objection has been received on this application and the issues raised can be identified below:

the size and scale of the proposed building being out of character for the area; and impact on residential amenity via; smells noise and pollution.

Consideration.

As discussed above, the proposal is deemed to comply with the policy requirements of PPS 3 – Access, Movement and Parking, per DFI Roads comments. No concerns over access.

With regards to the impact on amenity, It is noted that the proposal is sited some 80m away from the dwelling at No. 44 Cullenrammer Road. This separation distances of 80metres is more than the existing similar buildings to the rear of No.44.

With regard to the size, scale and and integration of the proposed building, I would share the opinion that the proposal would if approved fail to satisfactorily integrate into the surrounding rural landscape setting

The Draft Local Development Plan Strategy 2030 was published on the 22nd Feb 2019 but no significant weight can be attributed to it given it is still at the early stages of Public Consultation.

Policy AFR1 - Agriculture and forestry development and development ancillary to fishing - applies and in principle there is no conflict with the existing policies.

Accordingly, this application accords with the provisions of current Planning Policy and can therefore be determined under the Council's present scheme of delegation.

Refusal recommended.

Neighbour Notification Checked

Yes

Refusal Reasons

1.The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that the applicant has not provided sufficient information to confirm that there are no suitable existing buildings on the holding or enterprise that can be used.

The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that there are no

alternative sites available at the main farm holding and that health and safety reasons exist to justify an alternative site away from the existing farm buildings.

The proposal is contrary to policy CTY12 of Planning Policy Statement 21 Sustainable Development in the Countryside, in that it has not been demonstrated that the the alternative site away from the main farm holding is essential for the efficient functioning of the business.

2. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed dwelling is not visually linked or sited to cluster with an established group of buildings on the farm and is on an open site without satisfactory means of enclosure to integrate.

Signature(s)

Date:

ANNEX	
Date Valid	7th December 2018
Date First Advertised	20th December 2018
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 40 Cullenramer Road Dungannon Tyrone The Owner/Occupier, 40 Cullenramer Road,Dungannon,Tyrone,BT70 1SP The Owner/Occupier, 41 Cullenramer Road, Dungannon, Tyrone, BT70 1SD The Owner/Occupier, 43 Cullenramer Road, Dungannon, Tyrone, BT70 1SD The Owner/Occupier, 44 Cullenramer Road Dungannon Tyrone The Owner/Occupier, 44 Cullenramer Road,Dungannon,Tyrone,BT70 1SP Peadar Mallon 44, Cullenramer Road, Dungannon, Tyrone, Northern Ireland, BT70 1SP The Owner/Occupier, 46 Cullenramer Road Dungannon Tyrone The Owner/Occupier, 46a ,Cullenramer Road,Dungannon,Tyrone,BT70 1SP The Owner/Occupier, 46a ,Cullenramer Road,Dungannon,Tyrone,BT70 1SP The Owner/Occupier, 46a ,Cullenramer Road,Dungannon,Tyrone,BT70 1SP The Owner/Occupier, 48 Cullenramer Road, Dungannon, Tyrone, BT70 1SP	
Date of Last Neighbour Notification	12th December 2018
Date of EIA Determination	
ES Requested	No

Planning History

Ref ID: LA09/2018/1609/F

Proposal: Proposed farm building

Address: 100m North West of 44 Cullenramer Road, Dungannon,

Decision:

Decision Date:

Ref ID: M/1997/0700

Proposal: Site for Dwelling

Address: BETWEEN 44 CULLENRAMER ROAD AND 39 LISGALLON ROAD
DUNGANNON

Decision:

Decision Date:

Ref ID: M/2009/0635/F

Proposal: Proposed removal of condition number three attached to outline planning permission M/2006/1825/O to allow removal of existing dwelling

Address: 44 Cullenramer Road, Dungannon, Co. Tyrone

Decision:

