



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA10/2022/0485/O

Date of Application: 6th May 2022

Site of Proposed
Development:

40m SW of 85 Glengesh Road
Imeroo
Tempo

Description of Proposal:

Proposed two storey dwelling and garage on a gap site

Applicant:
Address:

Agent: Mr Dan Mc Nulty
Address: 4 Dergmoney Court
Omagh
BT78 1HA

Drawing Ref: 01 Rev 01 and 02 Rev 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. Approval of the details of the 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.





2. A block plan of the site indicating the finished floor level(s) of the proposed dwellings 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.

3. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: In the interest of visual amenity.

4. The existing mature trees and vegetation along the site boundaries shall be retained intact except where it is required to provide sight lines.

Reason: In the interests of visual amenity and to ensure the development integrates into the countryside.

5. A landscaping scheme shall be submitted simultaneously with the detailed drawings (for the development hereby approved) at the 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. The plans and particulars submitted shall include details of the site preparation, planting methods, medium and additives together with the species, size and time of planting, presentation, location, spacing and numbers of all trees and shrubs to be planted and the proposed time of planting.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscaping in the interests of visual amenity.

6. No works or any other development shall commence until the vehicular access, including visibility splays and any forward sight line, are provided in accordance with the RS1 and drawings to be submitted at Reserved Matters stage. The area within the visibility splays and any forward sightline 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.





7. 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

- 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.
- 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.
- 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.
- 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.
- 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.
- The developer being aware that if it is their intention to bring any fill material





Fermanagh & Omagh
District Council

Comhairle Ceantair
Fhear Manach agus na hÓmaí

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.

7. 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.

Dated: 11th August 2022 Authorised Office

