



Deferred Consideration Report

Summary	
Case Officer: Karla McKinless	
Application ID: LA09/2019/1482/F Recommendation: Approve	Target Date: 3 January 2020
Proposal: Retention of workshop	Location: Approx 70M West Of Unit 10 Station Road Industrial Estate Station Road Magherafelt
Applicant Name and Address: Four Dee (Ni) Ltd Unit 10 Station Road Industrial Estate Magherafelt	Agent name and Address: Bell Rolston 181 Templepatrick Road Ballyclare BT39 0RA
Summary of Issues: <p>This application was first before Members at January 2022 Planning Committee. It was recommended for refusal as it was considered the proposal was contrary to Policy PED 9 of PPS 4 in terms of the impact on residential amenity from noise associated with the development. It was also considered that the applicant had failed to submit adequate evidence to demonstrate that the proposal was not in a flood plain or that it would not lead to flooding elsewhere. It was agreed to defer the application for an office meeting which was facilitated.</p> <p>Following the submission of additional information and a re-consideration of the proposal it is now recommended for approval. Justification for this revised recommendation is detailed further in my report.</p>	
Summary of Consultee Responses:	
Characteristics of the Site and Area <p>The site is located on Station Road just within the settlement limits of Magherafelt and falls between the existing industrial premises at Station Road, the redundant former Magherafelt Council yard, the Brambles housing development and the open countryside to the north. The site is part of a major area of existing industry within the Magherafelt Area Plan 2015. The site is 0.477ha in area and the proposed access is to be taken through the existing site. There is an</p>	

entrance gate located at the north western corner of the site and which accesses directly onto the Station Road.

An access to a private third party dwelling (the objectors dwelling) is located immediately adjacent to the entrance gates at the north western corner of the site with the dwelling being located approximately 25m from the site boundary and approximately 35m from the proposed shed.

Views into the site can be achieved from the Station Road to the West. Planning history on the site relates to an application for an extension to Station Road Industrial Estate which includes Ref: H/1995/0082/F which was granted permission on the 4 July 1995, H/2013/0279/O - Proposed erection of industrial unit, car parking facilities, security fencing, drainage and associated site works, approved 18.03.2014 and H/2014/0218/RM - Erection of 2 no industrial units, 1 no utility block, car parking facilities, security fencing, drainage and associated site works which was approved on 6th May 2015.

To the south west of the site, across Station Road is The Brambles, a residential development. To the north of the Brambles and directly across the Station Road from the site, is the former Magherafelt Council yard. Immediately north of the site is open countryside which forms part of the Local landscape Policy Area MT 34. A pair of semi-detached dwellings are located on the edge of the settlement development limit of Magherafelt. The dwellings front towards the north-western corner of the proposed site and lie within the LLPA MT 34.

Description of Proposal

The proposal is for the erection of a single workshop measuring 17.6m x 7.0m with an eaves height of 3.9m and a ridge height of 4.6m. The workshop has a roller shutter door on both the northern and western elevations with a solid rear elevation, which is adjacent to the existing, much larger shed to the east. The southern elevation has a single pedestrian door with a small hatch type opening to allow steel beams to be pushed through on a series of rollers. The building is used for the cutting of steel.

The external finishes on all buildings are as follows:-

Roof and walls: vertical trapezoidal cladding, black colour with black flashings with translucent panels;

Pedestrian Doors: Composite doors black in colour;

Roller doors: galvanised metal roller shutter doors.

The site as outlined on the location map also includes a large area to the south of the proposed shed, on which an existing earth bank is indicated. This part of the site has extant approval for the erection of 2 no industrial units, 1 utility block, car parking facilities, security fencing, drainage and associated site works, approved under H/2014/0218/RM on 6th May 2015.

Deferred Consideration:

This existing workshop is part of a wider industrial site and is currently used for the cutting of steel. The areas of contention which resulted in the initial recommendation to refuse were related to noise and the siting of the shed in a flood plain. Policy PED 9 of PPS 4 (criterion a) requires this type of development to be compatible with surrounding land uses. (Criterion e)

requires that it should not create a noise nuisance. It is accepted that the shed is sited in an area identified in the Magherafelt Area Plan 2015 as "existing industrial land" and as such, it is a suitable development for this area. It is acknowledged however that there are residential properties close by. My deferred consideration is whether or not the existing shed is compatible with the adjacent residential land uses and whether it will impact on residential amenity. It is clear that nearest property to the shed is number 39 and the occupant of this property did object to the application on the grounds of the impact on their residential amenity from noise.

A letter from Irwin Carr Consulting was submitted on the 16th May 2022 setting out additional mitigation measures and a noise impact assessment was submitted on the 5th January 2024. EH have reviewed both and have confirmed that ventilation outlets which are a source of noise breakout have now been removed from the building. They have also considered the monitoring findings detailed in the noise impact assessment and they have raised no further objection in terms of noise subject to 9 conditions being attached to any favourable decision.

Based on the submission of this additional information and the comments provided from EH, it is my opinion that the shed will/does not create a level of noise that would be considered as having an unacceptable impact on adjacent residential amenity. Furthermore, it raises no compatibility concerns that would merit the refusal of the application. All relevant neighbours and the objector have been notified that additional noise information was submitted and no further objection has been raised to date.

In relation to the siting of the shed within a floodplain and its potential impact on flooding elsewhere, I do accept that the red line of the application does encroach on the Q100 floodplain. I would however contend that the built development subject to this application does not encroach on the flood plain as indicated on Rivers Agency's Strategic Flood Maps - of if it does it is only very minimal. The fact with this case is that the building is in-situ and is surrounded by other built development and hardstanding that are within the Q100 Flood plain. In my opinion it would be unreasonable in this particular case to request that the applicant go to the expense of carrying out a Flood Risk Assessment to contest the floodplain when the margins are so small as to whether or not the development is even in the floodplain. I would take a different view if the whole building was within the flood plain.

The previous case officer referenced an inaccuracy re: the floor plans not showing a roller shutter door on the Eastern Elevation. I am satisfied that the floor plans as submitted are accurate and no amendments are required.

An enforcement notice was served on the applicant in respect of this existing shed. This has been appealed by the applicant and the outcome of that appeal is outstanding.

I recommend that Members approve this application as it is my opinion that there is no conflict with any planning policy.

Conditions/Reasons for Refusal:

Approval Conditions

Condition 1

This decision notice is issued under Section 55 of The Planning Act (Northern Ireland) 2011.

Reason: This is a retrospective application

Condition 2

No machinery or equipment associated with the retained workshop shall be operated prior to 08:00 hours or after 1800 hours Monday to Saturday and at no times on Sundays or public/bank holidays, unless otherwise agreed in writing with Mid Ulster District Council.

Reason: To protect amenity of nearby residential properties.

Condition 3

The internal noise level associated with the retained workshop shall not exceed 81.5dB(A) when measured at a distance of 1m.

Reason: To protect amenity of nearby residential properties.

Condition 4

The applicant must ensure that wall panels of the workshop shall provide an acoustic sound reduction index(Rw) of at least 25dB.

Reason: To protect amenity of nearby residential properties.

Condition 5

The applicant must ensure that the roller doors of the workshop shall provide an acoustic sound reduction index (Rw) of at least 22dB.

Reason: To protect amenity of nearby residential properties.

Condition 6

All doors to the retained workshop shall be kept closed at all times except for access and egress.

Reason: To control noise and protect residential amenity.

Condition 7

The cumulative noise level from the proposal and existing operations within the blue line shall not exceed the noise limits outlined in the table below during the permitted hours of operation when measured at distance of 3m from the façade of the appropriate residential property.

Address	dBLAeq1hr
39 Station Road	44
1 The Brambles	41
3 The Brambles	43

Reason: To protect amenity of nearby residential properties

Condition 8

Within 4 weeks of a written request by the Planning Department, following receipt of a complaint, a noise survey shall be undertaken, submitted to and agreed in writing with the Council. The duration of such monitoring shall be sufficient to provide comprehensive

information on noise levels with all plant and equipment operating under normal operating conditions and demonstrate whether or not the noise limits stipulated in condition 7 are being achieved. All monitoring shall be carried out at the operator's expense. The Council shall be notified not less than 2 weeks in advance of the commencement of the noise survey.

Reason: To protect amenity of nearby residential dwellings.

Condition 9

Following completion of the noise survey and where noise monitoring demonstrates exceedances of the noise limits stipulated in condition 7 the applicant shall provide details of additional noise mitigation measures that will be incorporated into the proposal to ensure compliance with condition 7.

Reason: To protect amenity of nearby residential dwellings.

Condition 10

All fork-lift trucks associated with this application shall be fitted with white noise (full spectrum) reversing alarms.

Reason: To protect amenity of nearby residential dwellings.