Decision Date: 14.10.2009

Ref ID: M/2006/1825/O

Proposal: Proposed replacement dwelling

Address: 44 Cullenramer Road, Dungannon

Decision:

Decision Date: 25.05.2007

Ref ID: M/1993/0676

Proposal: Site for Dwelling

Address: 44 CULLENRAMER ROAD CULLENRAMER DUNGANNON

Decision:

Decision Date:

Ref ID: M/1996/0674

Proposal: Site for replacement dwelling

Address: 44 CULLENRAMER ROAD, DUNGANNON

Decision:

Decision Date:

Ref ID: M/2003/1011/O

Proposal: New Dwelling

Address: 120 North West of Cullenramer Road, Dungannon

Decision:

Decision Date: 23.10.2003

Summary of Consultee Responses

TNI no objection subject to conditions

DAERA stated that the business was active and establised for over 6 years however, last claimed SFP in 2015
Drawing Numbers and Title
<p>Drawing No. 02 Type: Site Layout or Block Plan Status: Submitted</p> <p>Drawing No. 01 Type: Site Location Plan Status: Submitted</p> <p>Drawing No. 03 Type: Proposed Plans Status: Submitted</p>
Notification to Department (if relevant)
<p>Date of Notification to Department:</p> <p>Response of Department:</p>



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Deferred Consideration Report

Summary	
Case Officer: Emma McCullagh	
Application ID: LA09/2019/0300/O	Target Date:
Proposal: Site for a new dwelling and garage	Location: Between 34 & 36 Coagh Road Cookstown
Applicant Name and Address: William & Heather Hutchinson 106 Old Coagh Road Cookstown BT80 8RQ	Agent name and Address: Rodney Henry 2 Liscoole Cookstown BT80 8RG
Summary of Issues: Although not in full compliance with CTY 8 of PPS 21, however is seen as exception and within the spirit of the policy.	
Summary of Consultee Responses: No objections issues	
Characteristics of the Site and Area: The site is located at lands between 34 and 36 Coagh Road, Cookstown. The site is located within the countryside as designated within the Cookstown Area Plan 2010. The red line of the site includes a roadside agricultural field which is generally quite flat throughout. The boundaries of the site vary between hedging along the northern boundary and fencing providing the boundary from the site to neighbouring properties. The existing access which serves the properties to the west runs along the south of the application site. The surrounding land uses are predominantly rural with dispersed dwellings.	

Description of Proposal

Outline planning permission is sought for a proposed dwelling and garage.

Deferred Consideration:

This application was presented as a refusal under CTY8 to Planning Committee in June 2018 and deferred for an office meeting held on 13th June 2018 with the Area Planning Manager.

A site visit was carried out on 25th June 2019 to ascertain if a dwelling on the site would make a difference to the existing character of the area and could be seen to fall under the spirit of policy CYT8.

The site sits within an existing line of buildings, however the dwellings to the west do not front on to the road, meaning the criteria for a road frontage cannot be met. However it does sit within a cluster of houses and out buildings and when travelling in either direction on Coagh Road, a dwelling here would not been seen as prominent or indeed changing the character of the area.

The surrounding dwellings are predominately low storey, and a 6m ridge height would be necessary to allow integration of a house on the site.

Although an exception to policy CTY8, due to site specific reasons, it is felt a low storey dwelling on this site would not change the existing character of the area and approval is recommended with conditions.

The Mid Ulster District Council Local Development Plan 2030- Draft Plan Strategy was launched on the 22nd Feb 2019.

The initial consultation period has recently ended giving rise to a number of objections to Policies contained in the Plan. In light of this the Draft Plan cannot be given any determining weight at this time.

Conditions:

1. Application for approval of the reserved matters shall be made to the Council 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: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

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 Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

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

4. 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.

5. The proposed dwelling shall have a ridge height of less than 6 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21 and with the adjacent residential dwellings.

