



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA10/2016/1245/F

Date of Application: 5th December 2016

Site of Proposed
Development:

**Site of former Police Station
approx. 30m West of 2 Tattymoyle Road
Fintona**

Description of Proposal:

Proposed housing development comprising 4 no. semi-detached and 1 no. detached dwelling

Applicant: Mr and Mrs G Nugent
Address: 192 Clanabogan Road
Aghadulla
Dromore
BT78 1TL

Agent: Mr Desmond O' Neill
Address: 17 Main Street
Dromore
Co Tyrone
BT78 3AE

Drawing Ref: 01, 02REV3, 03, 04, 05REV1, 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. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

2. All proposed trees, vegetation and garden areas as annotated on drawing 02 Rev 3 date received 19-OCT-2017 shall be planted in the first available planting season following occupation of any one of the dwellings hereby approved and shall be retained in perpetuity. Any tree or vegetation which dies shall be replaced with a





similar species of tree a minimum height of 2.5 metres.

Reason: In the interests of visual amenity.

3. Prior to the occupation of each individual dwelling hereby approved, the boundary treatments defining each curtilage shall be constructed as detailed on drawing 02 Rev 3 date received 19-OCT-2017.

Reason: To ensure that boundary treatments are provided in a timely manner to assist in the provision of a quality residential environment in accordance with Planning Policy Statement PPS 7 - Quality Residential Environments.

4. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

No part of the development hereby permitted shall commence until all drawings for the determination of the development under the Private Streets (Northern Ireland) Order 1980 have been submitted to and been approved by the Council.

Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980

5. The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992.

The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on the determined drawing agreed under Condition 4. No other development hereby permitted shall be commenced until the works necessary for the improvement of a public road have been completed in accordance with the determined drawing referred to in condition 4 above. Such works shall be carried out in accordance with an agreement under Article 3 (4C).

Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

6. Prior to the occupation of any of the dwellings hereby approved, the developer shall provide the footpath in accordance with the details submitted to comply with condition 4.

Reason: To ensure there is a safe and convenient road system to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.





Informatives

1. A consent to discharge storm water under schedule 6 of the Drainage (NI) Order 1973 should be made to DfI Rivers, Western Regional Office, 3a St. Julian's Road, Lisnamallard, Omagh, Co. Tyrone, BT79 7HQ.

If it is proposed to discharge storm water into an NI Water system then a Pre-Development Enquiry should be made and if a simple solution cannot be identified then a Network Capacity Check should be carried out. Correspondence with both authorities should be included in the drainage assessment regardless of outcome.

The use of sustainable drainage systems (SuDS) to manage and limit site discharges to pre-development run-off rates is encouraged.

