



## APPROVAL OF RESERVED MATTERS

### Planning Act (Northern Ireland) 2011

Application No: **LA10/2021/1296/RM**

Date of Application: **22nd October 2021**

Site of Proposed  
Development:

**Approx 100m west of 12 Aghadulla Road  
Aghadulla  
Omagh**

Description of Proposal:

**Dwelling and detached garage**

Applicant:

Address:



Agent: Desmond O'Neill

Address: 17 Main Street  
Dromore  
Co Tyrone  
BT78 3AE

Drawing Ref: 01, 02, 03

Outline Application Number: LA10/2019/0583/O

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, The Council in pursuance of its powers under the above-mentioned Act 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. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No 02 bearing the date stamp 26-OCT-2021 prior to the commencement of any other development hereby







permitted. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

2. The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary.

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

3. All proposed planting approved by Fermanagh and Omagh District Council as indicated on Drawing No 02 bearing the date stamp 26-OCT-2021 shall be carried out in the first planting season following the commencement of development on site and any trees or shrubs that die within 5 years of planting shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a comprehensive landscaping scheme is established on the site complementing the visual amenity of the area

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

### Informatives

1. Notwithstanding the terms and conditions of the Councils approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the DfI Roads consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DfI Roads Section Engineer whose address is Arvalee Depot, Deverney Road, Omagh. A monetary deposit will be required to cover works on the public road.
2. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to







enter the site. This planning approval does not give authority to discharge any drainage into a DfI Roads drainage system

