



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA10/2022/0482/O**

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

Site of Proposed
Development:

**80m SE of 12 Eshmeen Lane
Eshbane
Lisnaskea
BT92 5BD**

Description of Proposal:

Dwelling and domestic garage on a farm

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. 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 and appropriate sections of the site indicating the finished floor levels of the proposed dwelling in relation to the existing and proposed ground levels shall be submitted to the Council at Reserved Matters stage.

Reason: In the interest of visual amenity and to ensure that Council can assess the potential impact on existing and future developments.

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 the visual amenity and to ensure that Council can assess the potential impact on existing and future developments

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

Reason: In the interests of the visual amenity of the area and to ensure that 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. 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.
- Schedule for new or proposed planting detailing species, siting and planting distances and programme of planting.
- Block Plan should accurately depict details of submitted schedule ie. if schedule indicates that trees/shrubs will be planted in groups of three etc. these should be accurately drawn on plan in groups of three etc.
- Block Plan/Landscaping Plan should be documented to include the following details: "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: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of visual amenity.

6. 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 the road safety and the convenience of road users.

7. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the plans to be submitted and approved at Reserved Matters stage, 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 level of the adjoining carriageway before the development hereby permitted is commenced and 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.

8. 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.

Dated: 10th June 2022

Authorised Office