6. The depth of under-building between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

7. No development shall take place until a landscaping scheme has been submitted to and approved by the Council showing the location, numbers, species and sizes of trees and shrubs to be planted. 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 Council gives written consent to any variation.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

Signature(s):

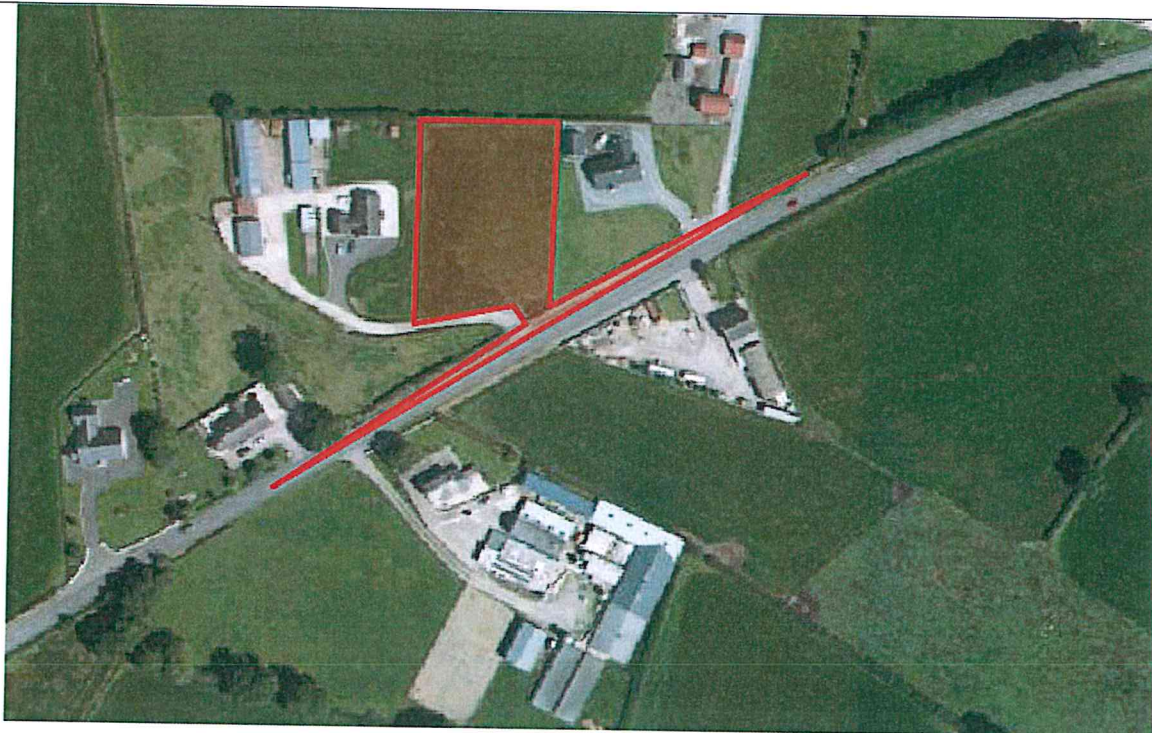
Date

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA09/2019/0300/O	Target Date: 21/06/19
Proposal: Site for a new dwelling and garage	Location: Between 34 & 36 Coagh Road Cookstown
Referral Route: Contrary to Policy CTY 8 of PPS 21.	
Recommendation:	Refusal
Applicant Name and Address: William & Heather Hutchinson 106 Old Coagh Road Cookstown BT80 8RQ	Agent Name and Address: Rodney Henry 2 Liscoole Cookstown BT80 8RG
Executive Summary:	
Signature(s):	

Case Officer Report

Site Location Plan

**Consultations:**

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Content

Representations:

Letters of Support	None Received
Letters of Objection	None Received
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

Summary of Issues

Not in compliance with CTY 8 of PPS 21.