Dated: 8th February 2018

Authorised Office

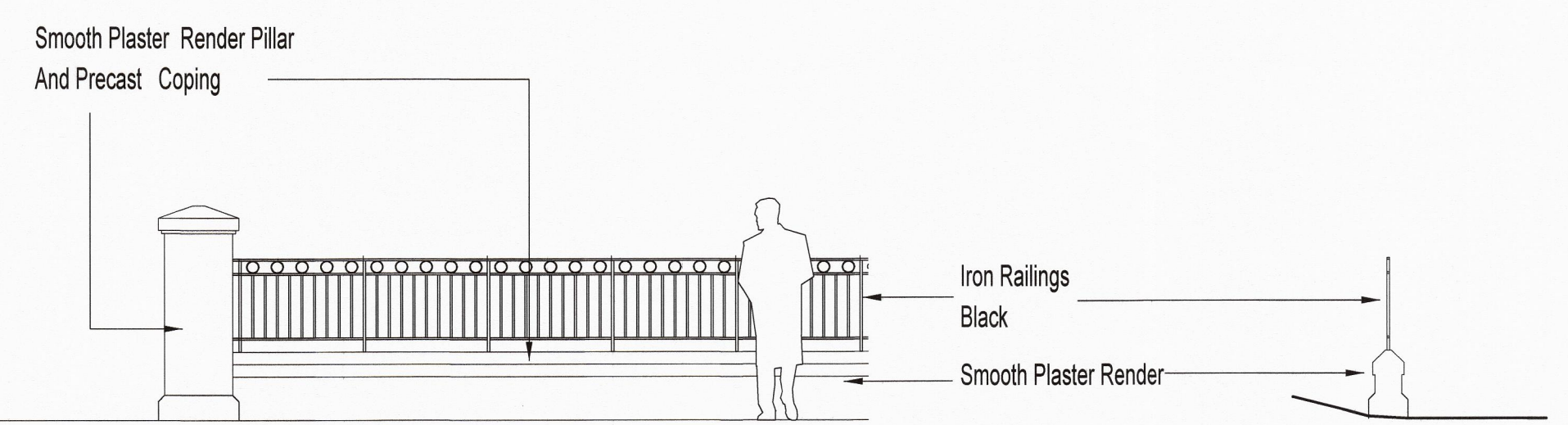




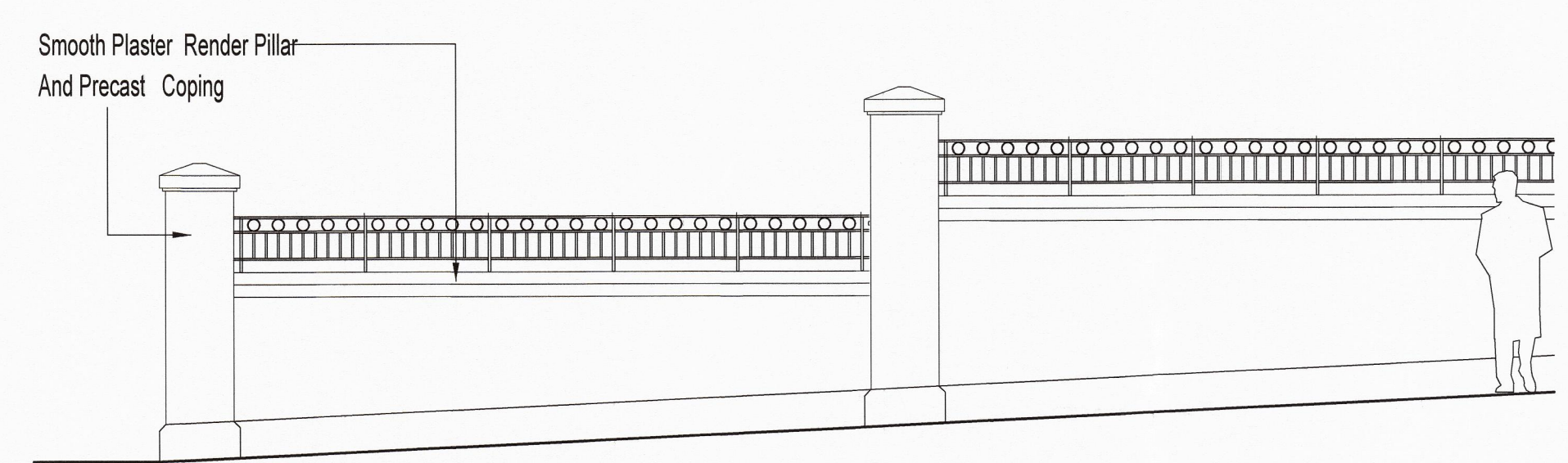
DETAIL C
TYPICAL WALL DETAIL MAX 1.0M HIGH

LEGEND

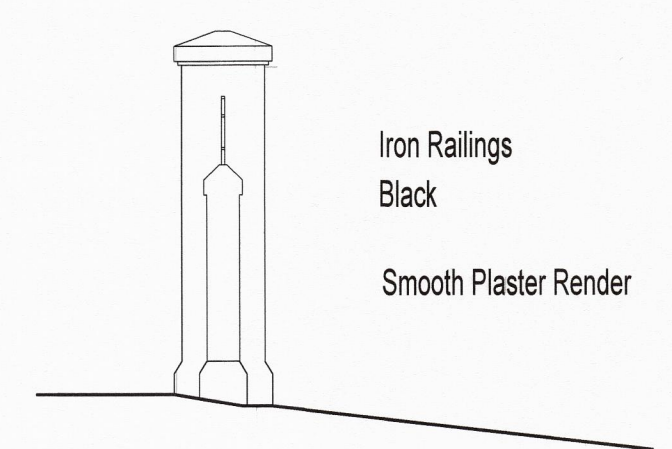
- HOUSE TYPE -SITE 1
- HOUSE TYPE site 2-3
- HOUSE TYPE SITE 4-5
- DOMESTIC GARDEN
- DENOTES WALL AND RAILINGS - SEE WALL DETAIL A & B
- DENOTES LOCATION OF FENCE - SEE FENCE DETAIL
- Cherry (prunus purpurea)
- 105 Rear Garden Amenity Space In M²
- denotes bin storage



