

**From:**  
**Sent:** 06 November 2020 14:21  
**To:** Local Development Plan  
**Cc:**  
**Subject:** Plumbridge - representation  
**Attachments:** Plumbridge.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To whom it may concern  
Please see attached representation.  
Can you please acknowledge receipt.  
Kind regards

.....  
..... Planning  
9a Clare Lane . Cookstown . County Tyrone . BT80 8RJ  
Tel 028 8676 4800

Local Development Plan Team  
Council Offices  
98 Strand Road  
Derry  
County Londonderry  
BT48 7NN

6 November 2020

Our ref: DAP001

Your ref:

by email only

Dear Sirs

**Representation to Draft Plan Strategy with specific reference to lands at Plumbridge**

Please find attached a representation. Please confirm receipt and keep us informed of the next stages in the Plan process.

Yours sincerely

## Section B: Your Details

**Q1. Are you responding as an individual, as an organisation or as an agent acting on behalf of individual, group or organisation?** (Required)

Please only tick one

- Individual (Please fill in Question 2, then proceed to Section C.)
- Organisation (Please fill in the remaining questions in the section, then proceed to Section D.)
- Agent (Please fill in the remaining questions in the section, then proceed to Section E.)

**Q2. What is your name?**

Title

First Name (Required)

Last Name (Required)

Email

**Q3. Did you respond to the previous LDP Preferred Options Paper?**

- Yes
- No
- Unsure

**Q4. Tick whichever is applicable:**

- I / we wish to carry forward my previously submitted representation without adding anything further (Insert Rep Number if known)
- I / we do wish to provide additional / revised information to my / our previously submitted Representation (insert Rep Number if known)
- I / we did not submit a representation during the previous consultation period (December 2019 – January 2020) and now wish to submit a Representation during this Re-Consultation period.

## Section C: Individuals

Address (Required)

Town (Required)

Post code (Required)

On completion, please proceed to Section F.

## Section E: Agents

If you have selected that you are responding on behalf of another individual, organisation or group there are a number of details that we are legally required to obtain from you. Please provide details of the individual, organisation or group that you are representing.

### Client Contact Details

Title / First Name (Required)

Last Name (Required)

Organisation / Group Address (if different from above)

Address (Required)

Town (Required)

Postcode (Required)

Email address (Required)

On completion, please proceed to Section F

### Agent Contact Details

Title / First Name (Required)

Last Name (Required)

Organisation / Group Address (if different from above)

Address (Required)

Town (Required)

Postcode (Required)

Email address (Required)

On completion, please proceed to Section F

**Q4. Would you like us to contact you, your client or both in relation to this response or future consultations on the LDP?** Please only select one

Agent  Client  Both

## Section F: **Soundness**

The LDP draft Plan Strategy will be examined at Independent Examination (IE) in regard to its 'soundness'. Accordingly, your responses should be based on soundness and directed at specific strategic policies or proposals that you consider to be unsound, along with your reasons. The tests of soundness are set out below in Section J.

Those wishing to make representations seeking to change the draft Plan Strategy should clearly state why they consider the document to be unsound having regard to the soundness tests in Section J. It is very important that when you are submitting your representation that your response reflects the most appropriate soundness test(s) which you believe the draft Plan Strategy fails to meet. There will be no further opportunity to submit information once the consultation period has closed unless the Independent Examiner requests it.

Those who make a representation seeking to change the LDP draft Plan Strategy should also state below whether they wish to be heard orally at the Independent Examination (Please see [www.pacni.gov.uk](http://www.pacni.gov.uk) for further details on the IE procedures.)

## Section G: **Type of Procedure**

**Q5. Please indicate if you would like your representation to be dealt with by:** (Required)  
Please select one item only

- Written (Choose this procedure to have your representation considered in written form only)
- Oral Hearing (Choose this procedure to present your representation orally at the public hearing)

Unless you specifically request a hearing, the Independent Examiner will proceed on the basis that you are content to have your representation considered in written form only.

Please note that the Independent Examiner will be expected to give the same careful consideration to written representations as to those representations dealt with by oral hearing.

## Section H: **Is the draft Plan Strategy Sound?**

Your comments should be set out in full. This will assist the Independent Examiner to understand the issues you raise. You will only be able to submit further additional information if the Independent Examiner invites you to do so.

### **Sound**

If you consider the Plan Strategy to be Sound and wish to support the LDP Plan Strategy, please set out your comments below.

<p>N/A</p>
Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

## Section I: **Unsound**

In this section, we will be asking you to specify which part(s) of the draft Plan Strategy you consider to be unsound.

Note: If you wish to inform us that more than one part of the draft Plan Strategy is unsound each part should be listed separately, and Sections J and K filled out for each separate part of the draft Plan Strategy. (i.e. if you believe that multiple parts of the draft Plan Strategy are unsound, please fill out multiple copies of Sections J & K.)