Signature(s):Karla McKinless

Date: 17 April 2024

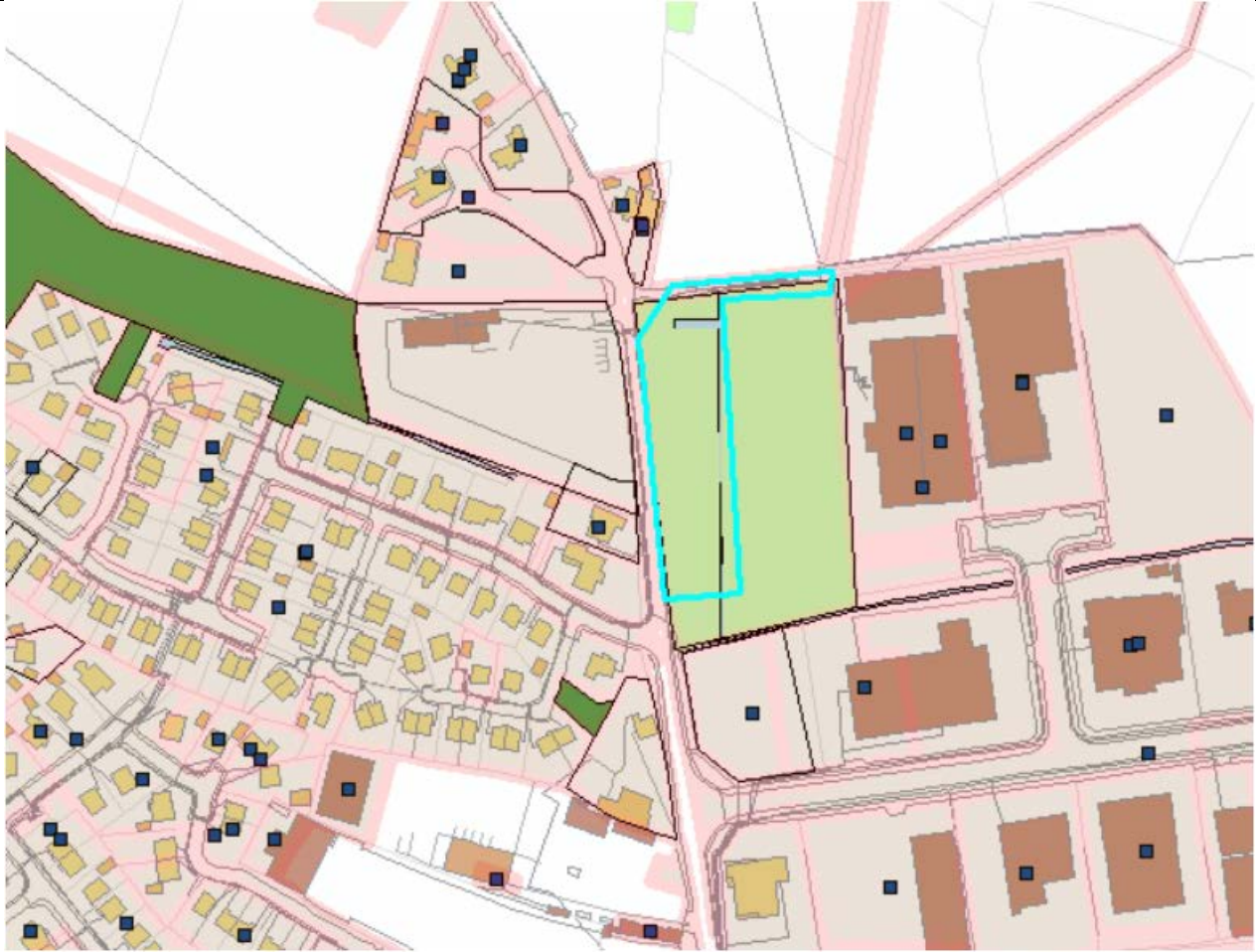


Development Management Officer Report Committee Application

Summary	
Committee Meeting Date:	Item Number:
Application ID: LA09/2019/1482/F	Target Date:
Proposal: Retention of workshop	Location: Approx 70m West of Unit 10 Station Road Industrial Estate Station Road Magherafelt
Referral Route: This application is being presented to Committee as it is being recommended for Refusal and it has attracted one letter of objection.	
Recommendation:	REFUSE
Applicant Name and Address: Four Dee (NI) Ltd Unit 10 Station Road Industrial Estate Magherafelt	Agent Name and Address: Clyde Shanks 2nd Floor 7 Exchange Place Belfast BT1 2NA
Executive Summary:	
Signature(s):	

Case Officer Report

Site Location Plan



Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Enniskillen Office	Content
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received
Statutory	Rivers Agency	Advice
Non Statutory	Environmental Health Mid Ulster Council	
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received
Non Statutory	Environmental Health Mid Ulster Council	
Non Statutory	Environmental Health Mid Ulster Council	
Non Statutory	Environmental Health Mid Ulster Council	Substantive Response Received
Non Statutory	Environmental Health Mid Ulster Council	

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>One objection has been received in respect of this application and has raised the following concerns:-</p> <ol style="list-style-type: none"> 1. Environmental Health concerns in respect of existing breaches of noise limits; 2. The operators of the site have not offered any solution to the above problem; 3. The noise report suggests that the external doors can be kept closed, yet this is not done to date; 4. Excessive noise emanating from the site, noise and disturbance impacting on the well being and sleep patterns of the objectors family; 5. Council has met with the applicant but the nature of these discussions are not made public and the objector welcomes the opportunity to be involved in same. 	
<p>Characteristics of the Site and Area</p> <p>The site is located on Station Road just within the settlement limits of Magherafelt and falls between the existing industrial premises at Station Road, the redundant former Magherafelt Council yard, the Brambles housing development and the open countryside to the north. The site is part of a major area of existing industry within the Magherafelt Area Plan 2015. The site is 0.477ha in area and the proposed access is to be taken through the existing site. There is an entrance gate located at the north western corner of the site and which accesses directly onto the Station Road.</p> <p>An access to a private third party dwelling (the objectors dwelling) is located immediately adjacent to the entrance gates at the north western corner of the site with the dwelling being located approximately 25m from the site boundary and approximately 35m from the proposed shed.</p> <p>Views into the site can be achieved from the Station Road to the West. Planning history on the site relates to an application for an extension to Station Road Industrial Estate which includes Ref: H/1995/0082/F which was granted permission on the 4 July 1995, H/2013/0279/O - Proposed erection of industrial unit, car parking facilities, security fencing, drainage and associated site works, approved 18.03.2014 and H/2014/0218/RM - Erection of 2 no industrial units, 1 no utility block, car parking facilities, security fencing, drainage and associated site works which was approved on 6th May 2015.</p> <p>To the south west of the site, across Station Road is The Brambles, a residential development. Numbers 1 and 3 would be most affected by the proposed development. To the north of the Brambles and directly across the Station Road from the site, is the former Magherafelt Council yard. Immediately north of the site is open countryside which forms part of the Local landscape Policy Area MT 34. A pair of semi-detached dwellings area located on the edge of the and with the settlement development limit of Magherafelt. The dwellings front towards the north-western corner of the proposed site and lie within the LLPA MT 34.</p>	
<p>Description of Proposal</p> <p>The proposal is for the erection of a single Workshop measuring 17.6m x 7.0m with an eaves height of 3.9m and a ridge height of 4.6m. The floor plans as submitted are inaccurate insofar as the only depict</p>	

two roller shutter doors. These two doors are indicated as being on the western elevation (facing the Station road) and the northern elevation (facing the objectors dwelling).

The workshop has a roller shutter door on both the northern and western elevations with a solid rear elevation, which is adjacent to the existing, much larger shed to the east. The southern elevation has a single pedestrian door with a small hatch type opening to allow steel beams to be pushed through on a series of rollers. The building is used for the cutting of steel.

The external finishes on all buildings are as follows:-

Roof and walls: vertical trapezoidal cladding, black colour with black flashings with translucent panels;

Pedestrian Doors: Composite doors black in colour;

Roller doors: galvanised metal roller shutter doors.

The site as outlined on the location map also includes a large area to the south of the proposed shed, on which an existing earth bank is indicated. This part of the site has extant approval for the 'Erection of 2 no industrial units, 1 no utility block, car parking facilities, security fencing, drainage and associated site works' approved under H/2014/0218/RM on 6th May 2015.

Planning Assessment of Policy and Other Material Considerations

Under the provision of Section 6 (4) of the Planning Act (NI) 2011 the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

The proposal accords with the Magherafelt Area Plan 2015 insofar as it is located within an area designated as a 'Major area of existing industry'.

The overarching criteria for considering industrial development within settlements is PPS 4 Policy PED 1 ? Economic Development in Settlements which states that in terms of extensions for economic development in settlements, an extension will be determined on its merits having regard to Policy PED 9.

Policy PED 9 - General criteria for economic development; states that a proposal, in addition to other policy provisions of this PPS, will be required to meet a range of criteria which are addressed below:

(a) The use generally could be considered as being compatible with surrounding land uses as it is for an industrial use within an area identified as existing industrial land. However, as Environmental Health have advised that:-

the previously approved sheds approved under H/2014/0218/RM have now been erected.

In response to the submitted objection letter, noise monitoring was undertaken at one of the properties listed in Table 1 of condition 5 of planning approval H/2014/0218/RM on 15th July 2021 and 24th August 2021 and found to exceed the LAeq,1 hour values listed within Table 1.

It was noted that this proposed workshop was not in use during either monitoring periods, meaning the existing site activities are producing noise levels in excess of those listed within condition 5 of H/2014/0218/RM.

The approval of this application would further increase noise levels and result in additional impact on nearby residential amenity.

Therefore the proposed development, if approved, would only serve to exacerbate an already unacceptable situation by means of increasing the noise nuisance at the neighbouring dwellings.

(b) As detailed above, the existing site activities are already in breach of the approved noise limits. Therefore to approve this proposed development would only lead to an increase in those noise levels and thereby cause further disturbance and loss of residential amenity.

(c) The site is immediately south of Local Landscape Policy Area MT34 - North and East Magherafelt as identified in the Magherafelt Area Plan. There is an existing hedgerow along the northern boundary which is to be retained. There are no built heritage features in the immediate vicinity.

(d) Rivers Agency advise that part of the site lies within the 1 in 100 year fluvial flood plain and that development will not be permitted within the 1 in 100 year fluvial flood plain unless the applicant can demonstrate that the proposal constitutes an exception to the policy. The proposed development is not considered to be an exception as defined in Policy FLD 1 of PPS 15 Planning and Flood Risk. The applicant contends that the proposal is for the retention of the shed only and 'the topographical survey indicates the footprint of the existing workshop is not located within the footprint of the 1 in 100 year flood plain and therefore we consider a FRA is no required for the application.'

However, as no such topographical survey or other means of demonstrating conclusively that the proposed development will not be affected by or is not located within the 1 in 100 year flood plain, has been provided, it has not therefore been satisfactorily demonstrated that the proposed development will not be liable to flooding or will not cause flooding elsewhere.

(e) As detailed in the report above, Environmental Health have advised that the proposed development will increase the noise nuisance thereby causing a loss of residential amenity;

(f) No concerns regarding emissions or effluent have been raised;

(g) Transport NI advised that they have no objection to the proposal;

(h) Transport NI have not raised any issues regarding access or manoeuvring in the site;

(i) As the site is located within and on the edge of the settlement, provisions are already in place to enable walking or cycling to the site, albeit along the public road/footpath.

(j) The site layout, building design are acceptable. The landscaping can be improved by the provision of a good quality hedge along the Station Road boundary;

(k) The site is adequately enclosed by means of a security fence. The provision of a good quality hedge along the Station Road boundary would, through time, screen the site from this public view.

(l) It is in the applicants interest to guard against crime and with the existing security fence around the site perimeter the site should be secure.