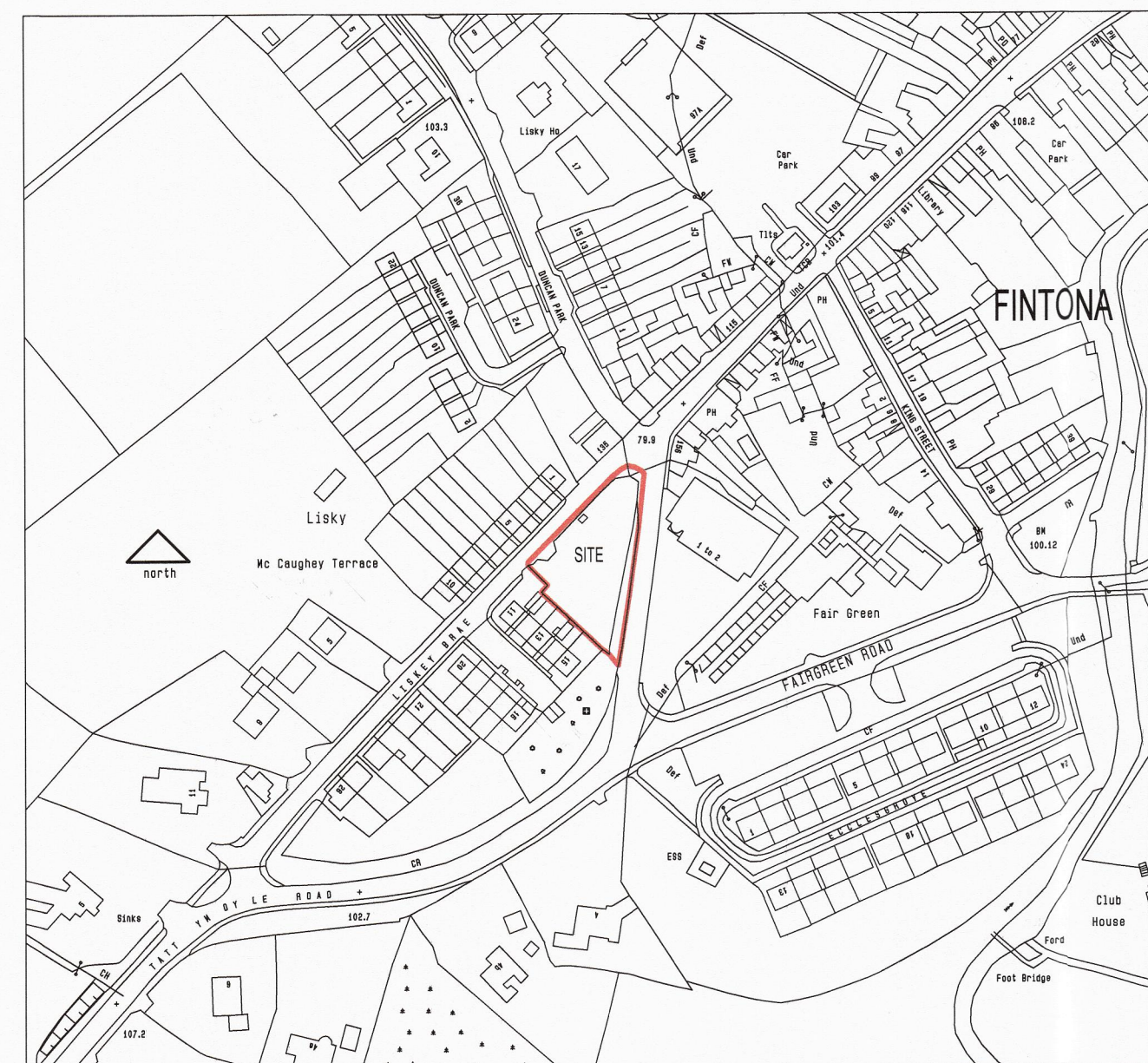
WALL DETAIL B
Scale 1-50



WALL DETAIL A
Liskey Brae
Scale 1-50



WALL DETAIL A



Location Plan
scale 1-2500



LA101612451F
Fermanagh and Omagh District Council
Drawing Number...02.rev.3

Fermanagh and Omagh District Council
RECEIVED
19 OCT 2017
File No. LOCAL PLANNING

Agent
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COTYMORE,
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Tel: 028 22 847052

Client
MR & MRS G NUGENT
Job Title
PROPOSED HOUSING LAYOUT
Tattymoyle Road Liskey FINTONA

Drawing Title
SITE PLAN

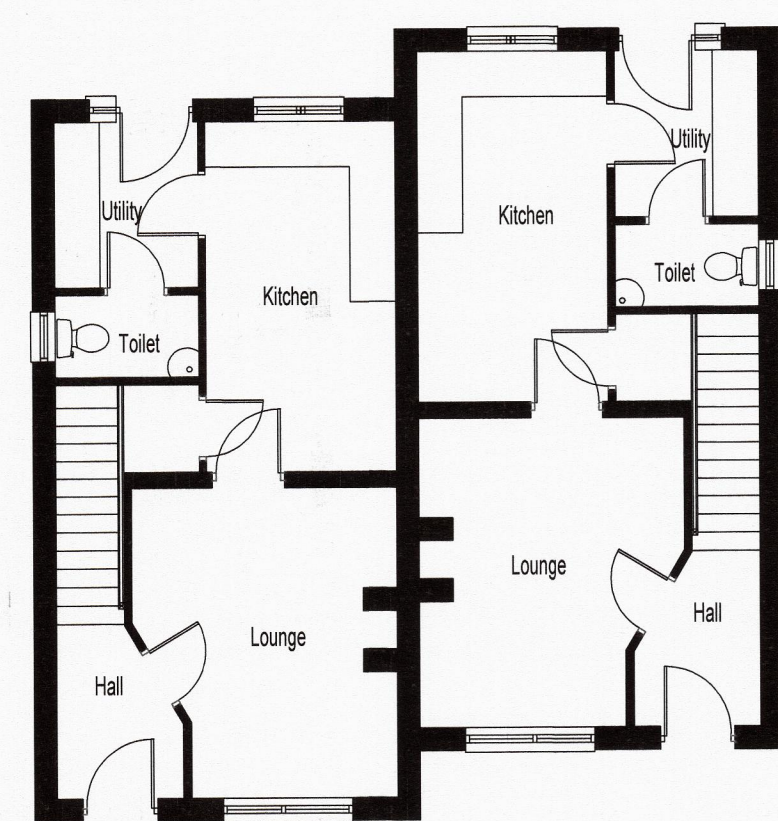
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Date
Nov 16
Drawn by
D O'Neill

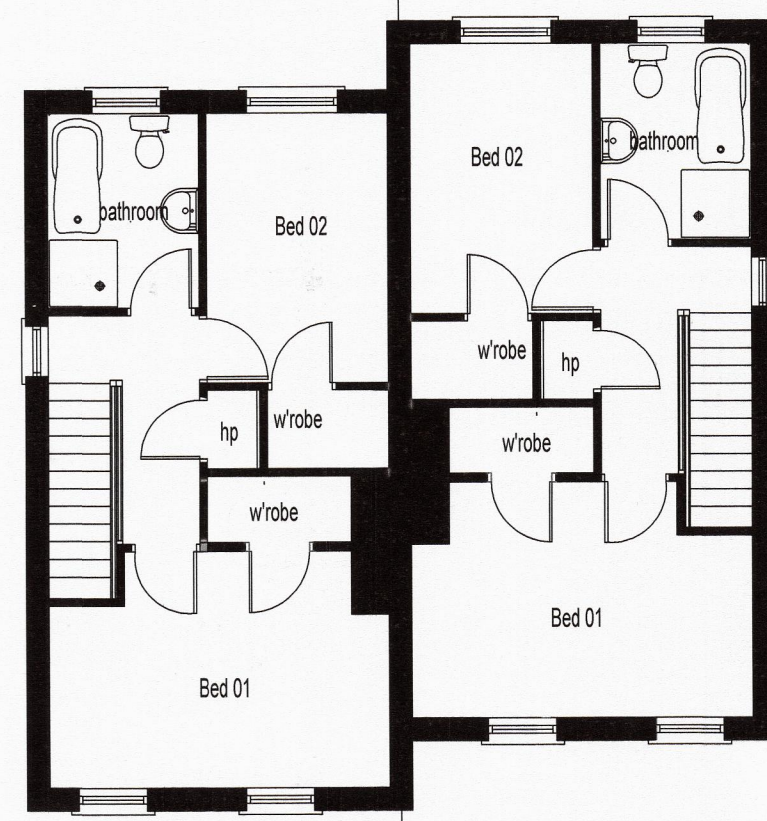
Dwg No. 001	Rev. 0
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A	Date	Revisions

