



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA10/2015/0230/F**

Date of Application: **8th June 2015**

Site of Proposed
Development:

**S. East of and adjoining No. 99 Rossfad Road
Drummackilowney and Drumsluice
Ballinamallard**

Description of Proposal:

Proposed two storey dwelling with detached double garage

Applicant:
Address:

Agent: J Lynam R.I.B.A. Chartered
Address: Architect
11 Newry Road
Mayobridge
Newry
BT34 2ET

Drawing Ref: 01, 02, 03,

Council in pursuance of its powers under the above-mentioned Act 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 Section 61 of The Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 2 years from the date of this approval.

Reason: Time Limit.





2. 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. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing of the Local Authority, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Local Authority in writing at the earliest possible moment.

Reason: In the interests of visual amenity.

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.

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

4. Notwithstanding the provisions of Article 3 and Schedule 1, Part 3 of the Planning (General Permitted Development) Order (Northern Ireland) 2015 (or any legislation revoking that Order and re-enacting those provisions) no walls, gates, pillars, railings, or fences shall be erected within the site, save with the written approval of the Local Authority.

Reason: To preserve the amenity of the countryside.

5. The vehicular access, including visibility splays of 2.4m by 80m and any forward sight line, shall be provided in accordance with the approved plan referenced Drawing No. 02 bearing the date stamp 8th June 2015, 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. This planning permission is granted for a dwelling on the farm as provided for in Policy CTY10 of the Planning Policy Statement 21 - Sustainable Development in the Countryside, under Farm Business Reference provided on form P1C.





2. The applicant is advised that under Policy CTY 10 of PPS 21: Sustainable Development in the Countryside planning permission will not be granted for a dwelling under this policy if a dwelling or development opportunity has been sold off 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 of from the farm holding to any other person including a member of family.
3. 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.
4. 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.
5. 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.
6. ENVIRONMENTAL HEALTH COMMENTS:

The Environmental Health Department has no objection in principle to the above proposed development subject to:

Any septic tank unit being a minimum of 15 metres from the proposed dwelling or any other habitable dwelling (existing or approved).

The proposed development being sited a minimum of 15 metres from any septic tank (existing or approved).

A Consent to discharge sewage effluent being obtained, as required under the Water (Northern Ireland) Order 1999. Application for Consent should be made to Environment and Heritage Service, Water Management Unit, Calvert House, 23 Castle Place, Belfast BT1 1FY. A fee is payable for this application.





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.

A legal agreement being obtained in relation to lands used in connection with any septic tank/drainage arrangement 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: 11th September 2015

Authorised Officer

A handwritten signature in black ink, appearing to read "Pauline Devitt".

