



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

## OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA10/2021/0006/O

Date of Application: 5th January 2021

Site of Proposed Development: Approximately 80m South East of 39 Claragh Road  
Blaney West  
Derrygonnelly

Description of Proposal: Erection of new dwelling and detached domestic garage

Applicant:  
Address:



Agent:  
Address:



Drawing Ref: 01

The Council in pursuance of its powers under the above-mentioned Act hereby

### GRANTS OUTLINE PLANNING PERMISSION

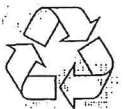
for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. 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.

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LA10





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. The proposed dwelling and garage shall be sited in the area as shaded grey on the approved site layout plan date stamped received 5th January 2021.

Reason: To ensure that the development respects the existing pattern of development.

4. 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.

5. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

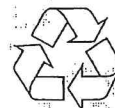
Reason: In the interest of the visual amenity and to ensure that Council can assess the potential impact on existing and future developments.

6. 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.

7. 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:  
1) 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 and to ensure that the integrity of the vegetation subject to a Tree Preservation Order is protected.

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 the road safety and the convenience of road users.





### Informatives

The Environmental Health Service (EHS) advise that they have no objection in principle to the above proposed development subject to:

1. Consent to Discharge Sewage Effluent should be obtained from the Water Management Unit, Northern Ireland Environment Agency, 17 Antrim Road, Lisburn, Co. Antrim, BT28 3AL (Tel: 028 9262 3100) as required by the Water (Northern Ireland) Order 1999.
2. Any new septic tank unit should be a minimum of 15 metres from the proposed development or any other habitable dwelling/building such as an office or such dwelling/building during construction or the subject of a planning approval.
3. 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. This agreement must ensure that the lands in question will always be available for the intended purpose and also that any occupier/owner of the proposed development will have access to these lands for maintenance/improvement works as required. Such legal agreement should be included in any planning approval as a planning condition.
4. The applicant should ensure that the proposal does not compromise any existing drainage arrangements serving existing neighbouring premises or developments not completed/commenced which are the subject of a planning approval.
5. All waste generated by this development, e.g. demolition waste (if applicable), being handled/disposed of to ensure compliance with the Waste & Contaminated Land (NI) Order 1997 and subordinate Regulations. (Special requirements would apply in respect of, e.g. asbestos or other hazardous waste). Further information regarding handling and disposal of such waste can be obtained from the Land Resource Management Unit, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast, BT7 2JA (Tel: 028 9056 0710).
6. Planning Department receiving confirmation from Northern Ireland Water that a mains water supply is available and that it is feasible for the proposed development to be connected to same. Where mains water supply is not available, the applicant/agent is strongly advised to contact this department before any detailed plans are prepared. (The District Council cannot approve plans for a dwelling unless a satisfactory water supply is available).
7. The developer being aware that if it is their intention to bring any fill material onto the site they will require a Waste Licensing Exemption under the Waste





Management Licensing Regulations (NI) 2003. Applications for such an exemption should be made to the Land Resource Management Unit of the Northern Ireland Environment Agency at Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast, BT7 2JA (Tel: 028 9056 9359). Prior to the granting of an exemption under the above regulations the developer will be required to demonstrate to NIEA that planning approval has been granted for infilling/importing inert material to the associated land.

8. Many parts of the Fermanagh and Omagh District Council area are within radon affected areas. Public Health England published updated maps in 2015, which indicate areas where protection measures are considered necessary based on the probability of elevated radon levels. The maps are available at: <http://www.ukradon.org/information/ukmaps> The EHS recommends that the applicant consider the updated maps, and should contact FODC Building Control department in order to determine what remedial measures are required.

Dated: 5th May 2021

Authorised Officer



Applicant: [REDACTED]

Site at: Clara Road, Inisway, Derrygonnelly  
(Approximately 80m South East of 39 Clara Road, Blaney  
West Derrygonnelly BT93 7AY)

Location map to scale 1/2500 from sheet 191-08-NE

Fermanagh and Omagh  
District Council  
RECEIVED  
05 JAN 2021  
File No 000610  
LOCAL PLANNING

Fermanagh and Omagh District Council  
Drawing  
Number 01

FIELD 21 FARM MAS  
AS

39 Clara Road, Blaney West  
Derrygonnelly BT93 7AY

Farm group

Treatment plant

preferred siting of new  
dwelling

Discharge pipe

Land within control of Applicant  
outlined in blue

Land within control of Applicant  
outlined in blue