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

LA10/16/1245
 Fermanagh and Omagh District Council
 Drawing Number 05 Rev 1

Agent
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Job Title
PROPOSED HOUSING LAYOUT
Tattymoyle Road LISKY FINTONA

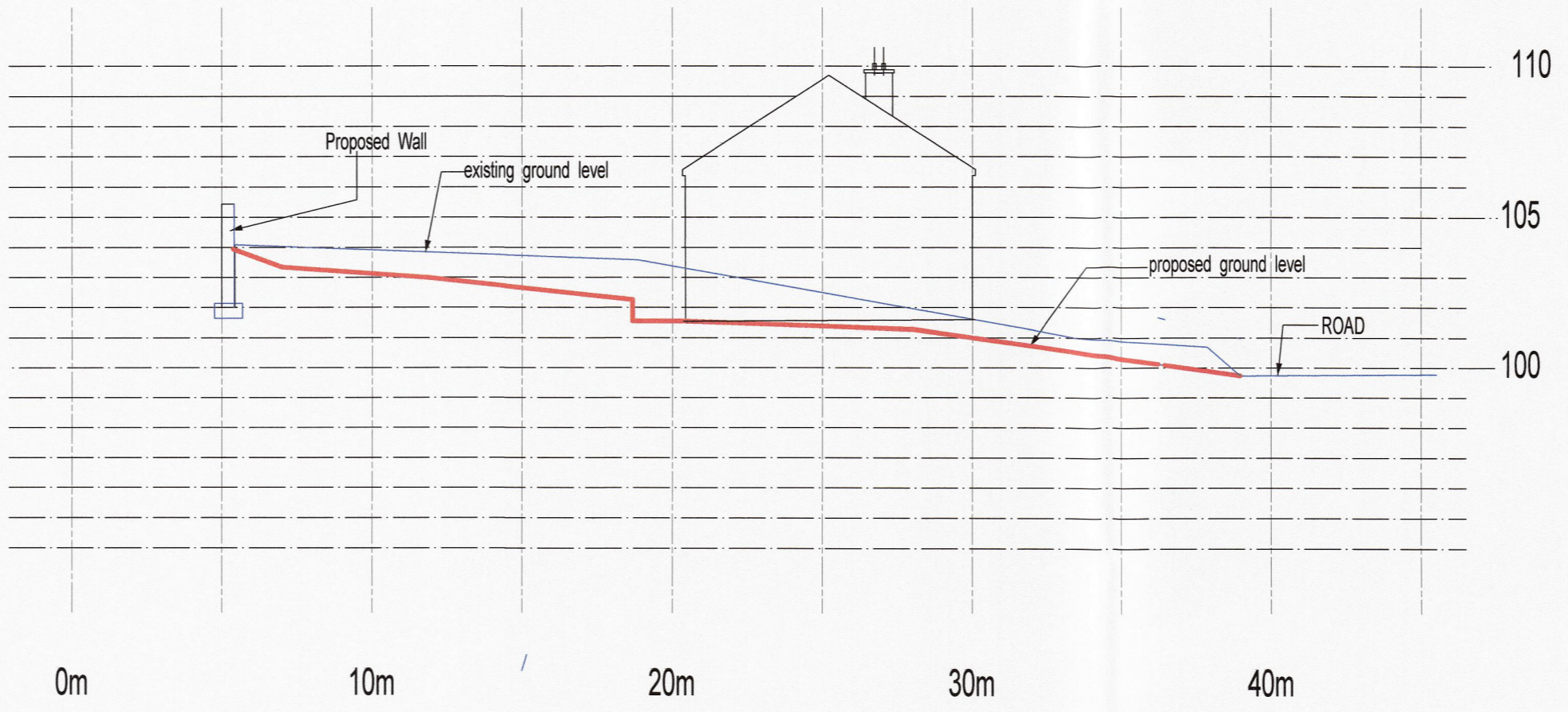
Drawing Title
HOUSE TYPES FOR SITES 4-5

