



OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA10/2022/0179/O**

Date of Application: **14th February 2022**

Site of Proposed
Development:

**Adjacent to and NE of 200 Gola Road
Ederacurragh
Lisbellaw**

Description of Proposal:

Site for dwelling

Applicant: **[REDACTED]**
Address: **200 Gola Road
Ederacurragh
Lisbellaw
BT94 5LX**

Agent: **Garbhan McCaffrey**
Address: **145 Castlebalfour Road
Lisnaskea
BT92 0AW**

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. No part of the dwelling hereby approved shall be sited within the area shaded green on the approved plan date stamped 14 FEB 2022.

Reason: To ensure that the development is integrated into the landscape and to protect the amenity of No 200 Gola Road.





2. The existing trees and vegetation along the entire site boundaries shall be retained intact except where it is required to provide sight lines. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing 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 at the earliest possible moment.

Reason: In the interests of visual amenity

3. A detailed landscaping scheme incorporating proposed planting of locally occurring native species vegetation, proposals for retention and augmentation of existing vegetation on site boundaries, and any proposals for removal of vegetation to facilitate the development, shall be submitted to the Council for approval simultaneously with the design details at Reserved Matters stage. 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 landscaping shall take place within the first available planting season after the commencement of the development.

Reason: To enable the proposed development to integrate into the countryside.

4. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed 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.

5. The vehicular access, including visibility splays of 2.4m x 60.0m and an 60.0m forward sight line, shall be provided in accordance with the plans to be submitted and approved at Reserved Matters stage, prior to the commencement of any works or other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway before the development hereby permitted is commenced and 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.





6. 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.

7. 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.

Informatives

1. 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 such a Consent be obtained prior to commencement of the development.
2. Notwithstanding the terms and conditions of the Council'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 DfI'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 DfI Roads Section Engineer whose address is: Arvalee Depot, Omagh. A deposit will be required.
3. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road and that the existing roadside drainage is accommodated and no water flows from the public road onto the site.

Dated: 10th June 2022 Authorised Offi