**Q6. If you consider that the LDP draft Plan Strategy is unsound and does not meet one or more of the tests of soundness below, you must indicate which test(s) you consider it does not meet, having regard to Development Plan Practice Note 6 available at:**

[https://www.planningni.gov.uk/index/news/dfi\\_planning\\_news/news\\_releases\\_2015\\_onwards/development\\_plan\\_practice\\_note\\_06\\_soundness\\_\\_version\\_2\\_\\_may\\_2017\\_.pdf](https://www.planningni.gov.uk/index/news/dfi_planning_news/news_releases_2015_onwards/development_plan_practice_note_06_soundness__version_2__may_2017_.pdf)

Please note that if you do not identify a test(s), your comments may not be considered by the Independent Examiner. Continued on next page.

## Section J: **Tests of Soundness** (Required)

State which Chapter / Policy / Paragraph / Map that this Section refers to:

CHAPTER 5 - GROWTH STRATEGY

This should relate to only one section, paragraph or policy of the LDP draft Plan Strategy. If you wish to inform us that you consider more than one part of the LDP draft Plan Strategy is unsound, you can submit further representations by completing and submitting additional copies of this section.

### **Procedural tests**

- P1. Has the plan been prepared in accordance with the Council's timetable and the Statement of Community Involvement?
- P2. Has the Council prepared its Preferred Options Paper and taken into account any representations made?
- P3. Has the plan been subject to Sustainability Appraisal including Strategic Environmental Assessment?
- P4. Did the Council comply with the regulations on the form and content of its plan and on the procedure for preparing the plan?

### **Consistency tests**

- C1. Did the Council take account of the Regional Development Strategy?
- C2. Did the Council take account of its Community Plan?
- C3. Did the Council take account of policy and guidance issued by the Department

### **Coherence and effectiveness tests**

- CE1. The plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant, is it in conflict with the plans of neighbouring Councils.
- CE2. The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base.
- CE3. There are clear mechanisms for implementation and monitoring.
- CE4. The plan is reasonably flexible to enable it to deal with changing circumstances.

## Section K: Which part(s) of the draft Plan Strategy are you commenting on?

This should relate to only one section, paragraph or policy of the LDP draft Plan Strategy. If you wish to inform us that you consider more than one part of the LDP draft Plan Strategy is unsound, you can submit further representations by completing and submitting additional copies of this section.

**Relevant Chapter number(s)**

CHAPTER 5.0 - GROWTH STRATEGY

(and/ or) **Relevant Policy number(s)**

(and/or) **Relevant Paragraph number(s)**

(and/or) **District Proposals Map**

Please give full details of why you consider this part of the LDP draft Plan Strategy to be unsound, having regard to the tests(s) you have identified above. Please be as clear and concise as possible.

PLEASE SEE ATTACHED

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

If you consider the LDP draft Plan Strategy to be unsound, please provide details of what changes(s) you consider necessary to make the LDP draft Plan Strategy sound.

PLEASE SEE ATTACHED

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.



Chapter 5 presents the growth strategy in consideration of the Regional HGI's, the NISRA population growth indicators, local studies and the Council's own aspirational growth scenarios. There is a wide range of target figures set out in Chapter 5. Paragraph 5.11 presents the highest figure in the range:

*'However, if the economy really were to reach its full potential growth ambition, with full implementation of the SGP [...] up to 15,000 new homes would be required to meet that growth'*

The housing allocation tables at Appendix 5 illustrate the primary focus on Derry City and suggest the other settlements are to be constrained, presumably by drawing tighter settlement limits around them. The suggested reductions are dramatic and would create unnecessary limitations to growth over the Plan period. The effect of the new Plan would be to reduce development potential across the District and substantially reduce the rate of growth outside Derry City.

Paragraph 5.14 says the LDP Plan Strategy will allocate only 9,000 dwellings, which is incoherent in terms of the comments at paragraph 5.11 because this figure falls significantly short of the aim and need to allow the District *'to reach its full potential growth ambition'*. This approach to setting strategic policy is incoherent and unsound because the Plan would represent a constraint on the desired growth, whereas the Plan should be an enabler to allow the Derry & Strabane area to reach its potential.

The LDP should enable the development of 15,000 homes. However, this does not mean that the settlement limit area should be restricted to 15,000 homes only. The Plan should allocate a theoretical oversupply of zoned residential land. The need for significant overzoning is based on the following:

- Based on the outworking of the existing Area Plans we can be certain a substantial portion of zoned lands will not come forward for development during the Plan period due to various constraining factors, including land ownership and environmental constraints. Therefore, overzoning is necessary to meet the Plan aim.
- Constraining settlement limits would substantially increase land values inside the remaining area of a settlement. The increased land value cost is inevitably borne by the person who purchases the final dwelling. Overzoning helps reduce land values, resulting in more affordable housing provision.
- Overzoning limits the constraints on urban growth and therefore encourages more development in urban areas. This advances more sustainable patterns of growth.
- Overzoning will limit the need to extend development limits through the Development Management process and therefore ensure a more strategic approach to development.
- Similar to all the Council areas in NI, the preparation of the LDP has been much slower than expected and it is highly likely that the current timetable will slip

further. In this context, the public can have no confidence that the LDP review stages will release necessary land in a timely manner. An oversupply is necessary to ensure there is a continuous supply.