Fermanagh and Omagh District Council
 RECEIVED
 03 JUL 2017
 LOCAL PLANNING

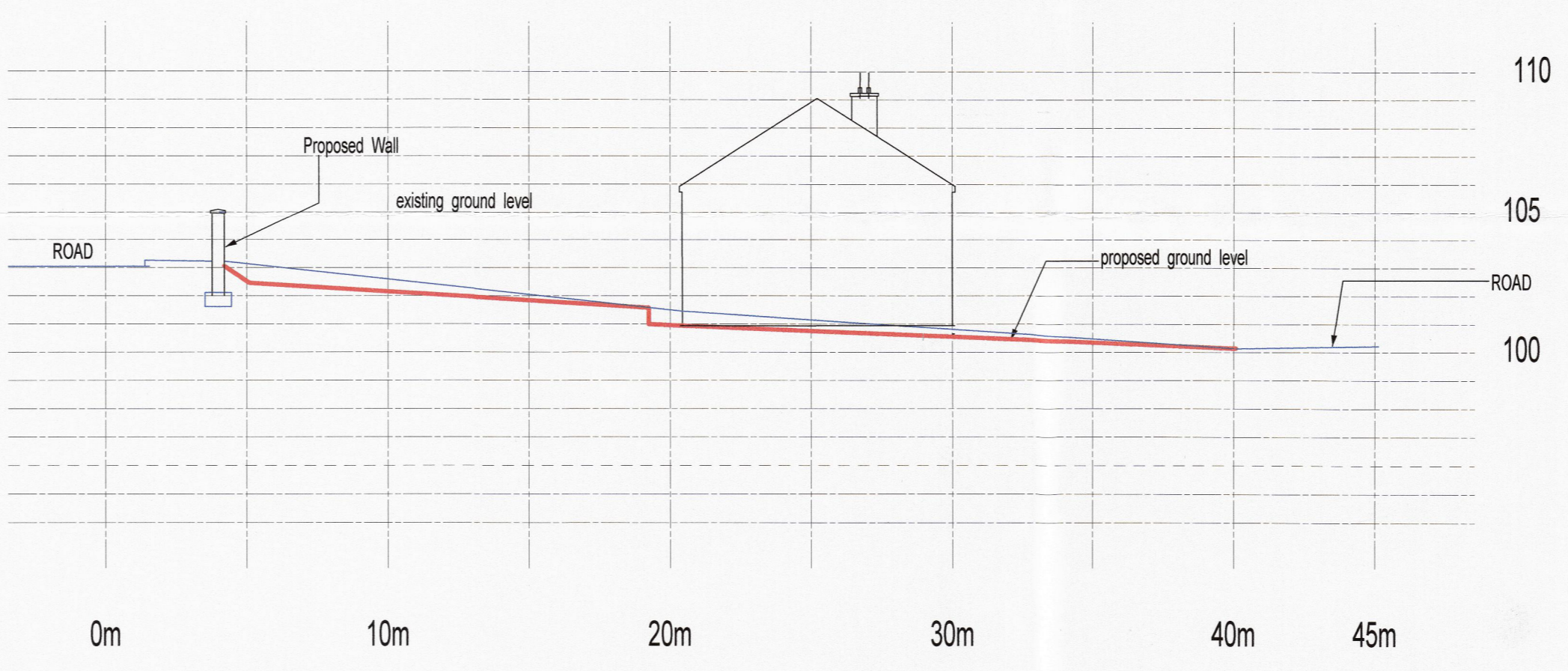
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Drg No. 002a	Rev. 0	

A	Date	Revisions

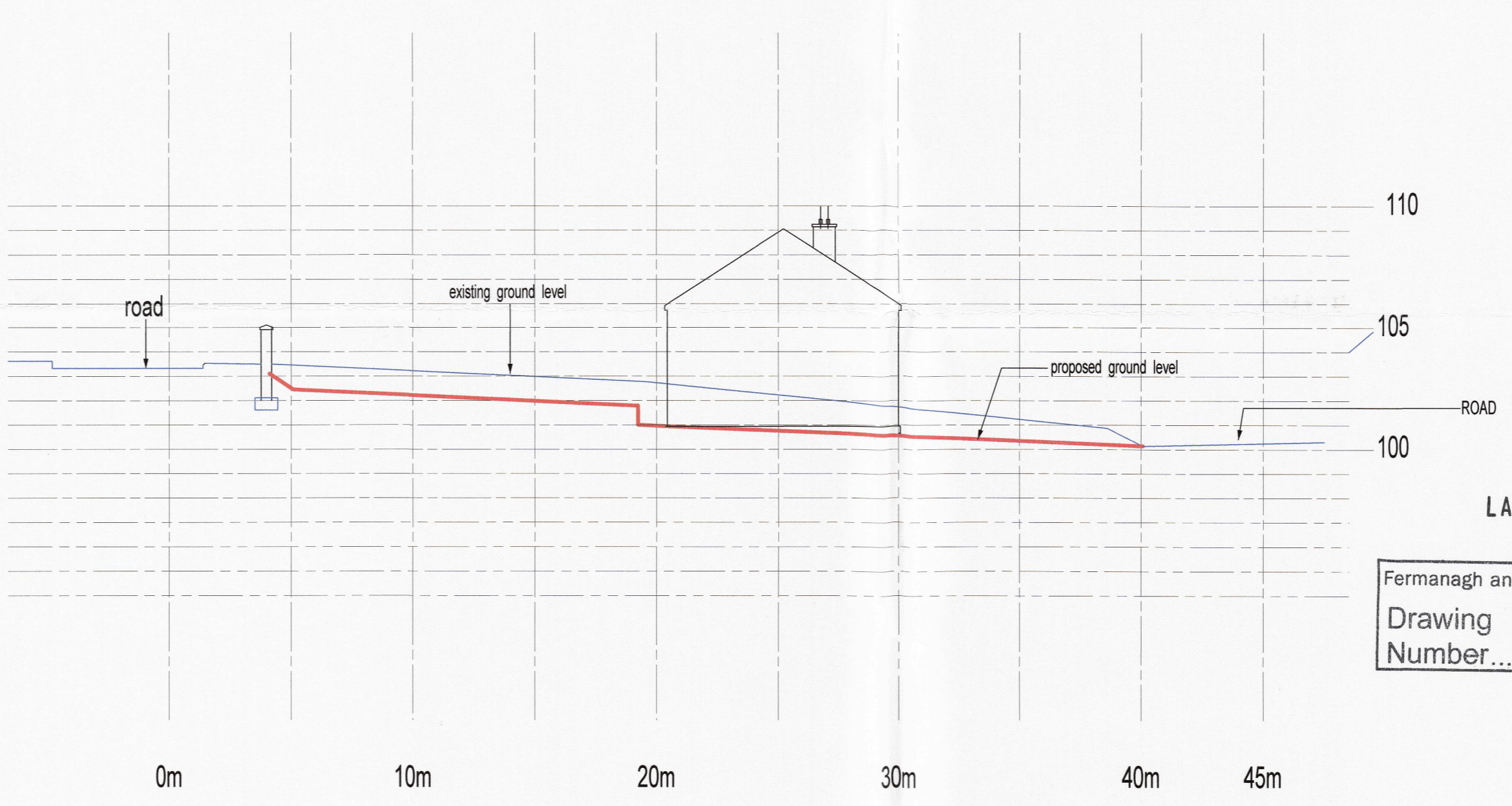
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SECTION A-A