Dated: 26th January 2022

Authorised Officer \_\_\_\_\_

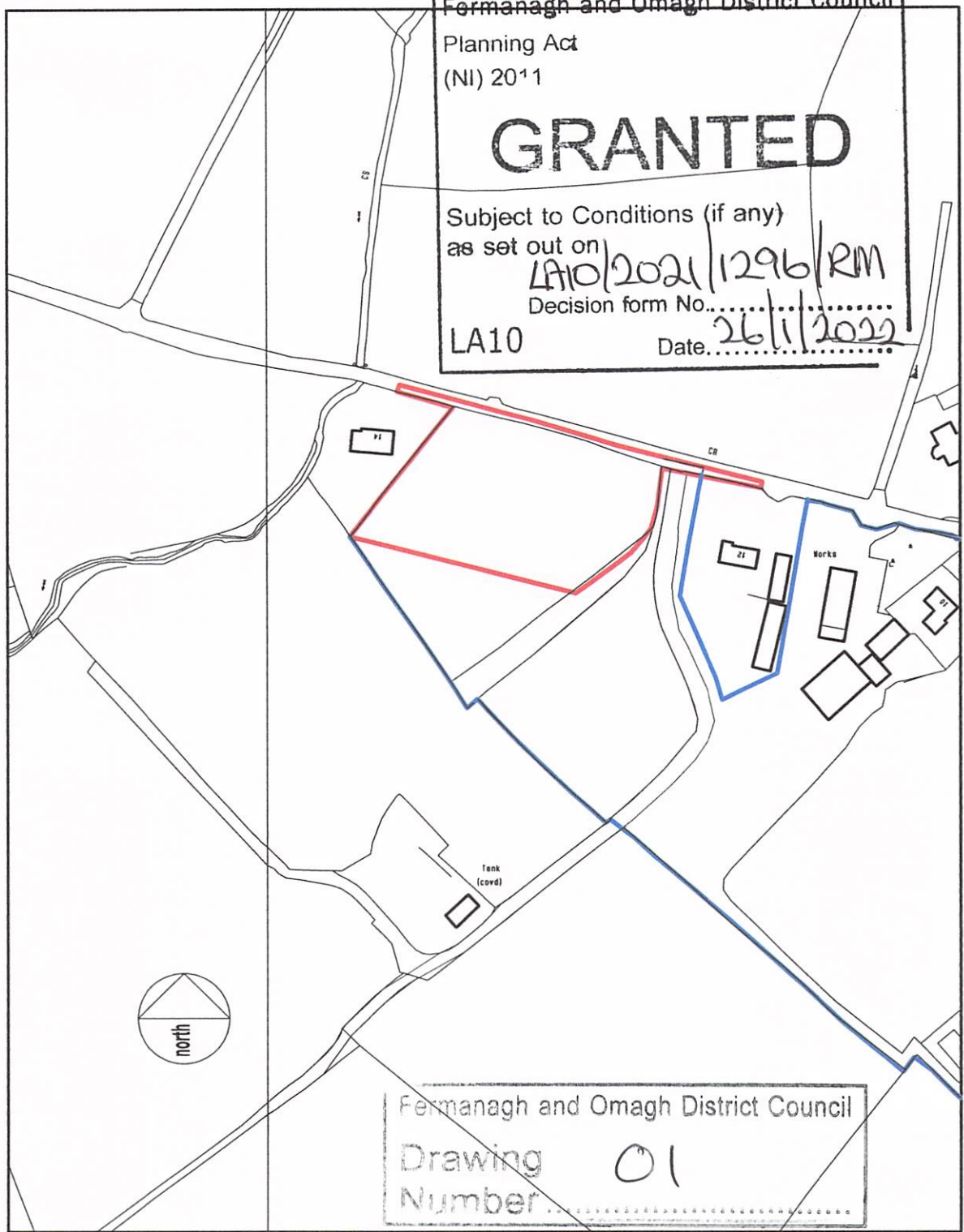




Fermanagh and Omagh District Council  
Planning Act  
(NI) 2011

# GRANTED

Subject to Conditions (if any)  
as set out on  
LA10/2021/1296/RM  
Decision form No.....  
LA10 Date 26/1/2022



Fermanagh and Omagh District Council  
Drawing Number 01

LA10/2021/1296/RM

Client \_\_\_\_\_

Project Title  
**PROPOSED SITE FOR DWELLING.**  
Aghadulla Road, Aghadulla  
Omagh Tyrone

Drawing Title  
**LOCATION PLAN**

Revisions

Drawing Number  
**001**  
Scales  
**1:2500**  
Date  
**may 15**  
OS Sheet Ref  
**155-01 NW**

Fermanagh and Omagh  
District Council  
RECEIVED  
**22 OCT 2021**  
File No. ....  
LOCAL PLANNING

**DESMOND O'NEILL**  
**ARCHITECTURAL**  
**& DESIGN SERVICES**  
17 MAIN STREET,  
DROMORE,  
CoTYRONE.  
BT78 3AE.  
tel-fax 028 82 897052  
E-mail -  
dessie.oneill@btinternet.com



**RS1 Roads Notes**  
 1. Visibility splays must be retained in perpetuity.  
 2. Visibility splays must be retained in perpetuity.  
 3. Visibility splays must be retained in perpetuity.  
 4. Any pole or column material affecting the visibility splay shall be removed or replaced with a column of 100mm diameter or less. The cost of removing the existing material and installing the new material shall be borne by the applicant. Networks shall be removed on the site and the visibility splays have been provided.  
 5. Any hedge or wall in excess of 1.5m height shall be removed.  
 6. Fences/Walls  
 7. The line of any new fence or wall must be positioned behind the visibility splays.  
 8. The height of any new fence or wall shall be at least 1.5m back from the visibility splays to allow for future growth and some species will require additional set back.  
 9. Drainage  
 10. All drains shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing drainage must be accommodated where necessary to prevent road surface water from flowing onto the access.  
 11. In the appropriate drainage details must be detailed on the plan.  
 12. It is the applicants responsibility to ensure that the drainage details do not flow onto the public road, including the footway.  
 13. Open drains and outlets  
 14. All open drains and outlets shall be sited to the satisfaction of DRO, Roads Service. The location and details of all open drains shall be set out in the drainage details to the satisfaction of the Roads Agency.  
 15. Gradient  
 16. Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary, i.e. from the back of the verge/back of footway/edge of carriageway.  
 17. Gates/Security Barriers  
 18. Entrance gates, where erected, should be sited at least 20 metres from the edge of the carriageway. Where this is not possible, they do not project over the footway, verge, or carriageway.  
 19. Driveway width  
 20. Minimum width 3.2m, maximum 5.0m.  
 21. Any existing access shall be closed within 4 weeks of new access opening.  
 22. Surface Material  
 23. Entrances/side-by-sides shall be surfaced in bitmac/asphalt between the edge of the public road and a point in line with the centre line of the existing carriageway/verge etc.  
 24. Septic tanks  
 25. Position of septic tanks to be shown. Drainage must not be discharged directly into any drain leading to the public road.  
 26. The applicant is required under the roads (No. 10) Act 1993 to be in possession of the department's consent before any work commences which involves opening up a road, or any part of a road, to the public. The consent is available from your area Roads service office. A deposit will be required.

NOTE: A 2.5m high earth berm shall be constructed along the Eastern and Southern boundaries of the site as marked on the plan. The berm shall be 1000mm wide and shall be constructed in accordance with the standard BS4491:2015 of bearing capacity LA10201101950 prior to the occupation of the dwelling and retained in perpetuity.

