



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **L/2004/0611/RM**

Date of Application: **30th March 2004**

Site of Proposed Development: **Derrykerrib, Newtownbutler.**

Description of Proposal: **Erection of fishing lodge (self-catering accommodation for tourist/fisherman)**

Applicant:

Address:

Agent:

Address:

Mr P Mc Crum

Architectural Design

The Buttermarket

Down Street

Enniskillen

BT74 7DU

Outline Application Number: **L/2003/1171/O;**

Drawing Ref: **01, 02, 03, 04**

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:-

- i. The expiration of a period of 5 years from the grant of outline planning permission; or
- ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. The existing mature trees and vegetation along the entire site boundaries shall be retained except where it is required to provide sight lines. No trees or vegetation shall be lopped, topped or

Application No. **L/2004/0611/RM**

DC1001MW

Enniskillen Planning Office





removed without the prior consent in writing of the Department, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing at the earliest possible moment.

Reason: In the interests of visual amenity.

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. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development hereby permitted.

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

5. 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 before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

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

6. Subject to the above condition(s), the development shall be carried out in accordance with the stamped approved drawing(s) No 01,02,03 and 04 which were received on 30 Mar 2004, 02 Apr 2004 and 30 Apr 2004.

Reason: To ensure the development is carried out in accordance with the approved plans.

Informatives

1. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: Castlebarracks Enniskillen. A deposit will be required.
2. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road.

Application No. L/2004/0611/RM

DC1001MW

Enniskillen Planning Office





Dated: 24th May 2004

J. Hagg
Authorised Officer

Application No. L/2004/0611/RM

DC1001MW

Enniskillen Planning Office