



Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA10/2020/0984/O

Date of Application: 9th October 2020

Site of Proposed
Development:

250 metres North of 159 Glengesh Road, Brockagh, Tempo

Description of Proposal:

2 storey house on a farm

Applicant:

Address:

Agent:

P. Cassidy
Address: 6 Willoughby Mews
Enniskillen
BT74 7EZ

Drawing Ref: 01, 02

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

GRANTS OUTLINE PLANNING PERMISSION

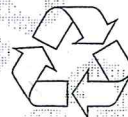
for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. 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.

Application No. LA10/2020/0984/O

LA10





2. The proposed dwelling shall have a ridge height of less than 8 metres above finished floor level and shall exhibit the traditional elements of rural design, particularly in form, proportion and finishes, as set out in the Department's Planning Policy Statement 21 - CTY13, and the Department's Building on Tradition: A Sustainable Design Guide for the Northern Ireland Countryside.

Reason: To ensure that the development is satisfactorily integrated into the local historic landscape and ensure the dwelling is in keeping with the character of the rural Area.

3. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.3 metres at any point.

Reason: In the interest of visual amenity.

4. A block plan and appropriate section(s) of the site indicating the finished floor level(s) of the proposed dwelling in relation to the existing and proposed ground levels and the existing road levels shall be submitted to the Council at Reserved Matters stage.

Reason: To ensure the dwelling integrates into the landform.

5. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.

Reason : To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

6. All existing mature trees and vegetation along and within the entire site boundaries shall be retained at their current height.

Reason: In the interests of visual amenity.

7. A landscaping scheme shall be submitted simultaneously with the detailed drawings (for the development hereby approved) at the Reserved Matters stage. It shall include a survey of all-existing trees and hedgerows on the land, together with details of those to be retained and measures for their protection during the course of development and such scheme shall provide for species, size, siting and planting distances and programme of planting. Any trees or shrubs which may be damaged or die within a period of 5 years





from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All proposed landscaping shall take place within the first available planting season after the commencement of the development and all proposed planting should be of a locally prominent native species.

Reason: to ensure that the proposed dwelling integrates into the local historic landscape and does not provide an adverse impact upon the setting of the nearby historic monuments.

8. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the RS1.

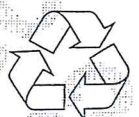
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

11. 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:-
- the expiration of 5 years from the date of this permission; or
 - 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.

Informatives

1. Consent to Discharge Sewage Effluent should be obtained from the Water Management Unit, Northern Ireland Environment Agency, 17 Antrim Road, Lisburn, Co. Antrim, BT28 3AL (Tel. 028 9262 3100) as required by the Water (Northern Ireland) Order 1999.
2. Any new or existing septic tank or package treatment plant unit should be a minimum of 15 metres from the proposed development or any other habitable dwelling/building such as an office or such dwelling/building in the course of construction or the subject of a planning approval.
3. A legal agreement should be 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. This agreement must ensure that the lands in





question will always be available for the intended purpose and also that any occupier/owner of the proposed development will have access to these lands for maintenance/improvement works as required. Such legal agreement should be included in any planning approval as a planning condition.

4. The applicant should ensure that the proposal does not compromise any existing drainage arrangements serving existing neighbouring premises or developments not completed/commenced which are the subject of a planning approval.
5. All waste generated by this development, e.g. demolition waste (if applicable) being handled/disposed of so as to ensure compliance with the Waste & Contaminated Land (N.I.) Order 1997 and subordinate Regulations. (Special requirements would apply in respect of, for example, asbestos or other hazardous waste). Further information regarding handling and disposal of such waste can be obtained from the Land Resource Management Unit, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast, BT7 2JA - telephone 028 9056 0710.
6. Planning Department receiving confirmation from Northern Ireland Water that a mains water supply is available and that it is feasible for the proposed development to be connected to same. Where mains water supply is not available, the applicant/agent is strongly advised to contact this department before any detailed plans are prepared. (The District Council cannot approve plans for a dwelling unless a satisfactory water supply is available).
7. The developer being aware that if it is their intention to bring any fill material onto the site they will require a Waste Licensing Exemption under the Waste Management Licensing Regulations (N.I.) 2003. Applications for such an exemption should be made to the Land Resource Management Unit of the Northern Ireland Environment Agency at Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast, BT7 2JA (Tel ? 028 9056 9359). Prior to the granting of an exemption under the above regulations the developer will be required to demonstrate to NIEA that planning approval has been granted for infilling/importing inert material to the associated land.
8. Many parts of Fermanagh and Omagh District Council are within radon affected areas. Public Health England published updated maps in 2015, which indicate areas where protection measures are considered necessary based on the probability of elevated radon levels. The maps are available at: <http://www.ukradon.org/information/ukmaps>. The current Building Regulations in Northern Ireland do not have regard to the updated 2015 Maps. The EHS highly recommend that the applicant consider the updated maps when agreeing radon protection measures with the Council's Building Control Department.
9. The applicant is advised that the development is situated in the vicinity of one or more wind turbines. Future occupants of the development may suffer





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intermittent disturbance and loss of amenity as a result of noise emitted from the wind turbine.

Dated: 26th July 2021

Authorised Officer

Louise Stewart