(m) The site is not located in the countryside, however, the aforementioned hedge along the Station Road boundary would aid integration.

PPS 15 - Planning and Flood Risk Policy FLD 1 Development in Fluvial (River) and Coastal Flood Plains advises that 'Development will not be permitted within the 1 in 100 year fluvial flood plain (AEP7 of 1%) or the 1 in 200 year coastal flood plain (AEP of 0.5%) unless the applicant can demonstrate that the proposal constitutes an exception to the policy.' The proposed development is not considered to be one of the exceptions to the policy and therefore, as the applicant has failed to satisfactorily demonstrate that the proposed development does not lie within above areas, it is contrary to this policy.

Recommendation	
It is recommended that permission is refused for the following reasons:-	
Neighbour Notification Checked	Yes
Summary of Recommendation:	
Refuse for the reasons listed below:-	
Reasons for Refusal:	
<ol style="list-style-type: none">1. The proposed development is contrary to Planning Policy Statement 4 Policy PED 9 in that the proposed development would, if permitted, further increase noise levels and result in an unacceptable additional impact on nearby residential amenity.2. As provided for within Section 40 of the Planning Act (Northern Ireland) 2011, the applicant has failed to provide sufficient information to satisfactorily demonstrated that the proposed development will is not located within a fluvial flood plain and, if permitted, would not lead to flooding elsewhere.	
Signature(s)	
Date:	

ANNEX	
Date Valid	8th November 2019
Date First Advertised	26th November 2019
Date Last Advertised	
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 The Brambles, Magherafelt, Londonderry, BT45 5RY The Owner/Occupier, 3 The Brambles, Magherafelt, Londonderry, BT45 5RY The Owner/Occupier, 36 Station Road Magherafelt Londonderry Kieran Fields 39 Station Road Magherafelt Londonderry	
Date of Last Neighbour Notification	20th November 2019
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: LA09/2019/1482/F Proposal: Retention of workshop Address: Approx 70m West of Unit 10, Station Road Industrial Estate, Station Road, Magherafelt, Decision: Decision Date: Ref ID: LA09/2017/1694/O Proposal: Replacement dwelling and garage Address: Lands approx. 120m East of Breezemount, 49 Station Road, Magherafelt, Decision: PG Decision Date: 28.03.2018 Ref ID: H/1986/0500 Proposal: HV O/H LINE BM 8126 Address: AGHASKIN, BALLYHEIFER AND TOWNPARKS MAGHERAFELT Decision: Decision Date: Ref ID: H/2011/0471/O Proposal: Replacement dwelling on site of existing vacant and derelict cottage Address: Site approx 120 m east of no 49 Station Road Magherfelt BT45 5EB,	

Decision:
Decision Date: 03.02.2012

Ref ID: H/1993/6055
Proposal: LANDS FOR INDUSTRY STATION ROAD MAGHERAFELT
Address: STATION ROAD
Decision:
Decision Date:

Ref ID: H/1995/0082
Proposal: EXTENSION TO INDUSTRIAL ESTATE
Address: STATION ROAD INDUSTRIAL ESTATE MAGHERAFELT
Decision:
Decision Date: 04.07.1995

Ref ID: H/2013/0279/O
Proposal: Proposed Erection of Industrial Unit, Car Parking Facilities, Security Fencing, Drainage and Associated Site Works
Address: Lands approx 10m West of Unit 10 Station Road Industrial Estate, Station Road, Magherafelt, BT45 5EY,
Decision: PG
Decision Date: 19.03.2014

Ref ID: H/2014/0218/RM
Proposal: Erection of 2 no industrial units, 1 no utility block, car parking facilities, security fencing, drainage and associated site works
Address: Lands approximately 10 m west of unit 10 Station Road Industrial Estate Station Road Magherafelt,
Decision: PG
Decision Date: 06.05.2015

Ref ID: H/2013/0229/F
Proposal: Change of access position from previously approved site H/2011/0471/O
Address: Site approx 120m East of 49 Station Road, Magherafelt,
Decision: PG
Decision Date: 16.09.2013

Summary of Consultee Responses

Environmental Health advised that the existing development is already operating at noise levels which exceed those approved. Therefore any further noise generating developments within this site will only increase the noise nuisance and a further loss of residential amenity.

Dfl Rivers advised that part of the site lies within the 1 in 100 year fluvial flood plain and such development should not be approved unless the applicant has demonstrated that the proposed development constitutes an exception.

Dfl Roads had no objections.

Drawing Numbers and Title
Drawing No. 01 Type: Site Location Plan Status: Approved
Drawing No. 02 Type: Proposed Elevations Status: Approved
Drawing No. 03 Type: Site Layout or Block Plan Status: Approved
Notification to Department (if relevant) Date of Notification to Department: Response of Department:



Deferred Consideration Report

Summary	
Case Officer: Karla McKinless	
Application ID: LA09/2023/0466/O Recommendation: Refuse	Target Date: 4 August 2023
Proposal: Erection of dwelling and garage	Location: Land approximately 150 Metres North of 30 Killyfaddy Road Magherafelt
Applicant Name and Address: Mr arron mcmurray 30 killyfaddy Road Magherafelt BT456EX	Agent Name and Address: Mr Damian Mc Murray 11 Drumvale Avenue Cookstown BT808QZ
Summary of Issues: <p>This application was first before Members at December 2023 Planning Committee. It was recommended for refusal as it was considered contrary to Policy CTY 6 of PPS 21 in that satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case had not been provided. Members agreed to defer the application for an office meeting, which was facilitated on the 14th December 2023. I have re-considered the application against the relevant policy taking account of the information put forward by the applicant and his agent at the office meeting and my recommendation remains to refuse. My justification for this recommendation is detailed further in this report.</p>	
Summary of Consultee Responses: <p>No consultations were issued to inform this deferred consideration.</p>	
Description of Proposal <p>This is an outline application for the proposed erection of a dwelling and garage. The application is submitted with a supporting statement for a dwelling under Policy CTY 6 - Personal and Domestic Circumstances of the PPS 21.</p>	

Deferred Consideration:

Policy CTY 6 of PPS 21 provides that planning permission will be granted for a dwelling in the countryside for the long term needs of the applicant, where there are compelling, and site specific reasons for this related to the applicant's personal or domestic circumstances and provided the following criteria are met:

1. The applicant can provide satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused.
2. There are no alternative solutions to meet the particular circumstances of the case, such as: an extension or annex attached to the existing dwelling; the conversion or reuse of another building within the curtilage of the property; or the use of a temporary mobile home for a limited period to deal with immediate short term circumstances.

When the application was initially assessed it was accepted that the special personal circumstances of the applicant, supported by the appropriate medical evidence, had been provided. Details of the level of care required in relation to the medical conditions pertaining to the applicant was also provided, including the identity of the main carer.

However, it was considered that not enough evidence was provided to demonstrate why care can only be provided at the proposed site location and how genuine hardship would be caused if planning permission were refused. Furthermore, it was considered that alternative solutions were not adequately explored.

Regarding the level of care required by the applicant, the applicant at the office meeting explained that the nature of his condition means that different levels of care would be required at different times. He currently has agreement from his employer to work from home whereas prior to his diagnosis his job required him to be out on site. A letter to this effect from his employer has been provided. Policy CTY 6 states that there must be compelling reasons for needing a new dwelling and in paragraph 5.28 it specifically states that such cases will include instances where a young adult requires a continuing and high level of care. It is my opinion that this test has not been met. Whilst I don't dispute that the applicant's condition will require care at different stages as the illness progresses, there are periods where no care is required. This cannot be considered as a continued and high level of care for the purpose of the policy.

At the deferred office meeting alternative solutions were further explored. There are 2 development opportunities, a replacement dwelling (LA09/2015/0560/O) and an infill dwelling (LA09/2018/0635/O) which could be utilised by the applicant. The agent advised that both of these have been promised to the applicant's sister and niece. To date, neither have been legally signed over to either party and it is my opinion that they represent an alternative solution that the applicant could avail of. In terms of other alternatives the applicant referenced these in his supporting statement and stated that the existing dwelling has already been extended twice and

therefore cannot accommodate a further extension. Upon review of the existing site curtilage, it is considered that on the contrary, a further extension or domestic annex could be accommodated. It is also stated in the supporting statement that there is no suitable accommodation to rent or purchase in the town, though it is felt that this has not been adequately explored. For example, there is no reason put forward as to why there is no suitable accommodation to purchase or rent in Magherafelt, which is less than a mile from the current address of the main carer.

It is my opinion that no information put forward at the office meeting has changed the initial recommendation that the proposal is contrary to Policy CTY 6 of PPS 21.

Members are advised that the applicant was provided the opportunity to put forward a farm case under CTY 10 but the agent confirmed that this was not a route they wanted to consider.

Conditions/Reasons for Refusal:

Refusal Reasons

Reason 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.

Reason 2

The proposal is contrary to Policy CTY 6 of PPS 21 in that it has not been adequately demonstrated that there are compelling and site specific reasons related to the applicant's personal or domestic circumstances that would merit approval for a new dwelling in the Countryside.

Signature(s):Karla McKinless

Date: 18 April 2024



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 5 December 2023	Item Number: 5.13
Application ID: LA09/2023/0466/O	Target Date: 4 August 2023
Proposal: Erection of dwelling and garage	Location: Land approximately 150 Metres North of 30 Killyfaddy Road Magherafelt
Referral Route: Refuse is recommended	
Recommendation: Refuse	
Applicant Name and Address: Mr arron mcmurray 30 killyfaddy Road Magherafelt BT456EX	Agent Name and Address: Mr Damian Mc Murray 11 Drumvale Avenue Cookstown BT808QZ
Executive Summary: <p>The proposed is for an outline dwelling and garage under Policy CTY 6 - Personal and Domestic Circumstances. With due sympathy to the circumstances of the case, It is recommended that the proposed be refused for the following reason:</p> <p>It is deemed that there is insufficient evidence to suggest that a new dwelling at the proposed site is a necessary response to the particular circumstances of the case. It has been agreed that the proposed does not comply with Policy CTY 6 of PPS 21.</p> <p>It is accepted that the proposed however does comply with CTY 13 and CTY 14 of PPS 21 at this outline stage.</p>	

Case Officer Report

Site Location Plan



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Consultations:

Consultation Type	Consultee	Response
Statutory Consultee	DFI Roads - Enniskillen Office	Outline resp.docx

Representations:

Letters of Support	0
Letters Non Committal	0
Letters of Objection	0
Number of Support Petitions and signatures	
Number of Petitions of Objection and signatures	

Summary of Issues

Characteristics of the Site and Area

The site of the proposed development is located in the rural countryside approximately 0.7 miles south and outside of the Magherafelt settlement limit as defined in the Magherafelt Area Plan 2010. The site for the proposed dwelling comprises the northern portion of an agricultural field which is located approximately 150m north of 30 Killyfaddy Road, Magherafelt. A second dwelling sits just south west of the site and is identified as

no. 28. The site is approximately 0.25 ha and slopes gradually up from the Killyfaddy road, with access via the same. Site boundaries include mature hedgerow and trees along the western, northern and eastern edges of the field. The southern boundary is undefined and opens up into the remaining and much larger field. The wider surrounding environment consists of agricultural fields and farm clusters.