- Overzoning provides the required flexibility in terms of future uncertainties, for example to meet the demand for smaller household sizes or for more single storey type development which requires more land per plot.

The implication of the Plan Strategy is that the existing settlement limits are to be substantially reduced. We object to any reduction of the current settlement limits, unless a landowner states there is no intention to develop the land within the Plan period. The Plan should largely maintain the existing settlement limits, even if this results in a significant overallocation.

In this context, this objection relates specifically to Plumbridge where the approximate current housing capacity is 148, but Appendix 5 suggests only 19 houses are required over the Plan period. This dramatic reduction would ensure the settlement would stagnate over the Plan period. It would lead to young people being forced to move away from Plumbridge and it would upset the natural demography, artificially creating an aging society. Plumbridge is an isolated rural settlement serving large hinterland. The suggestion of a significant reduction in the growth potential would severely impact on every aspect of society and the local community facilities, especially the local schools and the potential for new employment opportunities being developed in the settlement.

Our client owns land in Plumbridge where planning permission was granted under ref J/2005/0481/F for 47 dwellings (see attached approval notice). The realisation of this development has been impacted by the '*serious economic downturn*', as described at paragraph 5.6 of the Draft Plan Strategy (DPS) document, but our client fully intends to develop the scheme within the Plan period.

The DPS introduces the threat that only a fraction of the previously approved development in the settlement could be developed. We object to the suggestion in the DPS that the settlement limits of Plumbridge should be reduced, especially in any case of a site where there is a stated intention to undertake housing development. By introducing such a constraint, the DPS is unsound because it would harm the function of the settlement to provide a focus for sustainable growth for the local community.

## Section L: **Sustainability Appraisal**

If you wish to submit an 'expression of opinion' in relation to the Sustainability Appraisal (SA) of the LDP draft Plan Strategy (incorporating the Strategic Environmental Assessment (SEA)) please state them below or by email to LDP@DerryStrabane.com. If sending by email, please clearly state that your comments are in relation to the SA.

N/A

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

## Section M: **Draft Habitats Regulation Assessment (HRA or AA)**

If you have any comments or opinions in relation to the Draft Habitats Regulation Assessment (HRA) report of the LDP draft Plan Strategy, please submit them below or by email to LDP@DerryStrabane.com. If sending by email, please clearly state that your comments are in relation to the HRA.

N/A

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

## Section N: **Draft Equality Impact Assessment (EQIA)**

If you have any comments or opinions in relation to the Draft Equality Impact Assessment (EQIA) report of the LDP draft Plan Strategy, please submit them below or by email to LDP@DerryStrabane.com. If sending by email, please clearly state that your comments are in relation to the EQIA.

N/A

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.

## Section O: **Draft Rural Needs Impact Assessment (RNIA)**

If you have any comments or opinions in relation to the Draft Rural Needs Impact Assessment (RNIA) report of the LDP draft Plan Strategy, please submit them below or by email to LDP@DerryStrabane.com. If sending by email, please clearly state that your comments are in relation to the RNIA.

N/A

Attach additional sheet(s) if necessary, but please be as clear and concise as possible.



## PLANNING PERMISSION

### Planning (Northern Ireland) Order 1991

Application No: J/2005/0482/F

Date of Application: 28th April 2005

Site of Proposed Development: Lands to the rear of 11a Main Street, Plumbridge

Description of Proposal: Proposed private housing development consisting of 47no units, associated development road and public open space (amended scheme)

Applicant: Greenville Developments Ltd  
Address: C/O  
Cottage Studios  
Gortrush Industrial Estate  
Omagh

Agent:  
Address: Architecture  
Cottage Studios  
Gortrush Industrial Estate  
Great Northern Road  
Omagh  
BT78 5EL

Drawing Ref: 01 (Revision 1), 02 (Revision 1), 03 (Revision 1), 04, 05, 06, 07, 08 (Revision 1), 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45.

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The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

### GRANTS PLANNING PERMISSION

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

1. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time limit.

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Omagh Planning Office





**2. The Private Streets (Northern Ireland) Order 1980.**

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No 02 (Rev1) bearing the date stamp 24th October 2006

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

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

No part of the development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the details outlined blue on Drawing Number 02 (Rev1) bearing the date stamp 24th October 2006. The Department hereby attaches to the determination a requirement under Article 3(4A) of the above Order that such works shall be carried out in accordance with an agreement under Article 3 (4C).

**Reason:** To ensure that the road works considered necessary to provide a proper, safe and convenient means of access to the development are carried out.

