



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **L/2007/0090/RM**

Date of Application: **18th January 2007**

Site of Proposed Development: **Carrickpolin, Brookeborough**

Description of Proposal: **Proposed 1.5 storey dwelling & single storey sun lounge**

Applicant:

Address:

Agent: Mr R Brown
Address: 46A Snowhill Road
Beagho
Lisbellaw
Co Fermanagh
BT94 5FY

Outline Application Number: L/2006/0085/O;

Drawing Ref: 01, 02, 03, 04

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. As required by Article 35 of the Planning (Northern Ireland) Order 1991 the development to which this approval relates must be begun by whichever is the later of the following dates:-

- i. The expiration of a period of 5 years from the grant of outline planning permission; or
- ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. 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.

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DC1001MW

Enniskillen Planning Office

See also Explanatory Notes attached





Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

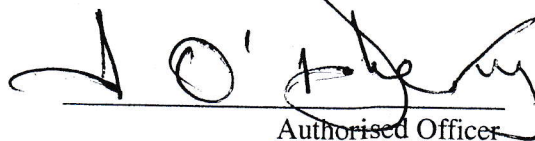
3. All landscaping comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the construction of the development hereby approved and any trees or shrubs which, within a period of five years from the completion of the development, 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 interests of visual amenity.

Informatives

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
2. 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.
3. It is the responsibility of the developer to ensure that:
surface water does not flow from the site onto the public road.
the existing roadside drainage is accommodated and no water flows from the public road onto the site.
surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.
4. Any septic tank must be a minimum of 15 metres from the proposed dwelling or any other habitable dwelling.
A consent to discharge sewage effluent must be obtained from DoE, Environment and Heritage Service, as required by The Water (Northern Ireland) Order 1999.
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.
This agreement must ensure that the lands in question will always be available for the intended purpose and also that any owner/occupier of the proposed development will have access to these lands for maintenance/improvement works as required.

Dated: 22nd June 2007


Authorised Officer

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DC1001MW

Enniskillen Planning Office



An Agency within the Department of the
Environment

See also Explanatory Notes attached



Business
owned by Applicant

GRANTED

7. Approval of Reserved Matters
Subject to Conditions (if any) as set out on
Decision form No. 42201/090/PA
Date 22-6-07

Mr. STANUS McCusker
CARRICKPOUN
BROOKSBOROUGH

LOCATION Plan
O.S.S. 231-3.

Robert Brown Architectural solutions
46A Snowhill Road, Beagho
Lisbellaw, BT94 5FY
Tel: 02866387749

DEPT. OF THE ENVIRONMENT (N.I.)

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PLANNING SERVICE
BEN LSKLEN SUB-DIVISION

Drawing

Number 01

Planning

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