Fermanagh and Omagh District Council  
 Planning Act (NI) 2011  
**GRANTED**  
 Subject to Conditions (if any)  
 as set out on LA10/2021/096/PM  
 Decision Form No. 2611/2021  
 LA10 Date: 26/11/2021

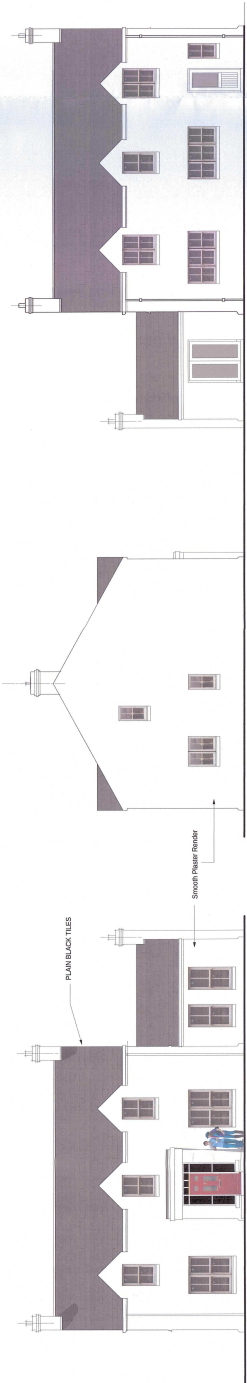
Fermanagh and Omagh District Council  
 LOCAL PLANNING  
 26 OCT 2021  
 RECEIVED

LANDSCAPING DETAILS

No	Species	Planting Size	Planting Spacing	Minimum Height	Comments
1	Tree (Small)	1.5m	1.5m	1.5m	See plan for location
2	Tree (Medium)	2.5m	2.5m	2.5m	See plan for location
3	Tree (Large)	3.5m	3.5m	3.5m	See plan for location
4	Tree (Very Large)	4.5m	4.5m	4.5m	See plan for location
5	Shrub (Small)	1.5m	1.5m	1.5m	See plan for location
6	Shrub (Medium)	2.5m	2.5m	2.5m	See plan for location
7	Shrub (Large)	3.5m	3.5m	3.5m	See plan for location
8	Shrub (Very Large)	4.5m	4.5m	4.5m	See plan for location
9	Plant (Small)	1.5m	1.5m	1.5m	See plan for location
10	Plant (Medium)	2.5m	2.5m	2.5m	See plan for location
11	Plant (Large)	3.5m	3.5m	3.5m	See plan for location
12	Plant (Very Large)	4.5m	4.5m	4.5m	See plan for location

LA10/2021/1246/PM  
 Fermanagh and Omagh District Council  
 Drawing Number 02

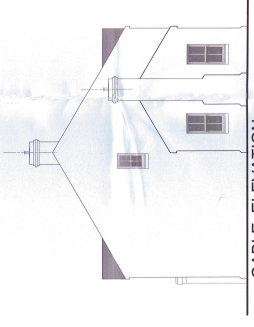
LA 10/2021/2716/241  
 Drawing Number 03



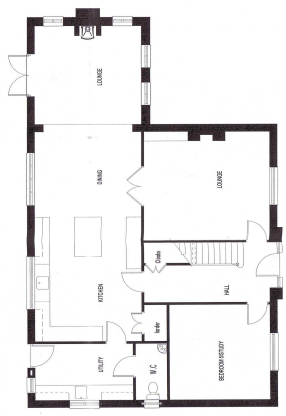
FRONT ELEVATION

GABLE ELEVATION

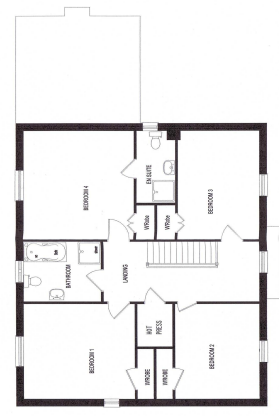
REAR ELEVATION



GABLE ELEVATION



GROUND FLOOR PLAN  
 REF: 14/10/2017



FIRST FLOOR PLAN  
 REF: 14/10/2017

LA 10/2021/2716/241  
 Fermagh and Omagh District Council  
 Drawing Number 03

Fermagh and Omagh District Council  
 Planning Act  
 (NI) 2011  
**GRANTED**  
 Subject to Conditions (if any)  
 as set out on  
**L10/2021/256/AM**  
 Decision Form No. **L10/2021/256/AM**  
 LA10 Date: **28/10/2021**

PROPOSED DEVELOPMENT  
 28 OCT 2021  
 PLANNING  
 LOCAL PLANNING OFFICE

DOUGLAS O'NEILL  
 ARCHITECTURAL & DESIGN SERVICES  
 100, BELMONT ROAD  
 BELMONT, DUBLIN 15  
 TEL: 01 274 2200  
 WWW.DONOWELL.COM

PROPOSED DEVELOPMENT  
 28 OCT 2021  
 PLANNING  
 LOCAL PLANNING OFFICE

Drawing Title <b>PLANNING ELEVATIONS</b>	
Scale <b>1:100</b>	Author <b>D O'NEILL</b>
Date <b>02/11</b>	City No. <b>001</b>
Page No. <b>0</b>	Sheet No. <b>0</b>