Description of Proposal

This is an outline application for the proposed erection of a dwelling and garage. The application is submitted with a supporting statement for a dwelling under Policy CTY 6 - Personal and Domestic Circumstances of the PPS 21.

Planning Assessment of Policy and Other Material Considerations

Policy Consideration

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 as far as material to the application, and to any other material considerations. Sections 6(4) requires that the determination of proposals must be in accordance with the LDP unless material considerations indicate otherwise.

Magherafelt Area Plan 2015

The site of the proposed development is located in the rural countryside approximately 0.7 miles south and outside of the Magherafelt settlement limit as defined in the Magherafelt Area Plan 2010.

Relevant Histories

None

Representations

No third party representation have been received to date.

Mid Ulster District Council Draft Plan Strategy 2030

The Mid Ulster District Council Local Development Plan 2030 Draft Plan Strategy was launched on 22nd February 2019 and is now a material planning consideration in assessing all planning applications in the District. Re-consultation on the Draft Plan Strategy closed at 5pm on 24th September 2020. The period for Counter Representations closed on 18th December 2020. On the 28th May 2021 the Council submitted the draft Plan Strategy to DFI for Independent Examination. In light of this, the draft Plan Strategy does not yet carry determining weight.

SPPS – Strategic Planning Policy Statement for Northern Ireland

The SPPS provides a regional framework of planning policy that will be taken into account of in the preparation of Mid Ulster's Local Development Plan (LDP). At present, the LDP has not been adopted therefore transitional arrangements require the Council to take account of the SPPS and existing planning policy documents, with the exception of PPS 1, 5 and 9. Section 6.73 of the SPPS relates to development that is acceptable in the countryside, which includes dwellings for compelling and site specific reasons under Policy CTY 6 – Personal and Domestic Circumstances. Section 6.77 states that 'proposals for development in the countryside must be sited and designed to integrate sympathetically with their surroundings must not have an adverse impact on the rural character of the area, and meet other planning and environmental considerations including those for drainage, sewerage, access and road safety'.

Planning Policy Statement 21: Sustainable Development in the Countryside

Policy CTY1 provides clarification on which types of development are acceptable in the countryside. In this instance the application is for a dwelling in the countryside for personal and domestic circumstances. This application is therefore assessed under Policy CTY 6 of PPS 21.

Policy CTY 6 of PPS 21 provides that planning permission will be granted for a dwelling in the countryside for the long term needs of the applicant, where there are compelling, and site specific reasons for this related to the applicant's personal or domestic circumstances and provided the following criteria are met:

The applicant can provide satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case and that genuine hardship would be caused if planning permission were refused.

There are no alternative solutions to meet the particular circumstances of the case, such as: an extension or annex attached to the existing dwelling; the conversion or reuse of another building within the curtilage of the property; or the use of a temporary mobile home for a limited period to deal with immediate short term circumstances.

With regard to part A, It is accepted that the special personal circumstances of the applicant supported by the appropriate medical evidence has been provided in the statement of case. Details of the level of care required in relation to the medical conditions pertaining to the applicant is also provided, including the identity of the main carer.

However, an explanation that is sufficient enough as to why care can only be provided at the proposed site location and how genuine hardship would be caused if planning permission were refused is not forthcoming. The agent suggests that the applicant would benefit from having his own place and the policy is open to such cases where independent living is encouraged. However, the policy states that a new dwelling must be a necessary response. Upon consideration of the case at hand with the senior planner, it is considered that a new dwelling, while likely to be beneficial to the applicant, is not a necessary action. Furthermore, it has not been adequately demonstrated that genuine hardship would be caused if planning permission were refused at this current moment in time.

With regard to part B, the supporting statement suggests that care can no longer be provided at the applicant's current address at no. 30 Killyfaddy Road (which is also the address of the main carer), due to a large number of people living at the house. When considered against policy, this is arguably more of an inconvenience rather than a compelling push-factor which would warrant the building of a new dwelling in the countryside. The supporting statement does touch on alternative solutions, though it is agreed with the senior planner that these are not adequately explored. It is stated that the existing dwelling has already been extended twice which and therefore cannot accommodate a further extension. Upon review of the existing site curtilage, it is considered that on the contrary, a further extension or domestic annex could be accommodated. It is also stated in the supporting statement that there is no suitable accommodation to rent or purchase in the town, though it is felt that this has not been adequately explored. For example, there is no reason put forward as to why there is no suitable accommodation to purchase or rent in Magherafelt, which is less than a mile from the current address of the main carer.

Having assessed the statement of case with the senior planner it has been agreed that the proposed outline dwelling fails to meet Policy CTY 6 of PPS 21.

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. It is considered that a well-designed dwelling could blend in successfully with its immediate and wider surroundings if it were of a size and scale that is comparable to the dwellings in the vicinity. The site is complete with long-established natural boundaries in the form of mature hedgerow and trees. It is therefore a site that would not rely primarily on the use of new landscaping. I am content that ancillary works and any future dwelling at the site could be designed in such a way as to integrate with the surrounding locality. The proposed complies with Policy CTY 13 at this outline stage.

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. As this is an outline application, the details of the design, access and landscaping would be reviewed at reserved matters stage if approval were to be granted. It is considered that the site and its surrounding environs are suitable for absorbing a dwelling of a suitable size and scale. The proposed complies with Policy CTY 14 at this outline stage.

Other material considerations

DfI Roads were consulted in this application and provided no objection to the proposed subject to the standard RS1 condition.

This site is not located within or adjacent to any protected areas, including SACs, SPAs and Ramsar sites.

This site is not located within or adjacent to any listed buildings / structures.

The site is not subject to any issues pertaining to flooding.

Recommendation

With due sympathy to the circumstances of this case, it is noted that the proposed fails to comply with Policy CTY 6 of PPS 21. It is therefore recommended that this application be refused.

Summary of Recommendation:

Refuse is recommended

Refusal Reasons

Reason 1

The proposal is contrary to Policy CTY 6 of PPS 21 in that satisfactory evidence that a new dwelling is a necessary response to the particular circumstances of the case has not been provided.

Signature(s): Benjamin Porter

Date: 22 November 2023

ANNEX	
Date Valid	21 April 2023
Date First Advertised	2 May 2023
Date Last Advertised	2 May 2023
Details of Neighbour Notification (all addresses) The Owner / Occupier 27 Killyfaddy Road Magherafelt Londonderry BT45 6EX The Owner / Occupier 28 Killyfaddy Road Magherafelt Londonderry BT45 6EX The Owner / Occupier 30 Killyfaddy Road Magherafelt Londonderry BT45 6EX	
Date of Last Neighbour Notification	2 May 2023
Date of EIA Determination	
ES Requested	<events screen>
<u>Planning History</u>	
<p>Ref: H/2008/0167/F Proposals: Retrospective application for garage for storing boat and trailer plus retrospective approval for reducing ground level to form hard standing area. Decision: PG Decision Date: 18-AUG-08</p> <p>Ref: H/2007/0439/F Proposals: Extension to a Dwelling Decision: PG Decision Date: 15-APR-08</p> <p>Ref: LA09/2015/0560/O Proposals: Erection of a replacement dwelling Decision: PG Decision Date: 07-MAR-16</p> <p>Ref: H/2004/1544/O Proposals: Site of Dwelling and Detached Garage. Decision: PR Decision Date: 11-JAN-06</p>	

Ref: H/1998/0336

Proposals: ALTERATIONS AND ADDITIONS TO DWELLING

Decision: PG

Decision Date:

Ref: LA09/2021/0322/F

Proposals: Erection of replacement dwelling & detached garage.

Decision: PG

Decision Date: 19-JAN-22

Ref: LA09/2023/0466/O

Proposals: Erection of dwelling and garage

Decision:

Decision Date:

Ref: H/2008/0084/F

Proposals: Replacement 1½ storey dwelling and 1½ storey garage at 25 Killyfaddy Road
Magherafelt

Decision: PG

Decision Date: 21-MAY-09

Ref: H/2006/0941/F

Proposals: Production of electricity for domestic dwelling by erection of a proven WT
6000 6KW wind turbine with TM 1500 15m mast

Decision: PG

Decision Date: 16-MAY-07

Ref: LA09/2018/0635/O

Proposals: Infill development , involving the erection of chalet type bungalow with
detached garage.

Decision: PG

Decision Date: 11-DEC-18

Summary of Consultee Responses

DFI Roads - Enniskillen Office-Outline resp.docx

Drawing Numbers and Title

Site Location Plan Plan Ref: 01

Notification to Department (if relevant)

Not Applicable



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: LA09/2023/0467/O	Target Date: 4 August 2023
Proposal: Erection of Dwelling and Domestic Garage in a gap site under policy CTY 8 of PPS 21	Location: Land adjacent and N.E. of 70 Glenhoy Road, Ballygawley
Applicant Name and Address: Mr Sean O'Neill 54 Errigal Road Ballygawley BT70 2DQ	Agent Name and Address: Mr BERNARD DONNELLY 30 Lismore Road Ballygawley BT70 2ND
Summary of Issues: The site is located close to the A5WTC road line where concerns were raised that an approval would impact on the accommodation works and prejudice the provision of the road. The site is located in an area that has development which gives the impression of ribbon development and the proposal is located in a gap site within the development.	
Summary of Consultee Responses: DFI Roads – access requires sightlines of 2.4m x 80.0m, access to the proposed site could be accommodated without prejudicing the A5WTC	
Characteristics of the Site and Area: The site is located adjacent to and south-east of No. 70 Glenhoy Road, outwith any development limits as identified in the Dungannon and South Tyrone Area Plan 2010 and approximately 4.5km SW of Ballygawley. The site outlined in red is rectangular in shape with the northern and eastern boundaries undefined as they are cut out of a larger agricultural field. The western and southern (roadside) boundaries of the field are	

defined by mature leylandii hedging. The submitted site location plan has been amended from that originally submitted to only show an access point outlined in red to the public road. This has the result of the southern boundary of the actual site being undefined on the ground. A landscaped garden lies to the west of the site, within the curtilage of No. 70 Glenhoy Road. The site rises gently from south to north.