**4. The visibility splays of 2.4 metres by 70 metres at the junction of the proposed housing access road with the public road, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development.**

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

**5. The visibility splays of 2.4 metres by 70 metres and the required forward visibility sight line at the junction of the proposed housing access road with the public road, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development.**

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

**6. Notwithstanding the provisions of the Planning (General Development) (Northern Ireland) Order 1993, no buildings, walls or fences shall be erected, nor hedges nor formal rows of trees grown, (in verges/service strips) determined for adoption.**

**Reason:** To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage or obstruction to services.

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7. All existing trees and hedges to be retained, identified on drawing no. 14 received 28th April 2006, shall be fenced off with protective fencing prior to the commencement of site works. This must be at a distance of the crown spread (the outer drip-line of the tree) or half the tree height, whichever is the greater. Fencing shall be at least 1.2m high cleft chestnut pale or chain link, well braced to resist impacts. These works shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within these areas shall not be altered, nor shall any excavation be made or any other works carried out, or fires lit without the prior written consent of the Department.

Reason: To ensure the protection of trees and other vegetation to be retained and to ensure the continuity of amenity afforded by existing trees and hedges.

8. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the crown spread, nor shall arboricultural work or tree surgery take place on any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Department. Any approved arboricultural work or tree surgery shall be carried out in accordance with British Standard 3998, 1989. Recommendations for Tree Work.

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

9. During the first available planting season after the occupation of any 25 dwellings hereby approved, the developer shall construct, layout and plant all landscaped and open space areas in accordance with stamped approved drawing no. 45 (Landscape Proposal), received 28th April 2006.

The trees indicated within all individual plots shall be planted during the first available planting season after the occupation of any dwelling on the plot. These trees shall be retained and maintained by the owner of the plot and the condition referring to such retention and maintenance shall be placed as a condition of the sale of the plot.

All hard and soft landscaping works shown on the approved plans shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape to aid the integration of the development into the local landscape in a timely manner and to assist in the provision of a quality residential environment in accordance with PPS7 Quality Residential Development and PPS8 Open Space, Sport and Outdoor Recreation.

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See also Explanatory Notes attached



Department of the  
Environment



INVESTOR IN PEOPLE



10. The open space areas referred to in condition 9, and identified on drawing 09, shall be managed and maintained, in perpetuity, in accordance with an agreed management and maintenance plan to be submitted to and agreed with the Department prior to the commencement of works on site.

Reason: To ensure that the open space provided is managed and maintained, in perpetuity, in accordance with the Department's Planning Policy Statement 7 (PPS7)-Quality Residential Environments, and Planning Policy Statement 8 (PPS8)-Open Space, Sport and Outdoor Recreation.

11. No dwelling hereby approved shall be occupied until the Department agrees, in writing that an acceptable Management and Maintenance agreement has been agreed and put in place with an appropriate Management Company. (See informative 1)

Reason: To ensure that the open space provided is managed and maintained in accordance with the Department's Planning Policy Statement 7 (PPS7)-Quality Residential Environments, and Planning Policy Statement 8 (PPS8)-Open Space, Sport and Outdoor Recreation.

12. 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 Department, 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 Department gives its written consent to any variation.

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

13. No site works of any nature or development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through recording or by preservation of remains and for the preparation of an archaeological report.

Reason: To ensure that the archaeological remains within the application site are properly identified and protected or appropriately recorded.

14. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of the archaeological requirements.

Reason: To monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains or any other specific work required by condition or agreement is satisfactorily completed.

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15. Subject to the above conditions, the development shall be carried out in accordance with the stamped approved drawing no. 01 (Rev1) which was received on 26th June 2006, drawing no. 02 (Rev1) which was received on 24th October 2006, drawings no. 03 (Rev1) which was received on 10th November 2006, drawing no. 04 which was received on 24th May 2006, drawings no. 06 and 07 which were received on 30th August 2006, drawing no. 10 which was received on 6th December 2006, drawings no. 11, 12 and 13 which were received on 13th June 2006, drawings no. 05, 08 (Rev1), 09 and 14-44 inclusive which were received on 12th December 2006 and drawing no. 45 which was received on 28th April 2006.

Reason: To ensure a quality residential development.

### **Informatives**

1. The organisation Slievemore View Management Company is considered an appropriate management company in compliance with this part of Condition 11, in accordance with the Memorandum and Articles of Association received by the Department on 24th November 2006.

However, the Department will require written evidence that agreements have been signed and put in place with this company to ensure compliance fully with this part of condition 11.

2. For guidance on the preparation of the written scheme and programme of archaeological work which should be submitted for approval at least 4 weeks before work is due to begin, contact:

- Environmental and Heritage Service - Protecting Historic Monuments  
5-33 Hill Street  
Belfast  
BT1 2LA Quoting ref. no. SM 11/1 TYR 011/011

Application for the excavation licence, required under the Historic Monuments and Archaeological Objects (NI) Order 1995, should be submitted at least 3 weeks before work is due to begin, by a qualified archaeologist responsible for the project to:

Environmental and Heritage Service - Recording Built Heritage  
5-33 Hill Street  
Belfast  
BT1 2LA

Tel;

EHS Protecting Built Heritage.

