



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **L/2008/0144/RM**

Date of Application: **31st December 2007**

Site of Proposed Development: **800m NW of 65 Tonyglaskin, Tempo**

Description of Proposal: **site for dwelling (single storey with loft storage)**

Applicant:

Agent:

Address:

Address:

Outline Application Number: L/2004/1664/O;

Drawing Ref: 01, 02 Rev 1, 03 Rev 1, 04 Rev 1, 05 Rev 1, 06 Rev 1, 07 Rev 1, 08 Rev 1, 09 Rev 1, 10 Rev 1, 11 Rev 1, 12, 13

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:

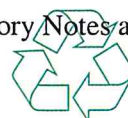
1. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

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2. 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.

3. 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.

Informatives

1. The applicant's attention is drawn to the need to comply with all conditions imposed on the outline planning permission, some of which may need to be satisfied prior to the commencement of any work on the site pursuant to that permission and to this approval of reserved matters.
2. 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 which separate permissions and arrangements are required.
3. 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: Castle Barracks, Enniskillen. A deposit will be required.
4. It is the responsibility of the developer to ensure that -:
 - surface water does not flow from the site onto the public road.
 - the existing roadside drainage is accommodated and no water flows from the public road onto the site.
 - surface water from the roof of the development hereby approved does not flow onto the public road.

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5. ENVIRONMENTAL HEALTH COMMENTS:

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 Environment and Heritage Service, Water Management Unit, Calvert House, 23 Castle Place, Belfast BT1 1FY. 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

Dated: 21st November 2008

Authorised Officer

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