The site is cut out of a larger agricultural field, with an agricultural shed further to the east. A single storey dwelling (No. 70) lies adjacent to and west of the site, with another single storey dwelling (No. 68) and outhouses adjacent to it and another single storey dwelling further west, closer to the public road.

Description of Proposal

Erection of dwelling and domestic garage in a gap site under policy CTY 8 of PPS 21

Deferred Consideration:

This application was before the Planning Committee in November 2023 where it was deferred for a meeting with the Service Director. At a meeting on 16 November 2023 Roads advised there may be potential for a dwelling on the site that would not affect the road line but this would require further engagement with the A5WTC team.



Fig 1 – site outlined in red showing the development around it.

The proposed site is located in a field which has a farm building and yard to the east and 3 dwellings to the west. The dwelling immediately to the west has a large garden which fronts to the Glenhoy Road, beside it is another dwelling and outbuildings also set back from the road but the area in front is a paddock which is enclosed by a conifer hedge

behind a verge of coloured stones that has a suburban appearance. There is a relatively new dwelling to the west of this group that has a direct frontage to the road. Members are advised that CTY8 states that buildings set back, staggered or at angles and with gaps can still represent ribbon development. With this in mind I consider the buildings to the west of the site constitute ribbon development. The application site is located between the ribbon development to the west and the roadside agricultural building to the east. I consider this is a gap in a continuously built up frontage and as such does represent an infill opportunity as it could accommodate up to 2 dwellings respecting the character and scale of the adjoining development. I further consider that any dwelling here should have a 5.5m ridge height to ensure it is not prominent in the ribbon.

DFI Roads have been further consulted with the proposal and have advised that in principle, an access could be accommodated, that would not prejudice the provision of the A5WTC. DFI have advised previously that an access should have sight splays of 2.4m x 80.0m and have advised if Council are agreeable to a dwelling that further details of the access can be submitted. I consider this can be dealt with through the submission of reserved matters.

I recommend this application is approved.

Conditions:

Condition 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.

Condition 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.

Condition 3

Prior to the commencement of any works or other development hereby permitted, the vehicular access, including visibility splays of 2.4m x 80m in both directions and a 80.0m forward sight line, shall be provided in accordance with the 1:500 site plan submitted and agreed as part of the reserved matters application. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway 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.

Condition 4

A detailed scheme of structured landscaping for the site including along all site boundaries, especially between the proposed site and the proposed A5WTC, shall be submitted at Reserved Matters stage at the same time as the dwelling to include details of species, numbers, sizes, siting and spacing of trees and hedge plants. The planting as approved shall be implemented in full during first available planting season after the occupation of the dwelling which is hereby approved.

Reason: To ensure the dwelling integrates into the countryside and to protect the amenity of the dwelling from noise from the road.

Condition 5

No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by Mid Ulster District Council.

Reason: To ensure the dwelling integrates into the landform.

Condition 6

The dwelling hereby permitted shall have a ridge height not exceeding 5.5 metres above existing ground level and be designed in accordance with the design guide 'Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside'

Reason: In the interests of visual amenity and to ensure the development is not prominent in the landscape.

Signature(s)

Date:



Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 7 November 2023	Item Number: 5.14
Application ID: LA09/2023/0467/O	Target Date: 4 August 2023
Proposal: Erection of Dwelling and Domestic Garage in a gap site under policy CTY 8 of PPS 21	Location: Land adjacent and N.E. of 70 Glenhoy Road, Ballygawley
Referral Route: Refuse is recommended	
Recommendation: Refuse	
Applicant Name and Address: Mr Sean O'Neill 54 Errigal Road Ballygawley BT70 2DQ	Agent Name and Address: Mr BERNARD DONNELLY 30 Lismore Road Ballygawley BT70 2ND
Executive Summary: <p>The proposal is contrary to CTY1, CTY8 and CTY14 of PPS21 as it does not constitute a small gap site in a substantial and continuously built up frontage and would, if permitted, result in the creation of ribbon development. In addition, the proposal is contrary to SPPS Para 6.297 and AMP4 of PPS3 as the proposed development impacts on the land take associated with the planned route of the A5 Western Corridor dual carriageway project and would, if permitted, prejudice the implementation of this strategically significant Northern Ireland Executive Flagship project.</p>	

Case Officer Report

Site Location Plan



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Consultations:

Consultation Type	Consultee	Response
Statutory Consultee	DFI Roads - Enniskillen Office	Dfl Roads response 18/10/2023.
Statutory Consultee	DFI Roads - Enniskillen Office	Outline resp.docx
Statutory Consultee	DFI Roads - Enniskillen Office	Outline resp.docx
Statutory Consultee	DFI Roads - Enniskillen Office	Dfl Roads response dated 18/10/23
Statutory Consultee	DFI Roads - Enniskillen Office	Dfl Roads response 18/10/2023

Representations:

Letters of Support	0
Letters Non Committal	0
Letters of Objection	0
Number of Support Petitions and signatures	
Number of Petitions of Objection and signatures	

Summary of Issues

The proposal is not sited in a small gap site in a substantial and continuously built up

frontage. In addition, the proposed development impacts on the land take associated with the planned route of the A5 Western Corridor dual carriageway project.

Characteristics of the Site and Area



The site is located adjacent to and south-east of No. 70 Glenhoy Road, outwith any development limits as identified in the Dungannon and South Tyrone Area Plan 2010 and approximately 4.5km SW of Ballygawley. The site outlined in red is rectangular in shape with the northern and eastern boundaries undefined as they are cut out of a larger agricultural field. The western and southern (roadside) boundaries of the field are defined by mature leylandii hedging. The submitted site location plan has been amended from that originally submitted to only show an access point outlined in red to the public road. This has the result of the southern boundary of the actual site being undefined on the ground. A landscaped garden lies to the west of the site, within the curtilage of No. 70 Glenhoy Road. The site rises gently from south to north.

The site is cut out of a larger agricultural field, with an agricultural shed further to the east. A single storey dwelling (No. 70) lies adjacent to and west of the site, with another single storey dwelling (No .68) and outhouses adjacent to it and another single storey dwelling further west, closer to the public road.

Description of Proposal

Erection of dwelling and domestic garage in a gap site under policy CTY 8 of PPS 21

Planning Assessment of Policy and Other Material Considerations

Policy Consideration

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.

Relevant Histories

There are no relevant histories to consider on the site.

Representations

Two (2) properties were notified and press advertisement has been carried out in line with the Council's statutory duty. To date no letters of representation have been received.

Dungannon and South Tyrone Area Plan 2010

The site lies outside any settlement limit defined in the Dungannon and South Tyrone Area Plan 2010 and is not subject to any area plan designations, as such, existing planning policies should be applied in this assessment.

Mid Ulster District Council Draft Plan Strategy 2030

The Mid Ulster District Council Local Development Plan 2030 Draft Plan Strategy was launched on 22nd February 2019 and is now a material planning consideration in assessing all planning applications in the District. Re-consultation on the Draft Plan Strategy closed at 5pm on 24th September 2020. The period for Counter Representations closed on 18th December 2020. On the 28th May 2021 the Council submitted the draft Plan Strategy to DFI for them to cause an Independent Examination. In light of this, the draft Plan Strategy does not yet carry determining weight.

SPPS – Strategic Planning Policy Statement for Northern Ireland

The 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. It does not present any change in policy direction therefore existing policy applies, the primary consideration being PPS21 – Sustainable Development in the Countryside.

The SPPS gives provision for development in the countryside subject to a number policy provisions, including CTY 8 of PPS 21 which deals with Ribbon Development. There has been no change in policy direction in the SPPS in respect of Ribbon Development therefore Policy CTY 8 of PPS 21 remains my primary policy consideration in this assessment.

Para 6.297 of the SPPS further states that the regional strategic objectives for transportation and land-use planning are to:

- promote sustainable patterns of development which reduce the need for motorised transport, encourages active travel, and facilitate travel by public transport in preference to the private car;
- ensure accessibility for all, with the needs of people with disabilities and others whose mobility is impaired given particular consideration;
- promote the provision of adequate facilities for cyclists in new development;
- promote parking policies that will assist in reducing reliance on the private car and help tackle growing congestion;
- protect routes required for new transport schemes including disused transport routes with potential for future reuse;
- restrict the number of new accesses and control the level of use of existing accesses onto Protected Routes; and
- promote road safety, in particular for pedestrians, cyclists and other vulnerable road users.

I do not consider the proposal is in line with the regional strategic objectives of the SPPS for transportation and land-use planning, as it will, if approved, impact on the route required for the new transport scheme of the A5 Western Transport Corridor. The New Approach to Regional Transportation, produced by the DRD, also supports these regional strategic objectives for transportation in Northern Ireland and highlights the aspirations of the Executive with regard to it. I do not consider this proposal supports these objectives.

PPS 3 – Access, Movement and Parking

Policy AMP 2 of PPS 3 permits direct access onto a public road where it does not prejudice road safety or inconvenience the flow of traffic. This proposal involves a new access onto the public road. DfI Roads initially indicated that visibility splays of 2.4m x 80m were required however, could not be achieved as third party land is required. Amended plans were subsequently submitted which showed the required visibility splays, as well as a reduced red outline of the site to address concerns with the A5 WTC.

Policy AMP 4 of PPS 3 Protection for New Transport Schemes is also relevant and states that planning permission will not be granted for development that would prejudice the implementation of a transport scheme identified in a development plan.