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See also Explanatory Notes attached





**3. Private Streets Order (Northern Ireland) 1980**

Under the above Order the applicant is advised that before any work shall be undertaken for the purpose of erecting a building the person having an estate in the land on which the building is to be erected is legally bound to enter into a bond and an agreement under seal for himself and his successors in title with the Department to make the roads and sewers in accordance with the Private Streets Construction Regulations.

- 4. In order to ensure that the laying of ducts and the erection of columns for street lighting is coordinated with the construction of the streets, the applicant should contact the Roads Service Street Lighting section at County Hall, Drumragh Avenue, Omagh before any construction work commences.**
- 5. The service strips coloured green with black hatching on the approved plan have been determined as lands to be adopted by the DRD. It is, therefore, essential that vendors inform house purchasers of their limited rights within such strips. It is strongly recommended that the developer does not sell or lease the land from the service strips as parts of housing plots. If land for service strip is to be sold or leased to house purchasers the vendor must insert in the deeds the following clause or covenant:-**

The purchaser hereby covenants with the vendor that he/she, the purchaser, and his successors in title will not at any time hereafter erect or construct any building wall or fence or plant any tree or shrub on the strip of land shown cross hatched green on the plan annexed hereto, nor do or suffer to be done therein or thereon any act, matter or thing whereby the cover of soil over or the support of the pipes, wires and/or cables laid in the said strip of land shall be altered or which may render access thereto more difficult or expensive and shall understand that the road authority and statutory undertakers have unencumbered right of access to the said strip of land.

- 6. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.**
- 7. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road, that the existing roadside drainage is accommodated and no water flows from the public road onto the site and that surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.**
- 8. Public water supply available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the Department's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.**
- 9. Foul water sewer available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the DRD's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.**

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10. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.
11. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 1973, as amended 1993, consultation with Water Service is essential at design stage with regard to the following matters:
  - (a) water supply requirements;
  - (b) foul water and surface water sewerage (Article 17 agreement) requirements;Contact Water Service's Customer Services Unit or telephone Waterline on 0845 7440088.
12. The applicant is advised to contact Water Service through its Customer Service's Unit or Waterline on 0845 7440088 upon receipt of this decision to discuss any issues of concern.
13. The public sewer can only be accessed through private property. The applicant is required to obtain permission from the land owner to lay the service pipe through the land to the public domain.
14. If during the course of developing the site the developer uncovers a pipe not previously evident the local Water Service should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe.
15. Water Service states that storm water should discharge to the Glenelly River, subject to River's Agency approval.

Water service has no objections to the development but would point out that the Plumbridge WWTW is overloaded. Proposals to upgrade the works are included in their Capital Works Programme.

16. Rivers Agency states the the site is not affected by any designated watercourse under the terms of Schedule 6 of the Drainage (Northern Ireland) Order 1973. Rivers Agency has no record of flooding at this site and visual inspection indicates that it is unlikely to be affected by general flooding originating from any watercourse.

Nevertheless, the eastern part of the site drains naturally to the designated watercourse U1206, Glencoppagh Drain (PB2/1) which is partially culverted. Rivers Agency investigations indicate that the development runoff for this part of the site may be discharged to the designated watercourse, preferably at a point upstream of the inlet culvert marked "b" on the attached map.

The western section of the site falls steeply towards Main Street. If necessary, development runoff from this area may be taken directly to the Glenelly River via a developer storm sewer. The applicant is advised this it is their responsibility to make any necessary landowner agreements and arrangements for access to private lands or property.

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See also Explanatory Notes attached



Rivers Agency should be consulted regarding runoff rates, points of discharge and outfall details etc before any discharge takes place at any watercourse.

17. Environment and Heritage Service states the following:

- In order to decrease the risk of the incorrect diversion of "foul" sewage to drains carrying rain/surface water each building shall be provided with such sanitary pipework, foul drainage and rain-water drainage as may be necessary for the hygienic and adequate disposal of foul water and rain-water separately from that building. The drainage system should also be designed to minimize the risk of wrongly connecting the "foul" sewage system to the rain-water drainage system once the buildings are occupied.
- The buildings associated with this planning application should not be occupied unless the necessary sewage infrastructure is in place to transfer foul sewage to a DRD Water Service sewer in an acceptable manner or a private wastewater treatment facility consented by EHS. It should be noted that EHS does not favour existing sewerage infrastructure being utilized in such a way as to act as a temporary "cesspit". Where a temporary "cesspit" is to be utilized, it should be designed in accordance with current "best practice" and any transfer or movement of sewage, by tanker or other means, shall be carried out in accordance with The Controlled Waste (Duty of Care) Regulations (Northern Ireland) 2002.
- The storm drainage of the site should be designed to the principles of Sustainable Drainage Systems (SuDS) in order to minimise the polluting effects of storm water on waterways.
- Construction of SuDS should comply with the standards in the design manual for Scotland and Northern Ireland (CIRIA C521).
- Any oil tanks serving the houses and apartments should be bunded. Pollution Prevention Guideline (PPG2)
- The applicant complies with the attached Pollution Prevention Guidelines (PPG5 and 6) in order to minimise the impact of the construction phase of the project on the environment. It should be noted that several SuDS features may be useful pollution prevention measures during the construction phase.
- The attached copy of PPG2, 5 and 6 is forwarded to be read in conjunction with the above comments.
- Should a sewage pumping station be required for this development then the applicant must apply to EHS WMU for a Water Order (1999) consent for an "emergency overflow".

18. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.

19. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.

Application No. J/2005/0482/F

DC1001MW

Omagh Planning Office





20. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
21. The applicant's attention is drawn to the attached information note from Northern Ireland Electricity.

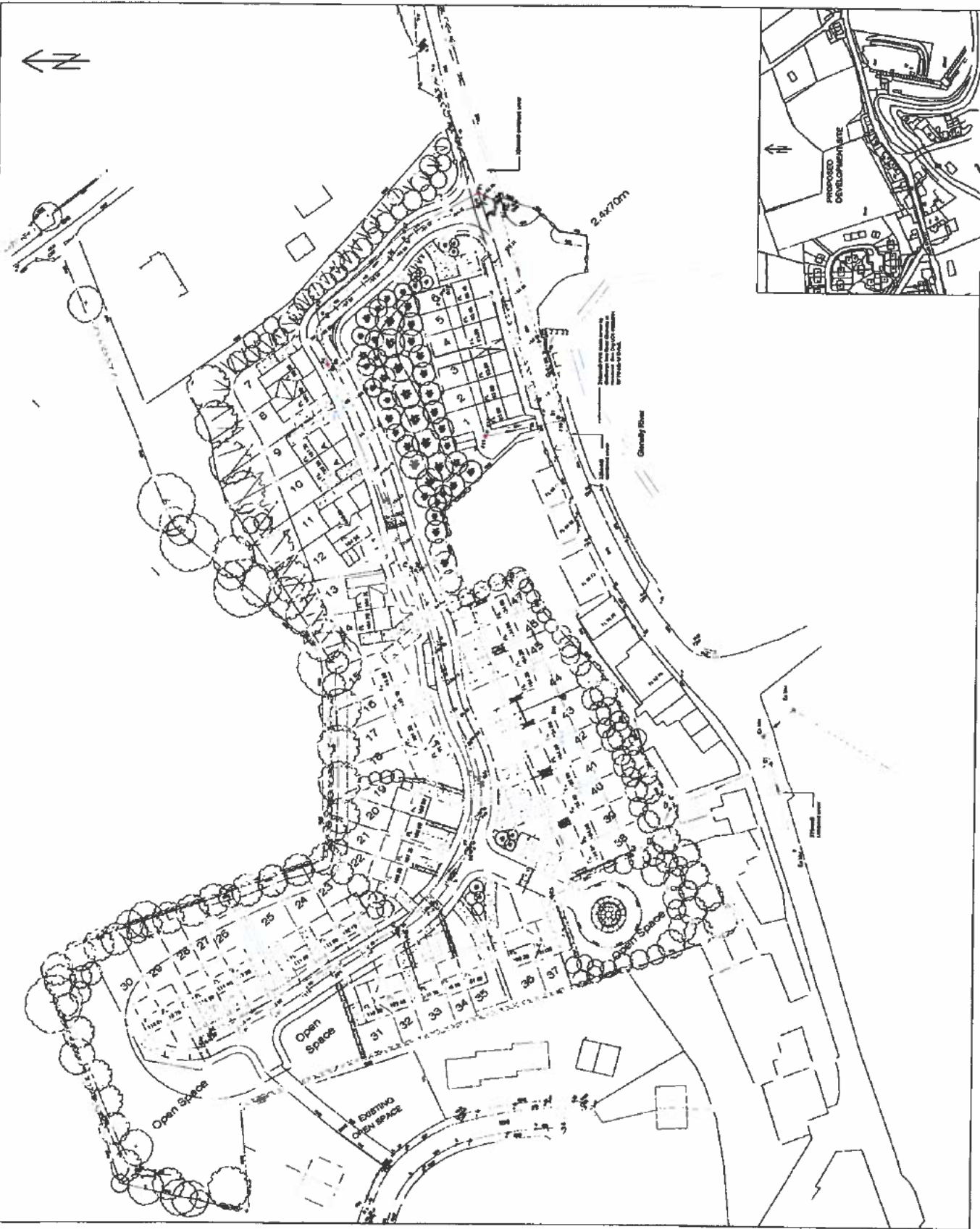
Dated: 21st December 2006

Application No. J/2005/0482/F

DC1001MW

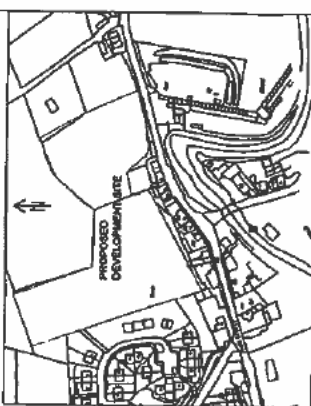
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See also Explanatory Notes attached



