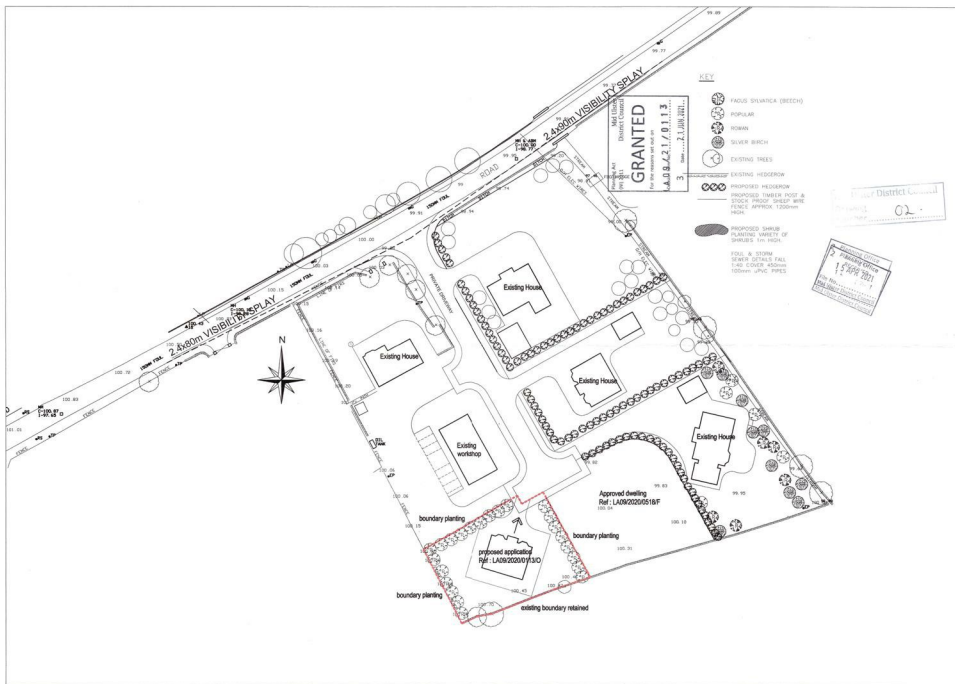




50M South of 121 Washingbay Road



Date of Application: 28th January 2021

Site of Proposed Development: 50m South of 121 Washingbay Road Clonee.

Description of Proposal: Proposed site for dwelling & garage.

Applicant: Agent: Address: Address:

Drawing Ref: 01, 02

Mid Ulster District Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

- Application for approval of the reserved matters shall be made to the Council
- Prior to the commencement of any works or other development hereby permitted, the vehicular access, including visibility splays of 2.4m x 90m East and 80m West and a 90m forward sight line, shall be provided in accordance with the 1:500 site plan submitted 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.
- A detailed scheme of structured landscaping for the site including along all site boundaries, 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: In the interests of visual and residential amenity.
- The existing natural screenings of this site shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be submitted to Mid Ulster District Council in writing, and agreed, prior to the commencement of any works.

0 Bed
Land - Building Plot
located in

50M South of 121
Washingbay Road
Coalisland
BT71 4QE



£65,000



LA09/21/0113

2 Planning Office
RECEIVED

Mid Ulster District Council
Drawing
Number. 01

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

DIRECTIONS

CONTACT

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