



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA10/2022/0481/O**

Date of Application: **6th May 2022**

Site of Proposed
Development:

**Between 6 and 12 Eshmeen Lane
Eshbane
Lisnaskea
BT92 5BD**

Description of Proposal:

Dwelling and domestic garage

Applicant:

Agent: **Ronan Murphy**

Address:

Address: **Craft Village
Main Street
Belleek
BT93 3GT**

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. 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. 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 levels 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. 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.

3. 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 landscaping shall take place within the first available planting season after the commencement of the development.

Reason: In the interests of the visual amenity of the area.

4. 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.

Reason: In the interests of visual amenity.

5. 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.

6. The proposed dwelling shall have a ridge height not exceeding 6 metres above finished floor level.





Reason: To ensure that the development integrates into the landscape in accordance with the requirements of the Department's Rural Strategy.

7. A block plan 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.

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 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.

9. 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.

Dated: 27th June 2022

Authorised Officer