Characteristics of the Site and Area

The site is located at lands between 34 and 36 Coagh Road, Cookstown. The site is located within the countryside as designated within the Cookstown Area Plan 2010. The red line of the site includes a roadside agricultural field which is generally quite flat throughout. The boundaries of the site vary between hedging along the northern boundary and fencing providing the boundary from the site to neighbouring properties. The existing access which serves the properties to the west runs along the south of the application site. The surrounding land uses are predominantly rural with dispersed dwellings.

Description of Proposal

Outline planning permission is sought for a proposed dwelling and garage.

Planning Assessment of Policy and Other Material ConsiderationsRepresentations

Neighbour notification and press advertisement has been carried out in line with the Council's statutory duty. Neighbours notified include: 30a, 32, 33, 34, 35, 36 and 38 Coagh Road. At the time of writing, no representations were received.

Planning History

There is not considered to be any relevant planning history associated with the site.

Planning Assessment of Policy and Other Material Considerations

- Cookstown Area Plan 2010
- Strategic Planning Policy Statement (SPPS)
- PPS 21: Sustainable Development in the Countryside
- PPS 3: Access, Movement and Parking
- Local Development Plan 2030 – Draft Plan Strategy

The Cookstown Area Plan 2010 identify the site as being outside any defined settlement limits, located East of Cookstown Settlement Limit. There are no other specific designations or zonings.

The Mid Ulster District Council Local Development Plan 2030- Draft Plan Strategy was launched on 22nd Feb 2019. At present, the proposal is in line with the policies held within this document, more specifically Policy CT1 and criterion (b) of Policy CT2 however it must be noted that Draft Plan Strategy holds no determining weight as it is only at early consultation stage.

The Strategic Planning Policy Statement outlines the aim to providing sustainable development and with respect to that should have regard to the development plan and any other material considerations. The general planning principles with respect to this proposal have been complied with.

Policy CTY 1 of PPS 21 requires all proposals for development in the countryside to be sited and designed to integrate sympathetically with their surroundings and to meet other environmental considerations including those for drainage, access and road safety. A range of examples are set out in CTY 1 detailing different cases which would allow for planning permission in the countryside, one of these being the development of a small gap site within an otherwise substantial and continuously built up frontage in accordance with CTY 8.

CTY 8 states that planning permission will be refused for a building which creates or adds to a ribbon of development. An exception will be permitted for the development of a small gap site sufficient only to accommodate up to a maximum of two houses within an otherwise substantial and continuously built up frontage and provided this respects the existing development pattern along the frontage in terms of size, scale, siting and plot size and meets other planning and environmental requirements. For the purpose of the policy,

the definition of a substantial and built up frontage includes a line of 3 or more buildings along a road frontage without accompanying development to the rear.

It is considered that the proposed site does not meet the policy test in that there isn't a continuous built up frontage along this stretch of Coagh Road. At present, there are two dwellings directly west of the site with accompanying outbuildings located north of each of these dwellings. To the east is another dwelling with associated garage to the rear of it. It is considered that neither of the dwellings located to the west have a frontage with the road and therefore cannot be considered under this policy. Taking into considered what is on the ground at present, I am not satisfied that there is a line of three or more buildings along this road frontage and therefore the proposal fails this policy requirement. It is considered that the gap shown within the red line would be sufficient to accommodate no more than two dwellings when taking into account existing plot sizes along this road.

Policies CTY 13 and CTY 14 are also applicable in relation to the proposal. Policy CTY 13 states that planning permission will be granted for a building in the countryside where it can be visually integrated into the surrounding landscape and it is of an appropriate design. Whilst a dwelling would not be prominent due to the topography, the site lacks any defined boundary to aid with integration. Policy CTY 14 states that planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area. Adding an additional dwelling on this important visual break would in my view result in a suburban build-up of dwellings.

DfI Roads were consulted and have no objection to the proposal subject to condition.

