



Fermanagh & Omagh
District Council
Comhairle Ceantair
Fhear Manach agus na hÓmaí

OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA10/2022/1133/O**

Date of Application: **10 November 2022**

Site of Proposed Development: **50m NW of 65 Edenmore Lane
Edenmore
Tempo**

Description of Proposal: **Site for dwelling with detached domestic garage**

Applicant: _____ Agent: Funston Howe Architecture
Address: _____ Address: 30 Cullion Road
Edenmore
Tempo
BT94 3AR

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. The vehicular access, including visibility splays of 2.4m by 45m in both directions and any forward sight, shall be provided in accordance with the attached approved Drawing No. 01 dated 10 November 2022 prior to the commencement of any works or other development hereby permitted. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the adjoining road 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. 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.

3. The maximum ridge height of the dwelling hereby permitted shall be 5m above finished floor level. The maximum 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. 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: To enable the Council to consider in detail the proposed development of the site.

5. The existing mature trees and vegetation within and around the entire site boundaries of the host agricultural field shall be retained intact. No trees or vegetation shall be lopped, topped or removed.

Reason: In the interests of visual amenity.

6. 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.

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:-
 - i. the expiration of 5 years from the date of this permission; or
 - ii. 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

1. This planning permission is granted for a dwelling on a farm business as provided for in Policy HOU 11 of the Local Development Plan 2030 under the provided Farm Business Reference.
2. The applicant is advised that under Policy HOU 11 of the Local Development Plan 2030 planning permission will not be granted for a dwelling under this policy if a dwelling or development opportunity has been sold off or transferred from the farm holding within 10 years of the date of the application. For the purposes of this policy, 'sold off' will mean any development opportunity disposed off from the farm holding to any other person including a family member.
3. This document is the decision of the Council in respect of application LA10/2022/1133/O.
4. No part of this document may be changed or altered in any way without the consent of the Council.
5. If you wish to verify the accuracy of the decision notice, or download a copy, please check the Planning Portal by searching at:
<https://planningregister.planningsystemni.gov.uk/simple-search>

Dated: 17 April 2023

Authorised Officer: Paul McDermott, Lead Planner