Combined Sewer  
 Field Sewer  
 Storm Sewer

- Notes**
- All Levels in reference relative to Ordnance Datum.
  - Minimum cover to gravity field and storm sewers to be 1.5m under roads and 0.75m elsewhere.
  - All field manholes are to be of Type M (cast-iron) precast concrete rings unless noted.
  - Storm Manholes are 1800mm dia. and 2250mm high to Type M (cast-iron) concrete rings.
  - Wherever noted to be 600mm separate pipe through private land.
  - Drawings to be used in conjunction with Dwg. No. LC000304023-00A.



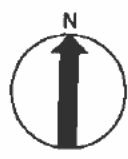
<b>FERGUSON McILVEEN</b> CONSULTING ENGINEERS 10000 Highway 100, Suite 100 Richmond, BC V6V 2G9 Tel: 604-273-8888 Fax: 604-273-8889 www.fergusonmclveen.com	
<b>Greenville Developments Ltd</b> Main Street, Plumbidge Housing Development Foul and Storm Sewer Layout Site Location and Location Plan	
Drawn: AJ Street	Checked by: JG
Issue: ED	Date: July 08
Project: LC000304	Sheet: 201

Location Plan  
July 08

Site Location  
July 08

**LEGEND**

- Main access road - asphalt finish
- Walkways - asphalt finish with decorative stone chipping - colour heather
- Entrance thresholds for parking spaces - decorative pc block paving
- Parking areas - decorative pc concrete block paving
- Footpaths - bound gravel finish
- Private terraces - stone paving
- Playgrounds areas - rubber sport surfaces
- Gabion walls with planting
- Stepping stones
- Lawn areas
- Hedges (for details refer to planting legend)
- Medium ornamental planting (for details refer to planting legend)
- Low ornamental planting (for details refer to planting legend)
- Woodland (for details refer to planting legend)
- Existing trees to be retained
- Proposed trees (for details refer to planting legend)



EXISTING TREES				
<b>Medium Ornamental Planting</b>				
A	Small European	2.1m	Wk	Fraxinus
B	Small maple	2.2m	Wk	Fraxinus
C	Small maple	2.3m	Wk	Fraxinus
D	Small maple	2.4m	Wk	Fraxinus
E	Small maple	2.5m	Wk	Fraxinus
<b>Low Ornamental Planting</b>				
F	Small maple	1.5-1.8m	Wk	Fraxinus
G	Small maple	1.8-2.1m	Wk	Fraxinus
<b>Proposed Trees</b>				
H	Small European	2.1m	Wk	Fraxinus
I	Small maple	2.2m	Wk	Fraxinus
J	Small maple	2.3m	Wk	Fraxinus
K	Small maple	2.4m	Wk	Fraxinus
L	Small maple	2.5m	Wk	Fraxinus

**GENERAL NOTES**

1. All works to be completed by 31st 10/2024. All works to be completed by 31st 10/2024.
2. All works to be completed by 31st 10/2024. All works to be completed by 31st 10/2024.
3. All works to be completed by 31st 10/2024. All works to be completed by 31st 10/2024.
4. All works to be completed by 31st 10/2024. All works to be completed by 31st 10/2024.
5. All works to be completed by 31st 10/2024. All works to be completed by 31st 10/2024.

