



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA10/2021/1029/F**

Date of Application: **23rd August 2021**

Site of Proposed
Development:

**10 Kilmacbrack Road
Kilmacbrack
Newtownbutler**

Description of Proposal:

**2 Storey dwelling with detached domestic garage, amended
proposal to previous approval L/2006/2193/RM**

Applicant: **Patrick Lynch**

Agent: **Ronan Murphy**

Address: **1 Alexander Road**

Address: **Craft Village
26c Main Street
Belleek
BT93 3GT**

**Donagh
Lisnaskea**

Drawing Ref: **01, 02 (Rev 01), 03 (Rev 01), 04 (Rev 01), 05 (Rev 01), 06**

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. The existing mature trees and vegetation within the site and along the entire site boundaries, as indicated on Drawing 02 (Rev 01) date stamped 04-OCT-2021 shall be retained intact except where it is required to provide sight lines. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing of the Council, 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.

2. All proposed planting approved by Fermanagh and Omagh District Council and indicated on Drawing 02 (Rev 01) date stamped 04-OCT-2021 shall be carried out in the first planting season following the occupation of the dwelling and any trees or shrubs that die within 5 years of planting shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a comprehensive landscaping scheme is established on the site complementing the visual amenity of the area.

3. The vehicular access, including visibility splays of 2.4m x 60m and any forward sight distance shall be provided in accordance with Drawing No. 02 (Rev 01) bearing the date stamp 04-OCT-2021, prior to the commencement of any other development hereby permitted. 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.

Informatives

1. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for Regional Development for which separate permissions and arrangements are required.

2. 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 Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is Castle Barracks, Wellington Place, Enniskillen, BT74 7HL.

3. A monetary deposit will be required to cover works on the public road. Provision shall be made to the satisfaction of Roads Service, to ensure that surface water does not flow from the site onto the public road. Provision shall be made to the satisfaction of Roads Service, to accommodate the existing roadside drainage and to ensure that surface water does not flow from the public road onto the site.

Dated: 16th March 2022

Authorised Officer

