



CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

**Planning Act (Northern Ireland) 2011: Section 170 Planning (General
Development Procedure) Order (Northern Ireland) 2015: Article 11**

Application No: **LA10/2021/0052/LDP**

Date of Application: **13th January 2021**

Site of Proposed
Development:

**80m SW of 72 Grogey Road
Cooneen
Corlacky
Brookeborough**

Description of Proposal:

**Proposal to complete dwelling with attached garage as
approved under planning reference L/2010/0327/F**

Applicant:
Address:



Agent: **Funstom Howe Architecture**
Address: **30 Cullion Road
Edenmore
Tempo
BT94 3AR**

Drawing Ref: **01**

The Council hereby

CERTIFIES

that on 13th January 2021 the works described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in red on the plan attached to this certificate, would be lawful within the meaning of Section 170 of the Planning Act (Northern Ireland) 2011, for the following reason:

1. The Council, having considered the information provided, is satisfied that sufficient evidence has been submitted to show that the works carried out shown





Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí

on the attached drawings No 01 benefited from the planning permission granted by planning approval ref: L/2010/0327/F under the Planning (Northern Ireland) Order 1991.

Dated: 24th March 2021

Authorised Officer: Louise Stewart

The First and Second Schedule are attached hereto together with a plan. Please read the footnotes including your rights of appeal.





Schedules and Notes attached to:

CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Application No: LA10/2021/0052/LDP

Applicant: Eric Johnston

Location: 80m SW of 72 Grogey Road, Cooneen, Corlacky, Brookeborough

FIRST SCHEDULE

Description of works certified:

Proposal to complete dwelling with attached garage as approved under planning reference L/2010/0327/F

SECOND SCHEDULE

Land specified in the Certificate:

80m SW of 72 Grogey Road
Cooneen
Corlacky
Brookeborough

NOTES:

1. This certificate is issued solely for the purpose of Section 170 of the Planning Act (Northern Ireland) 2011.
2. It certifies that the works specified in the First Schedule taking place on the land described in the Second Schedule would be lawful and thus, would not be liable to enforcement action under Section 138 or 139 of the Planning Act (Northern Ireland) 2011.
3. This certificate applies only to the extent of the works described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any works which are materially different from that described or which relate(s) to other land may render the owner or occupier liable to enforcement action.
4. The effect of this certificate is also qualified by the provision in Section 170 (4) of





the Planning Act (Northern Ireland) 2011, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

5. If this Certificate has been granted in a form which the Council has modified the description of the use, operations or other matter in your application or has substituted an alternative description for that description and if you do not accept the Council's decision you may appeal by giving notice to the Planning Appeals Commission under Section 173 of the Planning Act (Northern Ireland) 2011 and Article 11(6) of the Planning (General Development Procedure) Order (Northern Ireland) 2015.



Fermanagh and Omagh District Council

Planning Act (No) 2011

CERTIFIES
A CERTIFICATE OF LAWFULNESS

As set out on Certificate Ref No.

LA10/2021/0052/LDP

Date

24/3/21

WELL
DORRICKY

Well

Well

Fermanagh and Omagh District Council
Drawing Number
dl

LOCATION MAP

Scale 1:2500

From O.S. Plans 213-12NW, 213-12NE,

213-12SW & 213-12SE

(Land Registry copy)

Fermanagh and Omagh
District Council
RECEIVED
13 JAN 2021
File No. 0052/LDP
LOCAL PLANNING