SECTION B-B



SECTION C-C

LA 10/16/1245
 Fermanagh and Omagh District Council
 Drawing 06
 Number

Agent
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 17 MAN STREET,
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 BT76 9AE,
 Tel-fax 028 82 897052

Client
MR & MRS G NUGENT

Job Title
**PROPOSED HOUSING - TATTYMOYLE ROAD
 LISKEY FINTONA**

Fermanagh and Omagh District Council
 RECEIVED
 03 JUL 2017
 File No.
 LOCAL PLANNING

Drawing Title
SECTIONS

Scale
 1:200

Date
 Jul 17

Drawn by
 D O'Neill

Dwg No. 003a	Rev. 0
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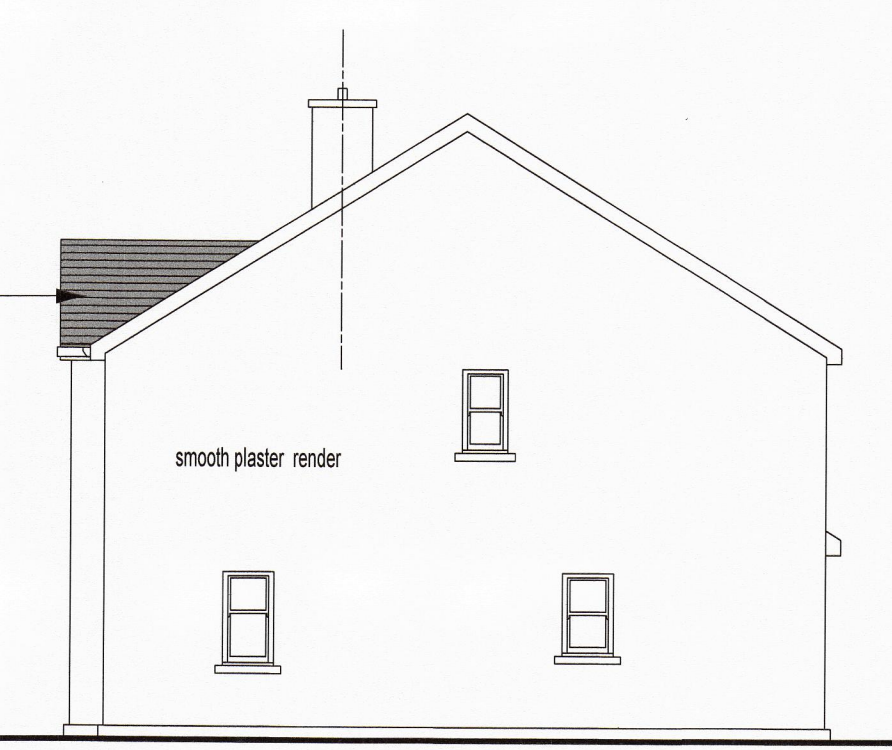
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FRONT ELEVATION



