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**PLANNING PERMISSION**

**Planning (Northern Ireland) Order 1991**

Application No: **L/2008/0275/F**

Date of Application: **4th February 2008**

Site of Proposed Development: **Cavanalough Glebe, Ballinamallard.**

Description of Proposal: **Proposed 2 storey dwelling with rear extension, one and a half storey side extension and detached double garage.**

Applicant:

Agent:

Address:

Address:

Drawing Ref: 01, 02, 03, 04, 05, 06, 07, 08 and 09

The Department of the Environment in pursuance of its powers under the above-mentioned Order hereby

**GRANTS 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. As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the 24 January 2010.

Reason: Time limit.

- 2. The existing mature 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 Department, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing at the earliest possible moment.

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

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3. The proposed laneway shall be defined by a post and wire fence and a native species hedgerow as indicated on approved drawing 09 date stamped 18th April 2008.

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

4. All landscaping comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the construction of the development hereby approved and any trees or shrubs which, within a period of five years from the completion of the development, die are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing of the Department

Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interest of visual amenity.

5. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, 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. The applicant's attention is drawn to the attached information note from Northern Ireland Electricity.
2. The approval does not empower anyone to build or erect any structure, wall or fence or encroach in any other manner on a public roadway (including a footway and verge) or on any other land owned or managed by the Department for which separate permissions and arrangements are required.
3. Notwithstanding the terms and conditions of the Department of Environment'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 DRD'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 Roads Service Section Engineer whose address is: Castle Barracks, Enniskillen. A deposit will be required.
4. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road.

It is the responsibility of the developer to ensure that the existing roadside drainage is accommodated and no water flows from the public road onto the site.

It is the responsibility of the developer to ensure that surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

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See also Explanatory Notes attached



DEPARTMENT OF THE ENVIRONMENT





5. Water supply not available. The nearest public water main is located 500 metres north west on the public road.
6. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.
7. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 1973, as amended 1993, consultation with Water Service is essential at design stage with regard to the following matters:

(a) septic tank emptying.

Contact Water Service's Customer Services Unit or telephone Waterline on 0845 7440088.

8. If during the course of developing the site the developer uncovers a pipe not previously evident the local Water Service should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe.
9. Separate system drainage required.
10. Any septic tank unit must be a minimum of 15 metres from the proposed dwelling or any other habitable dwelling (Existing or approved).
11. The proposed development being sited a minimum of 15 metres from any septic tank (existing or approved).
12. A consent to discharge sewage effluent must be obtained, as required by The Water (Northern Ireland) Order 1999. Application for Consent should be made to Environment and Heritage Service, Water Management Unit, 17 Antrim Road, Lisburn BT28 3AL. A fee is payable for this application.
13. The applicant is to be advised that no work should be undertaken until such is approved. The applicant must ensure that sufficient land will be available to accommodate the septic tank and an effectual dispersal system.
14. A legal agreement must be obtained in relation to lands used in connection with any septic tank/drainage arrangements where such lands are outside the ownership of the applicant or outside the area marked in red which is the subject of this application.

Dated: 19th May 2008

*S. Mathers*

Authorised Officer

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