



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA10/2020/0277/O**

Date of Application: **11th March 2020**

Site of Proposed Development: **Approx. 38m north of 20 Longhill Road, Dromore**

Description of Proposal: **Proposed site for infill dwelling**

Applicant: Mr S McAleer
Address: 93 St Dymphna's Road
Dromore

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

Drawing Ref: 01

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS OUTLINE 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. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
 - i. the expiration of 5 years from the date of this permission; or
 - ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.





Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. The proposed dwelling shall have a ridge height of no more than 6.0 metres above finished floor level.

Reason: To ensure that the development is not prominent and is satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21.

4. The proposed dwelling shall be sited in the area shaded green on the approved plan 01 date stamped 11th March 2020.

Reason: To ensure that the development is not prominent and is satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21.

5. A 1:500 block plan shall be submitted at Reserve Matters stage indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels and showing a cross section through the site.

Reason: To ensure the dwelling integrates into the landform.

6. All existing trees and hedgerows along the E, S and W boundaries shall be permanently retained intact and no lopping, topping, felling or removal shall be carried out without the prior written approval of the Council unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing within one week of the work being carried out.

Reason: To ensure the development integrates into the countryside and to ensure the maintenance of screening to the site.





7. A landscaping scheme shall be submitted to the Council at Reserved Matters stage indicating a mix of native species trees/hedge planted along the NE boundary of the site. The scheme shall detail species types, siting and planting distances and a programme of planting for all additional landscaping on the site and will comply with the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out during the first available planting season after the occupation of the dwelling.

Reason: To ensure the development integrates into the countryside.

8. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the plans to be submitted and approved at Reserve Matters stage in accordance with DFI Roads RS1 form dated 03.04.2020, 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. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. A Consent to Discharge effluent from a septic tank will be required under the provisions of the Water (NI) Order and it is recommended that any planning permission granted be conditional upon such a Consent being obtained prior to commencement of the development.

Dated: 14th August 2020

Authorised Officer



Fermanagh and Omagh District Council
Planning Act
(NI) 2011

GRANTED

Subject to Conditions (if any)
as set out on

Decision form No. LA10/2020/0277/0

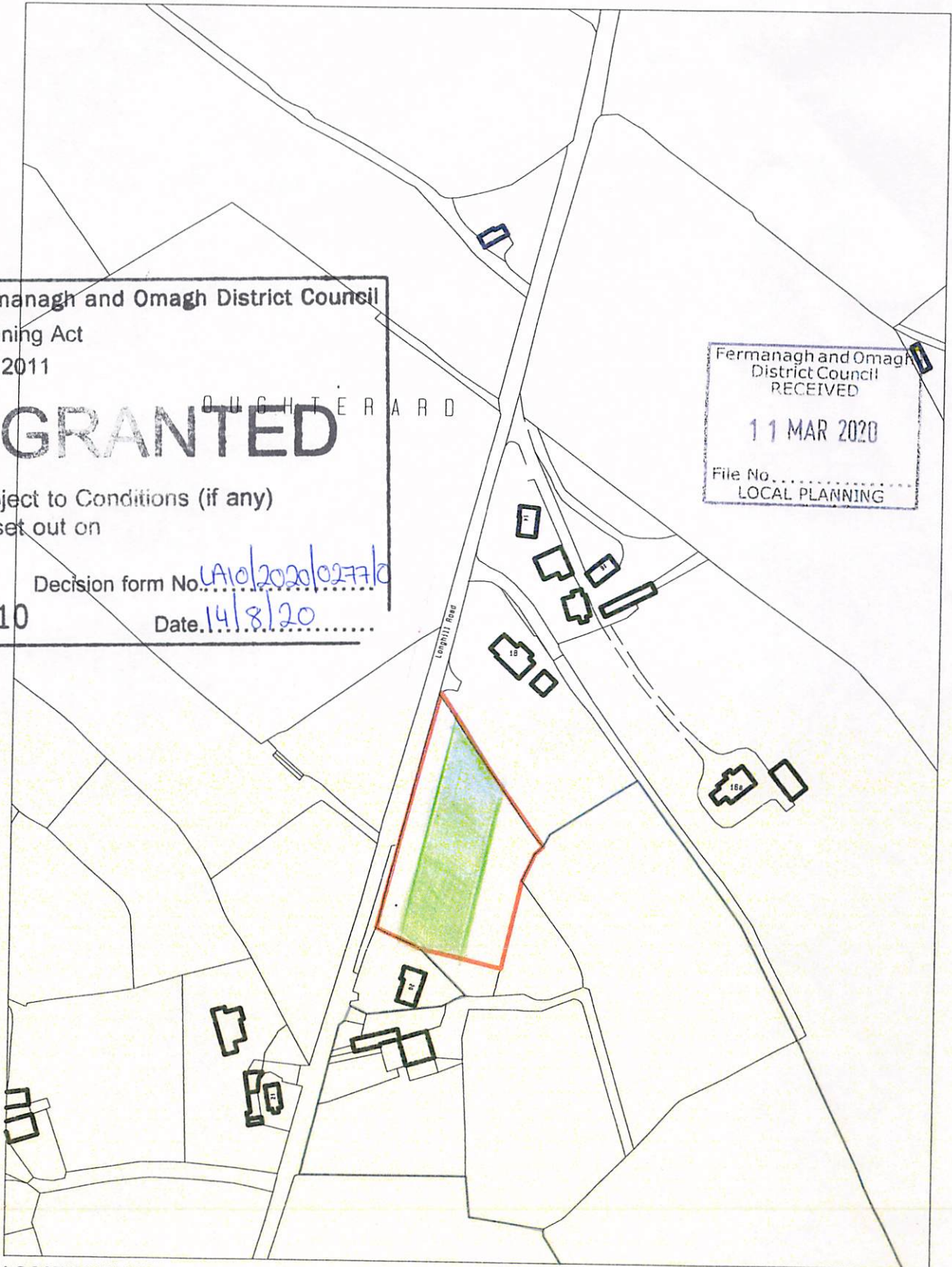
LA10

Date. 14/8/20

Fermanagh and Omagh
District Council
RECEIVED

11 MAR 2020

File No.
LOCAL PLANNING



LOCATION PLAN
SCALE 1:2500

EXTRACT FROM OS 155-11NE

LA10/2020/0277/0

Fermanagh and Omagh District Council

Drawing Number 01