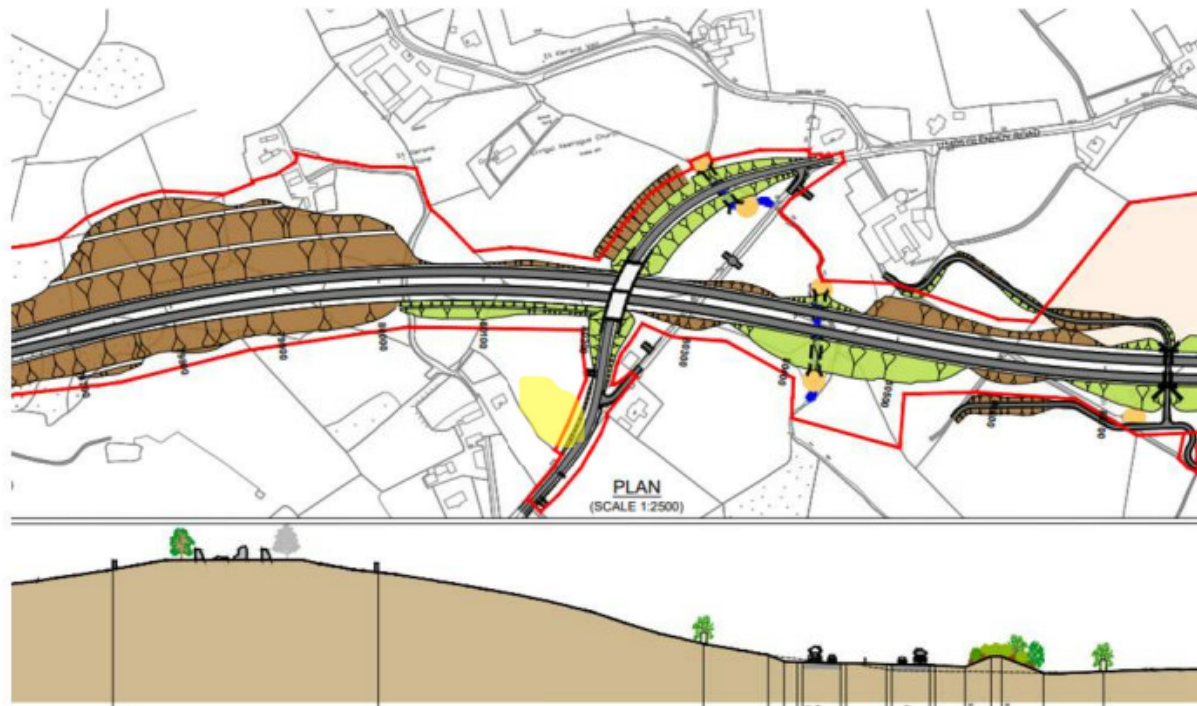
Para 5.30 states that the following matters will be taken into account in assessing whether the implementation of a particular scheme would be prejudiced by a development proposal:

- the nature of the proposal;
- the programming of the transport scheme; and
- the extent to which implementation of the scheme would be compromised by the carrying out of the proposed development.

DfI Roads were re-consulted and forwarded the recent drawing 01 rev. 01, road access plan and statement from agent received via Planning Portal on 05/07/2023 to the A5

WTC team for further consideration on the proposals. It has been confirmed that the proposal will still have an effect on the vesting envelope and associated maintenance strip required for the A5 WTC scheme.

For ease of reference I have included below the A5WTC map for Glenhoy Road which shows how this application will impact on the Western Corridor Project (site shown highlighted in yellow).



DfI Roads recommend a refusal for this application as the proposal is contrary to Planning Policy Statement 3, AMP 4 Protection for New Transport Schemes, in that it would, if permitted, impact on the land take associated with the planned route of the A5 Western Transport Corridor dual carriageway project, as provided for within the associated Notice of Intention to make a Direction Order and Notices of Intention to make Vesting Orders and would, if permitted, prejudice the implementation of this strategically significant Northern Ireland Executive Flagship project.

I have spoken again with the Roads Service engineer dealing with this application on 25th October 2023. This follows correspondence from the agent indicating that a consultant from WSP, an engineering and professional services firm, held a site meeting with the A5WTC team. They indicate that the A5 WTC scheme will be providing an access of land owned by Mr O'Neill, the exact location is currently being defined by the highways team. The consultant has confirmed that the access will meet the planning requirements of 2.4mx80m. Once the location has been determined the necessary plan will be forwarded.

The Roads Service engineer explained that whilst it may be the case that an agreed access can be provided to the applicant, it is unclear where exactly this access may be and if it will be within the red outline of the site, or indeed even if it will be offered onto

the Glenhoy Road. For this reason they cannot recommend approval and still advise this application should be refused as it is contrary to AMP4 of PPS3.

Planning Policy Statement 21 - Sustainable Development in the Countryside

CTY 1 allows for a new dwelling in the countryside provided it meets with the criteria specified in other policies within the document. Planning permission will be granted for an individual dwelling house in the countryside in the following cases:

- a dwelling sited within an existing cluster of buildings in accordance with Policy CTY 2a;
- a replacement dwelling in accordance with Policy CTY 3;
- a dwelling based on special personal or domestic circumstances in accordance with Policy CTY 6;
- a dwelling to meet the essential needs of a non-agricultural business enterprise in accordance with Policy CTY 7;
- the development of a small gap site within an otherwise substantial and continuously built up frontage in accordance with Policy CTY 8; or
- a dwelling on a farm in accordance with Policy CTY 10.

Policy CTY 8 of PPS21 states that permission will be refused for applications which create or add to ribbon development in the countryside. An exception is however 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. A substantial and built-up frontage includes a line of 3 or more buildings along a road frontage without accompanying development to the rear. The application is seeking outline permission for an infill site between two properties to the west of the site (No's 68 and 70) and an agricultural shed to the east.

The site itself as defined in red is cut out of a larger agricultural field, between No. 70 to the west and an agricultural shed to the east. To the west of the site, No. 70 sits 75m back from the public road with manicured gardens between the dwelling and the public road. I am content it has a frontage to the public road as the curtilage extends down to the road. No. 68 adjacent to, and west of, No. 70 sits approximately 70m back from the public road. A triangular shaped field lies between this dwelling and the public road and therefore the curtilage of No. 68 does not extend to the road and have a frontage to it. Additionally, there is a distance of 104m from No. 70 to the agricultural building to the east of the site, and it is my consideration that this distance is too large to be considered a small gap. In terms of the road frontage here I do not consider there is a substantial and built-up frontage to enable development of a small gap site here. I am of the opinion that the host field containing the site is a visual break that helps retain the rural character of the area and should be protected. Ribbon development is cited as being detrimental to rural landscapes, creating a built-up appearance to roads. As such, another dwelling in this location will create build up and will add another dwelling into the existing ribbon of development. I therefore consider that the infilling of this gap site will be detrimental to

the rural character of this area. In the absence of a substantial and built-up frontage consisting of a line of 3 or more buildings along a road frontage, the proposal is contrary to CTY 8.

Furthermore, I do not feel that policies other than CTY 8 of PPS21 should be explored at this stage given the DFI Roads comments in relation to the effect the proposal will have on the vesting envelope and associated maintenance strip required for the A5 WTC scheme.

CTY 13 of PPS 21 - Design and Integration 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. As this is an outline application the design elements of CTY 13 cannot be dealt with under this application but will be considered under any RM or Full application.

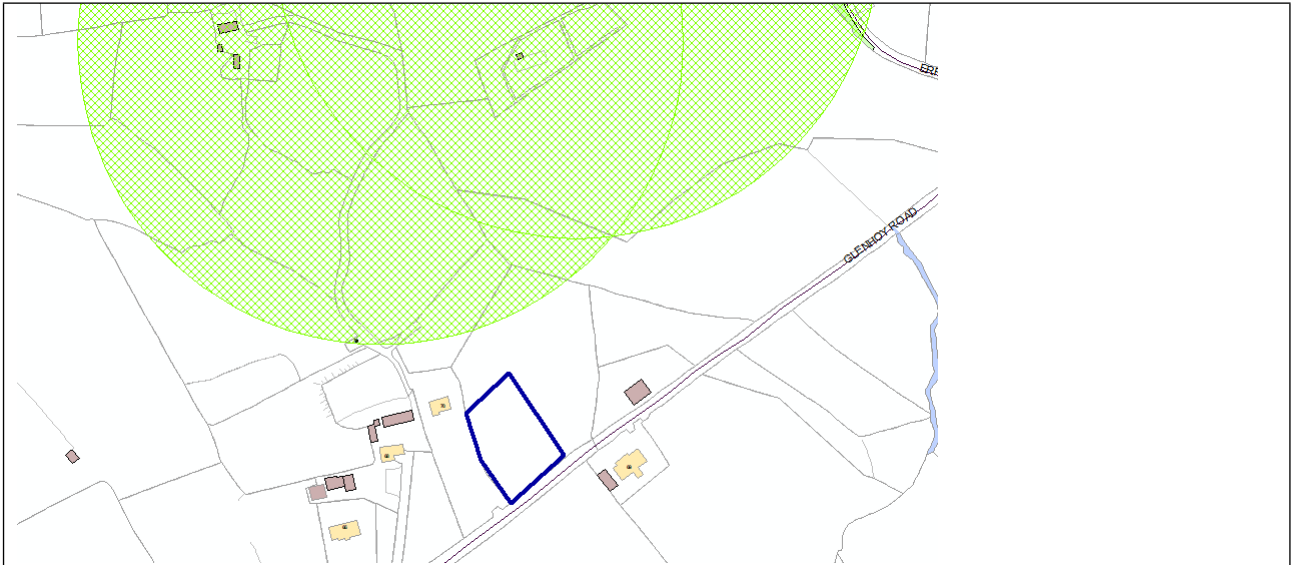
CTY 14 of PPS21 - Rural Character states that planning permission will be granted for a building in the countryside where it does not cause a detrimental change to, or further erode the rural character of an area. It also states that a new building will be unacceptable where it results in a suburban style build up of development or adds to a ribbon of development. A new dwelling would visually link with No.70. The proposal would add to a ribbon of development which is a suburban style of development and I do not accept that this site is an infill opportunity within an existing ribbon of development. This would therefore cause detrimental change to, and further erode the rural character of the area. I do not consider the proposal complies with CTY 14.