Neighbour Notification Checked:

Yes

Summary of Recommendation:

It is considered the proposal is not in compliance with the relevant planning policy and thus refusal is recommended.

Conditions/Reasons for Refusal:

1. The proposal is contrary to Policy CTY1 of Planning Policy Statement 21, Sustainable Development in the Countryside in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement.
2. The proposal is contrary to Policy CTY8 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal does not constitute a gap site and would, if permitted, result in the creation of ribbon development along this stretch of Coagh Road.
3. The proposal is contrary to Policy CTY13 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that the proposed building relies primarily on the use of new landscaping for integration and therefore would not visually integrate into the surrounding landscape.

4. The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the building would, if permitted result in a suburban style build-up of development when viewed with existing buildings and would if permitted not respect the traditional pattern of settlement exhibited in that area and would, if permitted create a ribbon of development at that part of the Coagh Road and therefore result in a detrimental change to the rural character of the countryside.

Signature(s)

Date:

ANNEX

Date Valid	8th March 2019
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Date First Advertised	21st March 2019
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Date Last Advertised	
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Details of Neighbour Notification (all addresses)

The Owner/Occupier,
30a Coagh Road Cookstown
The Owner/Occupier,
32 Coagh Road Cookstown Tyrone
The Owner/Occupier,
33 Coagh Road Cookstown Londonderry
The Owner/Occupier,
34 Coagh Road Cookstown Tyrone
The Owner/Occupier,
35 Coagh Road Cookstown Tyrone
The Owner/Occupier,
36 Coagh Road Cookstown Tyrone
The Owner/Occupier,
38 Coagh Road, Cookstown, Tyrone, BT80 8TB

Date of Last Neighbour Notification	20th March 2019
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Date of EIA Determination	
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ES Requested	No
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Planning History

Ref ID: LA09/2019/0300/O

Proposal: Site for a new dwelling and garage

Address: Between 34 & 36 Coagh Road, Cookstown,

Decision:

Decision Date:

Ref ID: I/1993/0453

Proposal: Dwelling and Garage

Address: 32 COAGH ROAD DRUMCRAW COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1993/0453B

Proposal: Dwelling & garage

Address: 32 COAGH ROAD DRUMCRAW COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1979/0265

Proposal: PETROL FILLING STATION AND KIOSK/SHOP

Address: DRUMCRAW, COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1979/0109

Proposal: PETROL FILLING STATION AND BODY REPAIR WORKSHOP

Address: DRUMCRAW, COOKSTOWN

Decision:

Decision Date:

Ref ID: I/2004/0328/O

Proposal: Dwelling and garage

Address: Adjacent to 38 Coagh Road, Cookstown

Decision:

Decision Date: 19.09.2006

Ref ID: I/1993/0103

Proposal: Retirement Dwelling

Address: OPPOSITE 35 COAGH ROAD DRUMCRAW COOKSTOWN

Decision:

Decision Date:

Ref ID: I/1999/0286
 Proposal: Dwelling and Garage
 Address: Opposite 35 Coagh Road Cookstown
 Decision:
 Decision Date: 09.11.2000

Ref ID: I/2003/0246/RM
 Proposal: Retirement farm Dwelling
 Address: 100m approx west of 33 Coagh road, Cookstown
 Decision:
 Decision Date: 06.06.2003

Ref ID: I/2003/0373/A41
 Proposal: Proposed sun room and utility room extension
 Address: Coagh Road, Drumcraw, Cookstown
 Decision:
 Decision Date:

Ref ID: I/2001/0382/O
 Proposal: Retirement Dwelling
 Address: Opposite 35 Coagh Road, Cookstown
 Decision:
 Decision Date: 30.12.2002

Summary of Consultee Responses

No issues.

Drawing Numbers and Title

Drawing No. 01
 Type: Site Location Plan
 Status: Submitted

Notification to Department (if relevant)

Date of Notification to Department:
 Response of Department: