

APPROVAL OF PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: **L/2011/0810/F**

Date of Application: **21st October 2011**

Site of Proposed Development: **Cullatagh
Derrylester
Enniskillen.**

Description of Proposal: **Erection of single storey dwelling with front porch and attached garage**

Applicant:

Agent: **John O'Brien Arch Consls Ltd**

Address:

Address: **Ardvarna
Bellanaleck
BT92 2BZ**

Drawing Ref: **01REV1, 02REV1,**

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 1 year from the date of this permission.

Reason: Time limit.

2. The existing mature trees and vegetation along the entire site boundaries shall be retained intact as per the block plan Drawing No 01REV1 received 25/11/11, 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 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 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. The vehicular access, including visibility splays of 2.4m x 108.0m and any forward sight distance, shall be provided in accordance with Drawing No 01REV1 bearing the date stamp 25/11/11 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.

Informatives

1. The Environmental Health Department has no objection in principle to the above proposed development subject to:

Any septic tank unit being a minimum of 15 metres from the proposed dwelling or any other habitable dwelling (existing or approved).

The proposed development being sited a minimum of 15 metres from any septic tank (existing or approved).

A Consent to discharge sewage effluent being obtained, as required under the Water (Northern Ireland) Order 1999. Application for Consent should be made to Northern Ireland Environment Agency, Water Management Unit, 17 Antrim Road, Lisburn, Co Antrim, BT28 3AL. A fee is payable for this application.

The applicant is to be advised that no work should be undertaken until such is approved. The applicant must ensure that sufficient land will be available to accommodate the septic tank and an effectual dispersal system.

A legal agreement being obtained in relation to lands used in connection with any septic tank/drainage arrangement where such lands are outside the ownership of the applicant or outside the area marked in red which is the subject of this application.

2. Please see enclosed Northern Ireland Water consultation response for your information.
3. 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.

4. 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.
5. 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: 2nd February 2012

Authorised Officer 