Other Material Considerations

A Habitats Regulations Assessment (HRA) was conducted to determine any potential impact this proposal may have on Special Protection Areas, Special Areas of Conservation and Ramsar sites. This was assessed in accordance with the requirements of Regulation 43 (1) of the Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended). This proposal would not be likely to have a significant effect on the features, conservation objectives or status of any of these sites.

From assessment of the Rivers Agency Strategic Flood Hazards and Flood Risks Map (NI) I have no flooding concerns.

In addition to checks on the planning portal, Natural Environment Division (NED) map viewer available online has been checked and did not identify any natural heritage interests on site to raise any concerns in relation this proposal. The Errigal Keerouge Cross and Graveyard TYR059:005 lies to the north of the site, but this site should not have any negative impact on it given its distance from it (see below).



From consideration of all of the above I do not consider the proposal will fill a small gap in an otherwise substantial and built up frontage as defined in policy, and would therefore result in a detrimental change to the overall rural character of the area. I consider the proposed development is contrary to CTY1, CTY8 and CTY14 of PPS 21, SPPS Para 6.297 and AMP4 of PPS3 and I recommend refusal.

Summary of Recommendation:

Refuse is recommended

Refusal Reasons

Reason 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.

Reason 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 small gap site in a substantial and continuously built up frontage and would, if permitted, result in the creation of ribbon development along this stretch of the Glenhoy Road.

Reason 3

The proposal is contrary to Policy CTY14 of Planning Policy Statement 21, Sustainable Development in the Countryside in that the proposal would, if permitted, result in a suburban style build-up of development when viewed with existing buildings, and would

if permitted, create a ribbon of development at this stretch of the Glenhoy Road and therefore result in a detrimental change to the rural character of the countryside.

Reason 4

The proposed development is contrary to SPPS Para 6.297 as it is located within the land take associated with the planned route of the A5 Western Corridor dual carriageway project, and would if permitted, prejudice the implementation of this strategically significant Northern Ireland Executive Flagship project.

Reason 5

The proposal is contrary to Planning Policy Statement 3, AMP 4 Protection for New Transport Schemes, in that it would, if permitted, impact on the land take associated with the planned route of the A5 Western Transport Corridor dual carriageway project, as provided for within the associated Notice of Intention to make a Direction Order and Notices of Intention to make Vesting Orders and would, if permitted, prejudice the implementation of this strategically significant Northern Ireland Executive Flagship project.

Signature(s): Deirdre Laverty

Date: 25 October 2023

ANNEX	
Date Valid	21 April 2023
Date First Advertised	1 May 2023
Date Last Advertised	1 May 2023
Details of Neighbour Notification (all addresses) The Owner / Occupier 69 Glenhoy Road Ballygawley Tyrone BT70 2AY The Owner / Occupier 70 Glenhoy Road Ballygawley Tyrone BT70 2AY	
Date of Last Neighbour Notification	28 April 2023
Date of EIA Determination	
ES Requested	<events screen>
<u>Planning History</u>	
Summary of Consultee Responses DFI Roads - Enniskillen Office-Dfl Roads response 18/10/2023. DFI Roads - Enniskillen Office-Outline resp.docx DFI Roads - Enniskillen Office-Outline resp.docx DFI Roads - Enniskillen Office-Dfl Roads response dated 18/10/23 DFI Roads - Enniskillen Office-Dfl Roads response 18/10/2023	
Drawing Numbers and Title Site Location Plan Plan Ref: 01 REV 01 Site Location Plan Plan Ref: 01	

Notification to Department (if relevant)

Not Applicable



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: LA09/2023/0683/O	Target Date: 5 October 2023
Proposal: Outline permission for a proposed dwelling at an existing cluster	Location: Adjacent to and SW of 150A Washingbay Road Coalisland
Applicant Name and Address: Mr Patrick Brady 154 Washing Bay Road Upper Meenagh Coalisland BT71 4QE	Agent Name and Address: Mr Eamonn Cushnahann 4 Glenree Avenue Dungannon BT71 6XG
Summary of Issues: This application is for a dwelling in the countryside. The application is being assessed against CTY2a, dwelling in a cluster. The site is not associated with a focal point or at a crossroads. The cluster itself is well defined with dwellings and buildings around the site. A dwelling here would be enclosed on all sides by development and as such an approval is recommended as an exception to policy as the development is clearly within the spirit of clustering of development.	
Summary of Consultee Responses: DFI Roads - provided standards for acceptable access	
Characteristics of the Site and Area: The site is located adjacent and SW of 150a Washingbay Road, Upper Meenagh Coalisland. The site is located within the countryside as designated within the Dungannon and South Tyrone Area Plan 2010. The sites current use is agricultural land. The site sits at lands lower than No. 150A and has a mix of boundary treatments including mature trees, post and wire fencing and a grass bank. The immediate	

surrounding land uses is made up of single dwellings and associated outbuildings. Beyond that, the lands are predominantly agricultural fields with dispersed dwellings and outbuildings.

Description of Proposal

Outline planning permission is sought for a proposed dwelling at an existing cluster.

Deferred Consideration:

This application was before the Planning Committee in March 2024 where it was deferred for a meeting with the Head of Planning to discuss the clustering policy and explore other potential policies that might be more appropriate. At the meeting a previous application on this site was discussed, which was withdrawn to allow assessment once an approved dwelling was constructed to the south east of the site.



Fig 1 – site in red dwellings in blue circled

Members are advised the site is located within a well defined cluster of development which has at least 9 dwellings (identified in blue in Fig 1) and other outbuildings. There is development on all sides with a new chalet dwelling now completed to the south east of this site. To the north is permission for a dwelling that is under construction, there are other outbuildings on that site and as such it is clear the site is entirely enclosed by development. This site is not associated with a focal point or at a cross roads and as such

it does not meet all the criteria for a dwelling in a cluster as set out in CTY2a. Members could refuse this application on that basis, however the PAC have taken decisions where not all the criteria have been met and allowed these where it is clearly in the spirit of the policy. I consider this proposal is within the spirit of the policy as it is enclosed on all sides and does cluster. Due to the site specific conditions here I am of the view a dwelling could be approved as an exception to CTY2a.

My recommendation is that approval is granted for a dwelling as an exception to CTY2a.

Conditions/Reasons for Refusal:

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. Details of existing and proposed levels within the site, levels along the roadside, and the finished floor level of the proposed dwelling shall be submitted for approval at Reserved Matters stage. The dwelling shall be built in accordance with levels agreed at Reserved Matters stage.

Reason: To ensure that the dwelling integrates into the surrounding countryside.

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 uploaded form RS1 including sight lines of 2.0m by 33.0m in both directions and a forward sight distance of 33.0m where the access meets the public road. The access as approved at Reserved Matters stage shall be constructed in accordance with the approved plans, prior to the commencement of any other development hereby approved.

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

5. A detailed landscaping plan shall be submitted and approved as part of the Reserved Matters application and shall identify the location, species and numbers of trees and hedges to be retained and planted. All new curtilage boundaries shall be identified by new planting, and shall include a mix of hedge and tree planting. The retained and proposed landscaping shall be indicated on a landscape plan, with details to be agreed at reserved matters stage. During the first available planting season after the

commencement of development on site, all proposed trees and hedges indicated in the approved landscaping plan at Reserved Matters stage, shall be planted as shown and permanently retained thereafter, unless otherwise agreed by Mid Ulster Council in writing.

Reason: In the interest of visual amenity and to assist with integration.

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 Local Planning Authority, 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 Local Planning Authority gives its written consent to any variation.

Reason: 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: 5 March 2024	Item Number: 5.8
Application ID: LA09/2023/0683/O	Target Date: 5 October 2023
Proposal: Outline permission for a proposed dwelling at an existing cluster	Location: Adjacent to and SW of 150A Washingbay Road Coalisland
Referral Route: Refuse is recommended	
Recommendation: Refuse	
Applicant Name and Address: Mr Patrick Brady 154 Washing Bay Road Upper Meenagh Coalisland BT71 4QE	Agent Name and Address: Mr Eamonn Cushnahann 4 Glenree Avenue Dungannon BT71 6XG
Executive Summary: The proposal is thought to be contrary to the policy requirements held within CTY2a of PPS 21.	

Case Officer Report

Site Location Plan



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Consultations:

Consultation Type	Consultee	Response
Statutory Consultee	DFI Roads - Enniskillen Office	DC Checklist 1.doc Roads outline.docx FORM RS1 STANDARD.doc

Representations:

Letters of Support	0
Letters Non Committal	0
Letters of Objection	0
Number of Support Petitions and signatures	
Number of Petitions of Objection and signatures	

Summary of Issues

No representations received. The proposal is considered to be contrary to CTY 2a of PPS 21 in that it doesn't have a focal point.

Characteristics of the Site and Area

The site is located adjacent and SW of 150a Washingbay Road, Upper Meenagh,

Coalisland. The site is located within the countryside as designated within the Dungannon and South Tyrone Area Plan 2010. The sites current use is agricultural land. The site sits at lands lower than No. 150A and has a mix of boundary treatments including mature trees, post and wire fencing and a grass bank. The immediate surrounding land uses is made up of single dwellings and associated outbuildings. Beyond that, the lands are predominantly agricultural fields with dispersed dwellings and outbuildings.

Description of Proposal

Outline planning permission is sought for a proposed dwelling at an existing cluster.

Planning Assessment of Policy and Other Material Considerations

Policy Consideration

Representations

Neighbour notification and press advertisement has been carried out in line with the Council's statutory duty. Neighbours notified include: 150A, 150B, 154, 152, 150, 148C and 146 Washingbay Road. At the time of writing, no representations were received.

Planning History

LA09/2020/0034/O - Outline Permission for a proposed dwelling at an existing cluster - Adjacent to and SW of 150A Washingbay Road, Upper Meenagh, Coalisland – APPLICATION WITHDRAWN

Planning Assessment of Policy and Other Material Considerations

- Dungannon and South Tyrone 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 Dungannon and South Tyrone Area Plan 2010 identify the site as being outside any defined settlement limits, located North East of Annaghmore Settlement Limits. There are no other zonings or designations within the Plan.

The Mid Ulster District Council Local Development Plan 2030 Draft Plan Strategy was launched on 22nd February 2019 and is now a material planning consideration in assessing all planning applications in the District. Re-consultation on the Draft Plan Strategy closed at 5pm on 24th September 2020. The period for Counter Representations closed on 18th December 2020. On the 28th May 2021 the Council submitted the draft Plan Strategy to DFI for them to cause an Independent Examination. In light of this, the draft Plan Strategy does not yet carry determining weight. 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.

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 new dwellings in existing clusters in accordance with CTY 2a.

Policy CTY 2a states that planning permission will be granted for a dwelling at an existing cluster of development provided that a number of criteria are met. The cluster of development lies outside of a farm and consists of four or more buildings. There are two dwellings north and north east of the red line of the site (150A and 150B) and there is a further dwelling which is derelict south of the site. The dwelling which was approved under LA09/2017/1756/O and LA09/2021/0384/RM (which had no house number evident at the time of writing and was not occupied at the time of site visit) which is located to the SE was under construction at the time of the site visit and was near completion. Therefore, I am content that there are at least four dwellings within the cluster. The cluster is read together and appears as a visual entity in the local landscape. The first and second criteria of CTY 2a have been met.

The third criterion of CTY 2a requires the cluster to be associated with a focal point such as a social/community building/facility or is located at a crossroads. The agent has provided justification for the site and has noted a water pump (known locally as Morris's Pump as stated in planning statement) as the focal point. The agent has provided a further testimony from the applicant which explores further why they consider the water pump as a focal point. The testimony notes that in the past, local families would have gathered at the pump as it was the only water supply for all the households in the townland. From my site visit and from the information provided by the agent/applicant, I am not convinced that the water pump referred to can be considered as a focal point at present.

The proposed site is located South and South West of the existing dwellings on site (150B and 150A) and is set back some distance from the public road behind the dwelling approved under LA09/2017/1756/O and LA09/2021//0384/RM, therefore public views would be somewhat limited. There is an existing agricultural shed SW of the site and thus I consider that the site is bounded on at least two sides with other development in the cluster and therefore the proposal meets the fourth criterion of Policy CTY2a. I feel that the proposed site could be developed to be absorbed into the existing cluster through rounding off and consolidation and site wouldn't alter the existing character or visually intrude into the open countryside if approval was to be forthcoming.

I am also satisfied that the proposed site would not have significant adverse impact on neighbouring amenity, this would be further considered at RM stage if approval was to be forthcoming. The sixth criterion of CTY 2a has been met.

In conclusion, the proposal is considered contrary to the third criterion held within Policy CTY 2a. Policy CTY 2a states that all criteria must be met, therefore the proposal is

contrary to policy and as such refusal is recommended.

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. 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. As this is an outline application, the details of the design, access and landscaping would be reviewed at reserved matters stage if approval were to be granted. However, given the limited views available of the site from public view points and existing landscaping, it is considered that the impact of a suitably designed dwelling would be minimal at this site if approval was forthcoming.

DfI Roads were consulted on the application and have offered no objection to the proposal, subject to condition if approval were to be forthcoming.

Summary of Recommendation:

Refuse is recommended

Refusal Reasons

Reason 1

The proposal is contrary to the SPPS and 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.

Reason 2

The proposal is contrary to Policy CTY2a of Planning Policy Statement 21, New Dwellings in Existing Clusters in that the cluster is not associated with a focal point or is not located at a cross-roads.

Signature(s): Sarah Duggan

Date: 14 February 2024

ANNEX	
Date Valid	22 June 2023
Date First Advertised	4 July 2023
Date Last Advertised	4 July 2023
Details of Neighbour Notification (all addresses)	
<p>The Owner / Occupier 154 Washingbay Road Coalisland Tyrone BT71 4QE</p> <p>The Owner / Occupier 152 Washingbay Road Coalisland Tyrone BT71 4QE</p> <p>The Owner / Occupier 148C Washingbay Road Coalisland Tyrone BT71 4QE</p> <p>The Owner / Occupier 150A Washingbay Road Coalisland Tyrone BT71 4QE</p>	
Date of Last Neighbour Notification	26 July 2023
Date of EIA Determination	
ES Requested	<events screen>
<u>Planning History</u>	
<p>Ref: M/2014/0161/O Proposals: Dwelling and garage (infill site) Decision: PG Decision Date: 18-JUN-14</p> <p>Ref: M/1994/0504 Proposals: Site for dwelling and garage Decision: WITHDR Decision Date:</p> <p>Ref: M/1990/0155 Proposals: Extension to Dwelling Decision: PG Decision Date:</p> <p>Ref: M/2009/0295/O Proposals: Replacement bungalow for dwelling already situated on the land Decision: PG</p>	

Decision Date: 14-AUG-09

Ref: M/2008/0400/O

Proposals: Proposed new dwelling

Decision: PG

Decision Date: 18-MAY-12

Ref: LA09/2022/0563/O

Proposals: Proposed two storey dwelling + detached double garage

Decision: REF

Decision Date: 21-NOV-22

Ref: M/2011/0059/F

Proposals: Proposed replacement dwelling and garage

Decision: PG

Decision Date: 09-AUG-11

Ref: M/2011/0003/F

Proposals: Dwelling and garage (Article 23 of the Planning NI Order 1991) without compliance with condition 4 (to raise ridge height from 6 to 7m) of previous outline planning application permission M/2009/0295/O

Decision:

Decision Date:

Ref: LA09/2019/0829/O

Proposals: Dwelling and Garage (new access)

Decision: PG

Decision Date: 16-JUL-20

Ref: LA09/2023/0683/O

Proposals: Outline permission for a proposed dwelling at an existing cluster

Decision:

Decision Date:

Ref: M/1984/0584

Proposals: ERECTION OF BUNGALOW

Decision: PG

Decision Date:

Ref: M/2000/0156/F

Proposals: Erection of 1 1/2 storey replacement dwelling

Decision: PG

Decision Date: 20-MAY-00

Ref: M/1978/0681

Proposals: EXTENSIONS TO DWELLING

Decision: PG
Decision Date:

Ref: M/1998/0713
Proposals: Site for proposed replacement dwelling
Decision: PG
Decision Date:

Ref: M/1981/0102
Proposals: ERECTION OF BUNGALOW
Decision: PG
Decision Date:

Ref: M/1984/0525
Proposals: BUNGALOW
Decision: PG
Decision Date:

Ref: M/1980/0418
Proposals: ERECTION OF BUNGALOW
Decision: PG
Decision Date:

Ref: M/1979/0624
Proposals: BUNGALOW
Decision: PG
Decision Date:

Ref: M/2014/0212/RM
Proposals: Proposed replacement dwelling and garage
Decision: PG
Decision Date: 17-JUL-14

Ref: M/1993/0170
Proposals: Replacement Bungalow
Decision: PG
Decision Date:

Ref: M/2013/0428/O
Proposals: Replacement dwelling and garage
Decision: PG
Decision Date: 04-NOV-13

Ref: M/2014/0213/RM
Proposals: Proposed replacement dwelling
Decision: PG

Decision Date: 24-JUL-14

Ref: LA09/2018/1640/F

Proposals: Ground floor extension to rear of dwelling to accommodate rear sitting room, ground floor toilet and additional utility space

Decision: PG

Decision Date: 05-MAR-19

Ref: M/2013/0427/O

Proposals: Replacement dwelling and garage

Decision: PG

Decision Date: 04-NOV-13

Ref: LA09/2021/0384/RM

Proposals: Replacement rural type storey and half dwelling and garage.

Decision: PG

Decision Date: 08-JUN-21

Ref: M/2005/1799/RM

Proposals: Proposed dwelling house

Decision: PG

Decision Date: 25-NOV-05

Ref: M/1994/0680

Proposals: Site for Dwelling and Garage

Decision: PG

Decision Date:

Ref: M/2000/0394/O

Proposals: Dwelling and Domestic Garage

Decision: PG

Decision Date: 20-OCT-00

Ref: M/2003/1299/O

Proposals: Dwelling and garage

Decision: PG

Decision Date: 12-NOV-03

Ref: LA09/2015/0786/RM

Proposals: Proposed infill dwelling and garage

Decision: PG

Decision Date: 17-DEC-15

Ref: LA09/2017/0597/F

Proposals: Proposed dwelling and domestic garage on infill site

Decision: PG

Decision Date: 08-AUG-17

Ref: M/1998/0841

Proposals: Proposed Replacement Dwelling

Decision: PR

Decision Date:

Ref: LA09/2017/1756/O

Proposals: Replacement dwelling

Decision: PG

Decision Date: 07-MAR-18

Ref: LA09/2020/0034/O

Proposals: Outline Permission for a proposed dwelling at an existing cluster.

Decision: WDN

Decision Date: 07-JUN-21

Ref: LA09/2017/0388/RM

Proposals: Replacement dwelling and detached garage.

Decision: PG

Decision Date: 23-JUN-17

Ref: LA09/2017/0483/RM

Proposals: Replacement Dwelling

Decision: PG

Decision Date: 28-JUL-17

Ref: M/2014/0574/O

Proposals: Replacement dwelling

Decision: PG

Decision Date: 31-MAR-15

Ref: M/2014/0326/O

Proposals: Outline planning permission for a replacement dwelling

Decision: PG

Decision Date: 08-AUG-14

Ref: LA09/2018/1434/F

Proposals: Storey and a half and detached garage with a maximum ridge height of 6.5m
Dwelling to consist of 2 pitched roof elements with flat roof link and to a split level ground floor

Decision: PG

Decision Date: 11-JUN-19

Ref: M/2011/0257/F

Proposals: Dwelling & Garage

Decision: PR
Decision Date: 15-NOV-11

Ref: M/2004/0974/O
Proposals: Dwelling House
Decision:
Decision Date:

Ref: M/2006/1704/F
Proposals: Proposed alteration & extension to existing garage to create 1½ storey dwelling with utility room & hall extension.
Decision: PR
Decision Date: 21-FEB-07

Ref: M/1973/0154
Proposals: 11KV AND LV/MV O/H LINES
Decision: PG
Decision Date:

Summary of Consultee Responses

DFI Roads - Enniskillen Office-DC Checklist 1.docRoads outline.docxFORM RS1 STANDARD.doc

Drawing Numbers and Title

Site Location Plan Plan Ref: 01
Site Layout or Block Plan Plan Ref: 02
Miscellaneous Plan Ref: 03

Notification to Department (if relevant)

Not Applicable