



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

## PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

Application No: **LA10/2024/0050/F**

Date of Application: **18 January 2024**

Site of Proposed Development: **77 Raw Road, Grogey, Brookeborough**

Description of Proposal: **Dwelling with domestic garage/boat store, amended proposal to previous approval L/2009/0927/F-dwelling**

Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_

Agent: Glyn Mitchell, Mourne  
Address: Architectural Design  
19 The Square  
Kilkeel

**Drawing Ref: 01, 02, 03, 04, 05**

The 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. 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.

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

Reason: To ensure the development integrates into the existing landscape and to ensure the maintenance of screening to the site.

3. The vehicular access, including visibility splays of (2.0m \* 45.0m) and any forward sight distance shall be provided in accordance with Drawing No. 04 (Ref 23/98) prior to the commencement of any 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 and such splays 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.

4. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

### **Informatives**

1. This document is the decision of the Council in respect of application LA10/2024/0050/F.

No part of this document may be changed or altered in any way without the consent of the Council. 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: 12 March 2024

Paul McDermott, Lead Planner