



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

PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA10/2024/0516/F**

Date of Application: **5 June 2024**

Site of Proposed Development: **Lands to N/W of 159 Castlebalfour Road, Lisnaskea, BT920AW**

Description of Proposal: **Two storey dwelling with single storey rear return and attached single storey double domestic garage**

Applicant:	Garbhan & Jacqueline McCaffrey	Agent:	Garbhan & Jacqueline McCaffrey
Address:	145 Castlebalfour Road Lisnaskea BT920AW	Address:	145 Castlebalfour Road Lisnaskea BT920AW

Drawing Ref: Drawing 01, Drawing 02 Rev 3, Drawing 03

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. The vehicular access, including visibility splays of 2.4 metres by 45 metres to the northeast and 2.4 metres by 60 metres to the southwest and any forward sight distance, shall be provided in accordance with Drawing No. 02 Rev 3 published on the 9 September 2024, 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.

2. The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

3. The existing mature trees and vegetation within and around the entire site boundaries of the host agricultural field shall be retained intact. No trees or vegetation shall be lopped, topped or removed.

Reason: In the interests of visual amenity.

4. 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.

5. The parking and turning areas for vehicles at the dwelling hereby permitted must be finished in permeable paving or similar Sustainable Drainage Systems (SuDS) system. Construction of SuDS should comply with the design and construction standards as set out in The SuDS Manual - Construction Industry Research and Information Association (CIRIA) Report C753.

Reason: To comply with Policy FLD03 of the FODC Local Development Plan.

6. The development hereby permitted must be begun within five 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

LA10/2024/0516/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>

2. There is Northern Ireland Electricity poles, overhead lines and equipment within and bordering the site, and NIE would inform you that these lines and cables service both the immediate and wider areas and are required into the future. They advise that the proposed development should take into account the position of these overhead lines and underground cables to ensure safety. In particular, the developer should maintain statutory clearance from NIEs equipment during the construction phase of the project and also during future maintenance programmes. Any infringement of the clearances to NIE equipment may mean overhead line diversions or placing the circuits underground. Any cost associated with this mitigation work may be charged to the customer. In addition, the development must also take into account the scope for interference with NIE radio telecommunication equipment.

3. DfI Roads informatives

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 Regional Development for which separate permissions and arrangements are required.

Notwithstanding the terms and conditions of the Council set out above, you are required under Article 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the DfI Roads consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is Castle Barracks, Wellington Road, Enniskillen. A monetary deposit will be required to cover works on the public road.

Provision shall be made to the satisfaction of Roads Service, to ensure that surface water does not flow from the site onto the public road.

Provision shall be made to the satisfaction of Roads Service, to accommodate the existing roadside drainage and to ensure that surface water does not flow from the public road onto the site.

4. NI Water informatives:

No development shall be commenced until a Sewer Adoption Agreement has been authorised by NI Water to permit a connection to the public sewer in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 and Sewerage Services Act (Northern Ireland) 2016.

A formal water / sewer connection application must be made for all developments [prior to occupation], including those where it is proposed to re-use existing connections.

All services within the development should be laid underground.

Development shall not be occupied until the surface water drainage works on-site and off-site have been submitted, approved and constructed by developer and the relevant authority.

Statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse. All internal plumbing installation must comply with the current Water Supply (Water Fittings) Regulations (Northern Ireland). Applicants should contact NI Water's Water Fittings Regulations team via waterline@niwater.com if they have any queries.

For single properties where there is no sewer NI Water provide an annual septic tank desludge/emptying service. Further information is available by contacting Waterline on 03457 448800 or waterline@niwater.com. Desludge/emptying request is also available via NIW Self Service Portal at <https://digitalservices.niwater.com/desludge-open>

Upon receipt of this statutory consultation and to discuss any areas of concern, the applicant is advised to contact Waterline on 03457440088 or waterline@niwater.com. Alternatively, guidance notes and application forms are available to download from NI Water website at <https://www.niwater.com>

If during the course of developing the site the developer uncovers a pipe not previously evident, NI Water should be contacted immediately via Waterline 03457 440088. NI Water will carry out an investigation, and, provide guidance and direction in respect of any necessary measures to deal with this issue.

Dated: 30 September 2024

Paul McDermott, Lead Planner