



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA10/2018/1040/F**

Date of Application: **6th August 2018**

Site of Proposed
Development:

**60 Cooneen Road, Cleen, Brookeborough, Co Fermanagh
BT75 0NF**

Description of Proposal:

**Proposed dwelling and domestic garage - change of house
type and orientation from previously approved under
L/2008/0607/F (dwelling and garage)**

Applicant:

Address:



Agent: **ACA Architecture Ltd**

Address: **Cottage Studios
Gortrush
Great Northern Road
Omagh
BT78 5EJ**

Drawing Ref: **DRG 01, DRG 02, DRG 03 REV 01**

The Council in pursuance of its powers under the above-mentioned Act 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. No works or any other development shall commence until the vehicular access, including visibility splays of 2.4 metres by 80 metres and any forward sight line, are provided in accordance with the approved plans and retained in perpetuity.

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





2. The existing mature trees and vegetation within and along the entire site boundaries shall be retained intact.

Reason: In the interests of visual amenity and to ensure the development integrates into the countryside.

3. All landscaping comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the construction of the development hereby approved and any trees or shrubs which, within a period of five years from the completion of the development, die are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of visual amenity.

4. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 2 years from the date of this permission.

Reason: Time Limit.

Informatives

1. **DFI Rivers Comments**
It should be brought to the attention of the applicant that the responsibility for the accuracy, acceptance of the Flood Risk Assessment and implementation of the proposed flood risk measures rests with the developer and their professional advisors (Section 5.1 of PPS 15 (Revised) refers).
2. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.
3. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
4. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the





Drainage Order which may lead to prosecution or statutory action as provided for.

5. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.
6. Where a Designated watercourse flows through or adjacent to a development site, it is considered essential that a working strip of minimum width 5m is left along the bank in order to facilitate future maintenance of the watercourse by the Rivers Agency. Actual requirement should be determined in consultation with the Agency.

Dated: 8th March 2019

Authorised Officer