**PLANTING SPECIFICATIONS**

1. All trees to be planted by 31st 10/2024. All trees to be planted by 31st 10/2024.

2. All trees to be planted by 31st 10/2024. All trees to be planted by 31st 10/2024.

3. All trees to be planted by 31st 10/2024. All trees to be planted by 31st 10/2024.

4. All trees to be planted by 31st 10/2024. All trees to be planted by 31st 10/2024.

5. All trees to be planted by 31st 10/2024. All trees to be planted by 31st 10/2024.

**ORION DEVELOPMENTS LTD**

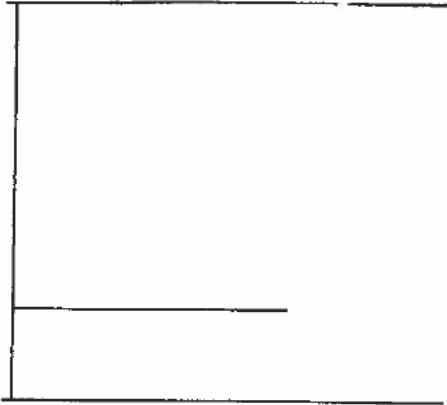
**PROPOSED PRIVATE HOUSING DEVELOPMENT AT BLOSSOMWOOD, ED, TYPHOON**

**LANDSCAPE PONDING**

**SCALE 1:500 DATE 10/24**

**DRAWN BY CHC/149**

**DRAWING NO: 2407-1101**



Client  
**GREENVILLE DEVELOPMENTS LTD**

Project  
**PROPOSED PRIVATE HOUSING DEVELOPMENT  
 AT MAIN STREET, PLUMBRIDGE, CO TYRONE**

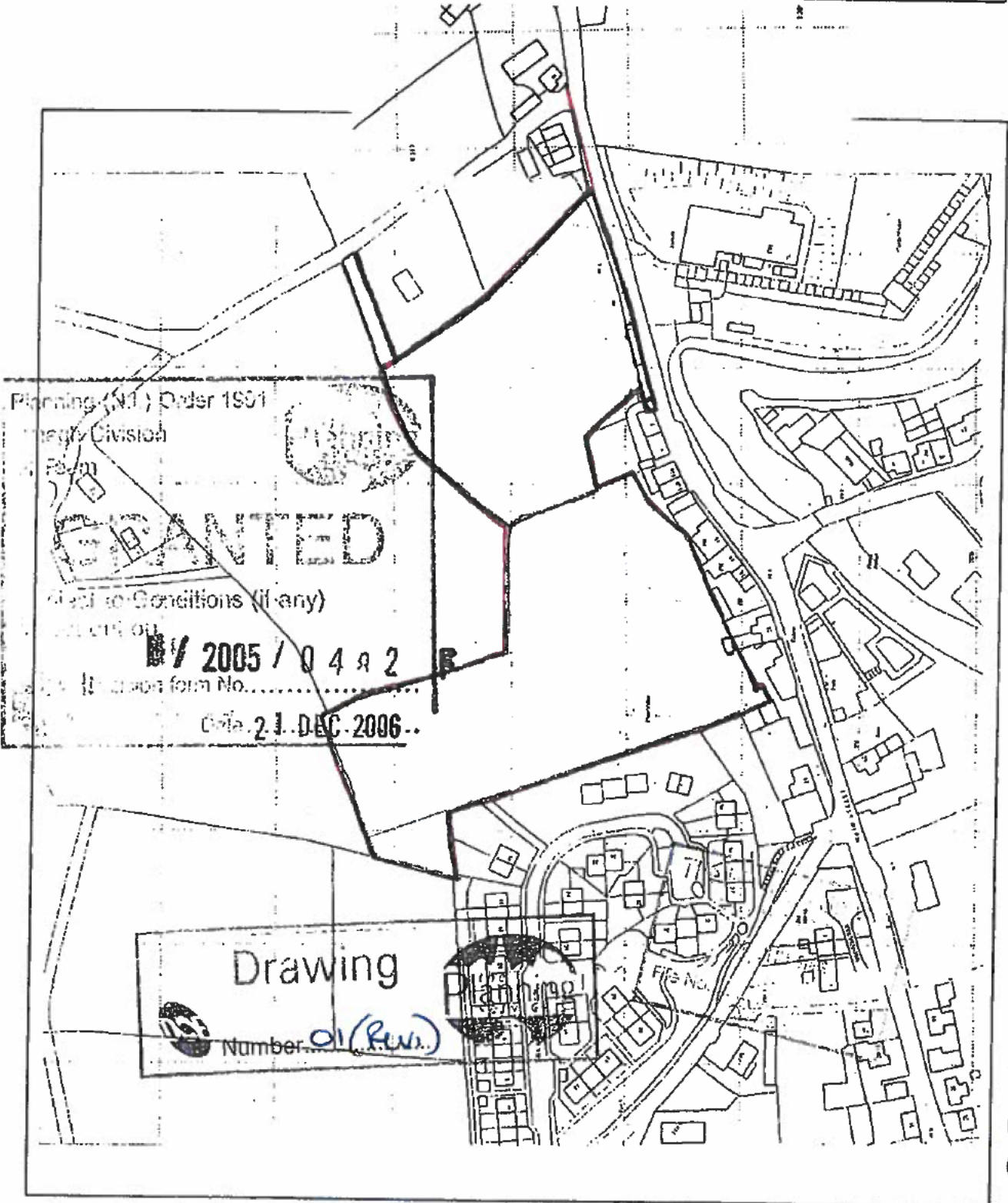
Drawing title  
**LOCATION MAP**

**Andrew Coulter Architecture**  
 Planning Architects Ireland  
 14 028 8724 2004  
 Fax 028 8724 0874  
 E-Mail: and@andcoulter.com  
 Web: www.andcoulter.com

**COTTAGE STUDIOS GORRISH INDUSTRIAL ESTATE  
 CHAMPTON CO TYRONE N IRELAND BT78 5G**

scale	1:2500	drawn	PMCM
date	04.05	checked	AC
paper	1-00	inter	LOC

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Planning (N.I.) Order 1991  
 County Division  
 Form  
**GRANTED**  
 Subject to Conditions (if any)  
 2005 / 0492  
 Application form No. ....  
 Date: 21 DEC 2006..

Drawing  
 Number: 01 (Rev.)

**LOCATION MAP**  
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 LICENCE No. 55