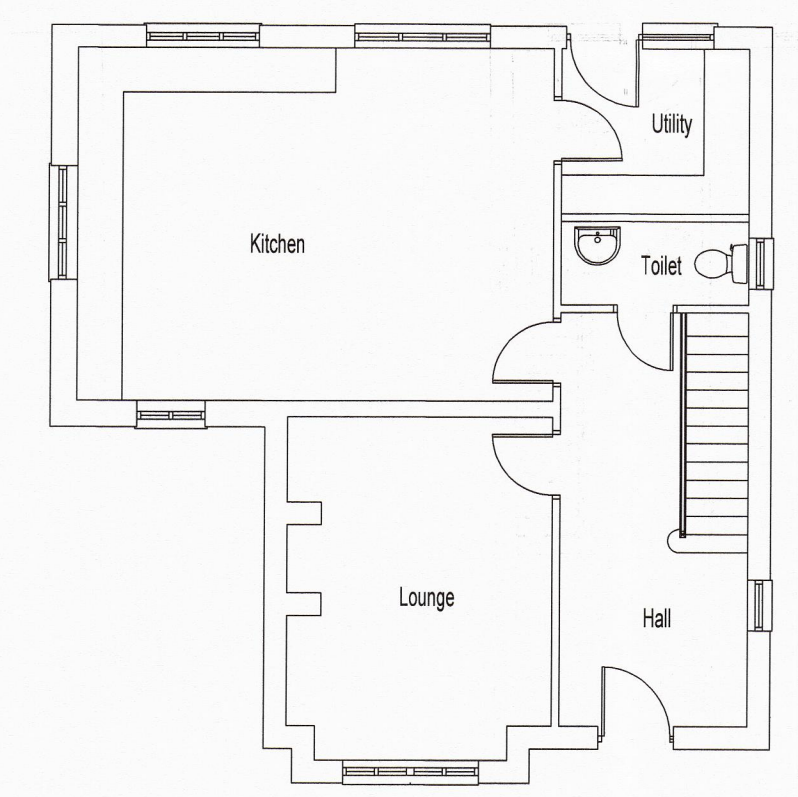
REAR ELEVATION



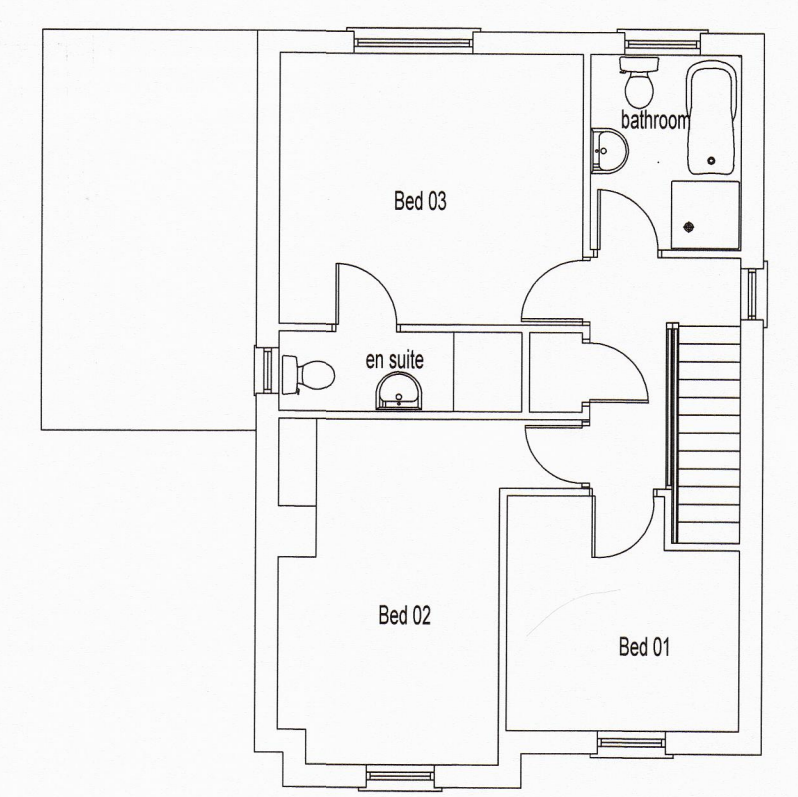
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LA 10 / 16 / 12 4 5
 Fermanagh and Omagh District Council
 Drawing Number 03

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Client
MR & MRS G NUGENT

Job Title
PROPOSED HOUSING LAYOUT
 Tattymoyle Road Lisky FINTONA

Fermanagh and Omagh
 District Council
 RECEIVED
 5 DEC 2016
 File No.
 LOCAL PLANNING

Drawing Title
DETACHED HOUSE TYPE FOR SITE 1

Scale
 1:100

Date
 Nov 16

Drawn by
 D O'Neill

Dwg No.	Rev.
003	0

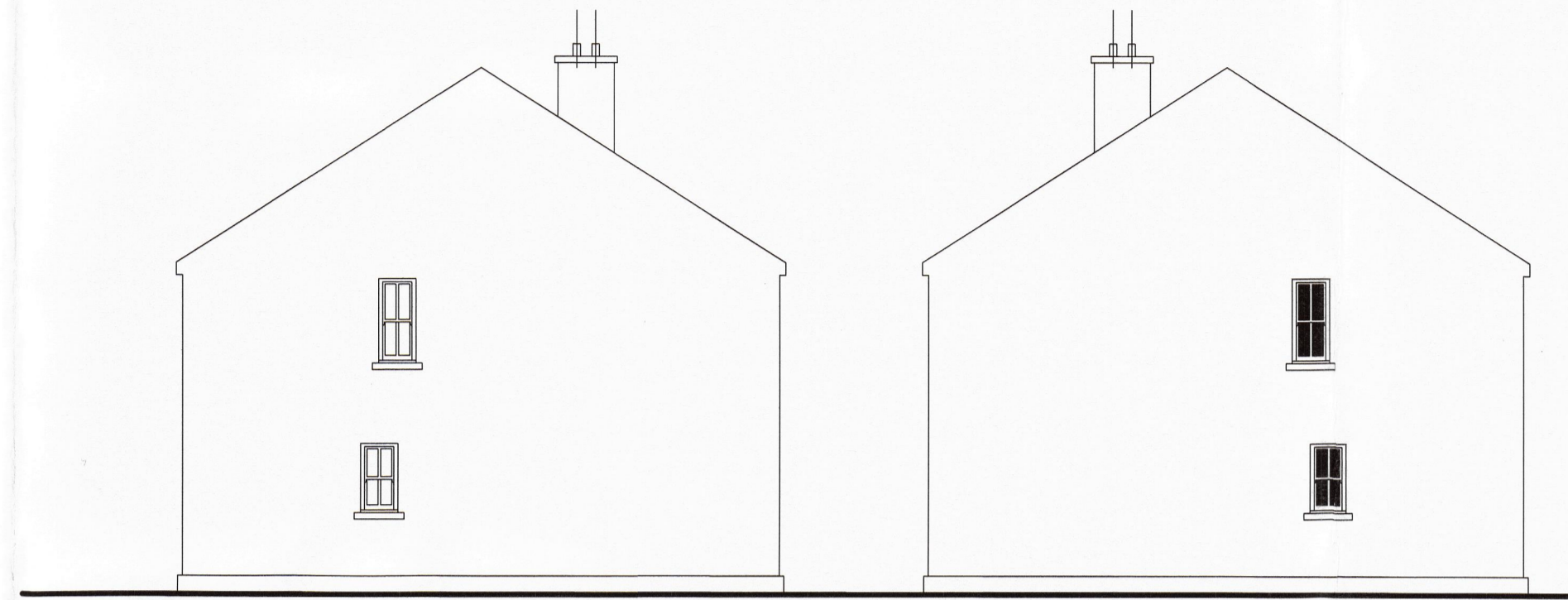
A	Date	Revisions

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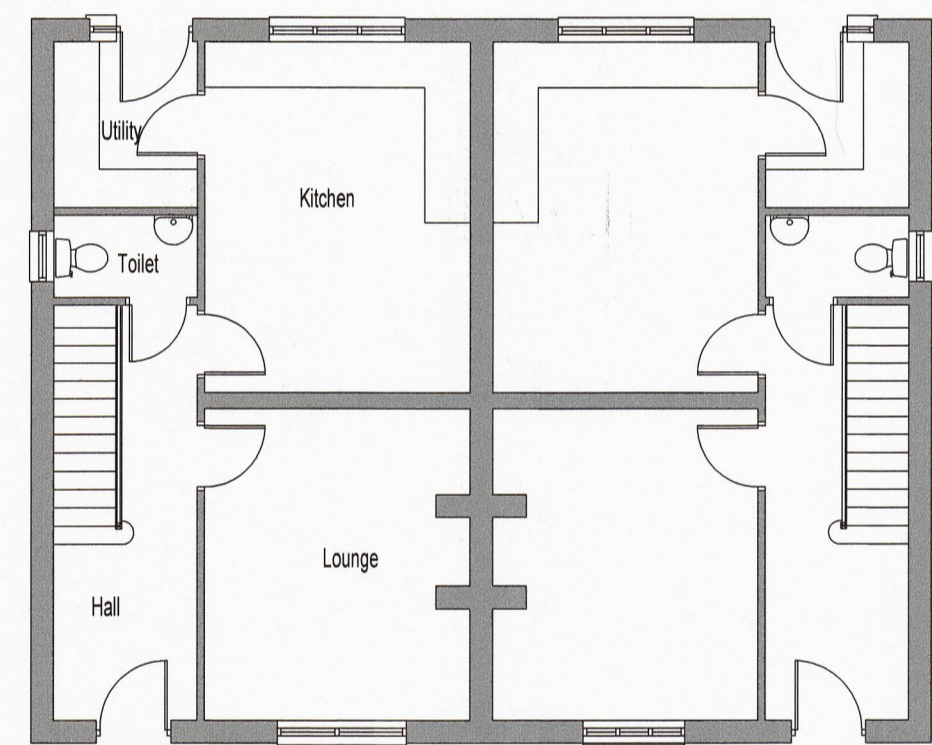
FRONT ELEVATION

REAR ELEVATION

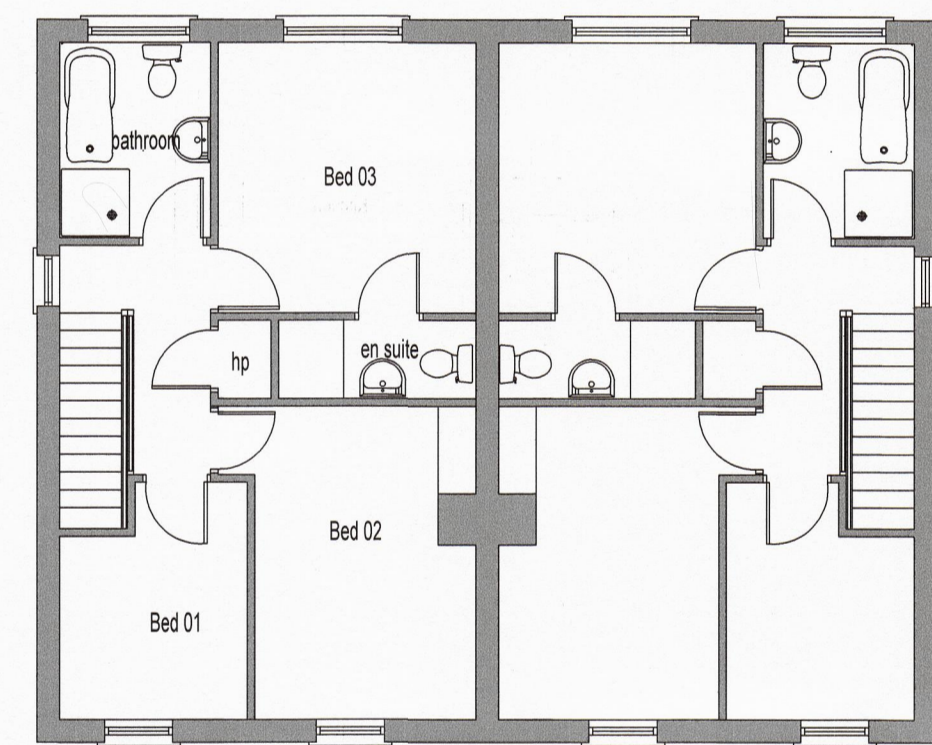


SIDE ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LA 10/16/1245
 Fermanagh and Omagh District Council
 Drawing 04
 Number.....

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Job Title
**PROPOSED HOUSING LAYOUT
 Tattymoyle Road Lisky FINTONA**

Fermanagh and Omagh
 District Council
 RECEIVED
 5 DEC 2016
 File No.....
 LOCAL PLANNING

Drawing Title
HOUSE TYPES FOR SITES 23

Scale
 1:100

Date
 Nov 16

Drawn by
 D. O'Neill

Dwg No. 002	Rev. 0
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