



OUTLINE PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: L/2005/1419/O

Date of Application: 17th May 2005

Site of Proposed Development: Fassagh, Belleek.

Description of Proposal: Site for dwelling and domestic garage

Applicant:

Address:



Agent:

Address:



Drawing Ref: 01 Rev 01

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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. As required by Article 35 of the Planning (Northern Ireland) Order 1991, application for approval of the reserved matters shall be made to the Department 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: Time limit.

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 Department, in writing, before any development is commenced.

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Enniskillen Planning Office

See also Explanatory Notes attached





Reason: To enable the Department to consider in detail the proposed development of the site.

3. A block plan of the site indicating the finished floor level(s) of the proposed dwelling in relation to the existing and proposed ground levels and the existing road levels shall be submitted to the Department at Reserved Matters stage.

Reason: To ensure the dwelling integrates into the landform.

4. The development hereby approved shall be sited within the area shaded green as indicated on the stamped approved 1/2500 scale location map bearing the date stamp received 19/06/06.

Reason: In the interests of visual amenity.

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 visual amenity.

6. The proposed dwelling shall exhibit the traditional elements of rural design, particularly in form, proportion and finishes, as set out in the Department's Planning Strategy for Rural Northern Ireland and the Department's Design Guide for Rural Northern Ireland.

Reason: To ensure the dwelling is in keeping with the character of the rural area.

7. The existing mature trees and vegetation along 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 Department, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing at the earliest possible moment.

Reason: In the interests of visual amenity and to ensure the development integrates into the countryside.

8. A landscaping scheme (including along the new access lane) shall be submitted simultaneously with the detailed drawings (for the development hereby approved) at the Reserved Matters stage. 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. The plans and particulars submitted shall include details of the site preparation, planting methods, medium and additives together with the species, size and time of planting, presentation, location, spacing and numbers of all trees and shrubs to be planted and the proposed time of planting.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscaping in the interests of visual amenity.

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See also Explanatory Notes attached



DIRECTOR OF PLANNING



9. The area shaded yellow as indicated on Drawing No 01 Rev 01 dated received on 19th June 2006 shall be retained in its present agricultural use.

Reason: To ensure that the development does not adversely affect the visual amenity of this area of countryside.

10. No development shall take place until details of gates, fences, walls or any other proposed structures in addition to the proposed dwelling have been submitted to and approved in writing by the Department at Reserved Matters stage. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is in keeping with the locality.

11. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

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

12. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, 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. With regard to the above Condition No. 06, you are advised that in order to meet the requirements of the Department's Design Guide for Rural Northern Ireland, the form, shape and materials will normally fall within the following parameters:-

The width of the dwelling frontage, in the case of 2 storey dwellings, should not exceed 14 metres and up to a maximum of 18 metres for single storey dwellings or 20 metres if the roofline is broken or frontage set back.

The external gable depth (front to back) of 2 storey dwellings should not exceed 9 metres and only 7 metres in sensitive locations.

The roof pitch should be within the range 35 to 40 degrees except when gable depth is below 7.5 metres, then 45 degrees is acceptable.

The front elevation should not have any projection or return other than a simple pitched roof storm porch if desired. 2 storey: the porch projected to first floor, if central may be acceptable.*

Any chimneybreast should be internal, with the chimneystack positioned centrally on the ridge, preferably at the gable end of the dwelling.

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INVESTING IN PEOPLE



The proposed wall finish, in a colour to be agreed with the Department, should be smooth plaster or roughcast render and painted, or have a dry dash finish. The roofing tiles or slates should be blue/black or dark grey and be flat and non-profiled.

2. Water Service Comments

Public water supply available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the Department's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.

3. Foul water sewer not available. The use of a septic tank, (on the basis of one for each dwelling) is subject to the necessary written consent being obtained from the Environment and Heritage Service and the approval of the local District Council Environmental Health section.

Where approval to the use of a septic tank disposal system is granted and the applicant wishes the Water service to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction requirements contained therein. Contact Water Service's Customer Services Unit to obtain a 'Form of Agreement' form, or telephone Waterline on 0845 7440088.

4. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.

5. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 1973, as amended 1993, consultation with Water Service is essential at design stage with regard to the following matters:

- (a) water supply requirements;
- (b) septic tank emptying;

Contact Water Service's Customer Services Unit or telephone Waterline on 0845 7440088.

6. The applicant is advised to contact Water Service through its Customer Service's Unit or Waterline on 0845 7440088 upon receipt of this decision to discuss any issues of concern.
7. If during the course of developing the site the developer uncovers a pipe not previously evident the local Water Service should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe.

Dated: 6th July 2006



Authorised Officer

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DC1001MW

Enniskillen Planning Office



DETAILED REQUIREMENTS FOR PUBLIC ROAD ACCESS

Planning Ref: 18004 L/05/14/19

- 1 The detailed access requirements for the above proposal are set out in the box below. A maximum 1:500 scale plan incorporating these requirements must be submitted as part of the Planning Matters application.
- 2 Notes marked with an "X" to be copied onto Plan. The Applicant and/or his successors in title shall comply with conditions marked with a "Z".

1 Layout to be in accordance with Diagram(s) 1 overleaf.

2 Visibility Splays X = 2 metres Y = 70 metres. Ensure no blind spots exist where access is on the inside of a bend.

3 **Forward Sight Distance (FSD) - this is drawn from centre line of road/near side lane far side lane to centre line of road/near side lane/far side lane in both directions/towards _____ (for a distance of _____ metres (delete as appropriate))

4 Width of Access (if different from diagram) _____ m

5 a Minimum radii (if different from diagram): Entry _____ metres Exit _____ metres

5 b The access shall be at a right angle to the public road over a distance of _____ metres as measured from the near edge of the public road.

6 ACCESS ACROSS FOOTWAY
Where the access crosses a footway it is important to have intervisibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility splays between a driver's viewpoint 2m back into the access and a distance measured along the back of the footway for 2m on each side of the viewpoint.

7 PARKING/TURNING 'X'
The required vehicle parking and turning areas to be provided within the curtilage of the site. Provision must be made for vehicles to reverse and exit in forward gear. (Private drive 18 m x 3.2 m. Over 2 bedrooms require 24 m x 3.2 m).

8 Access position minimum of 10m from NE boundary

9 Other Requirements

(a) A 150mm pipe shall connect a gully to a suitable drain.

(b) _____

SIGNED G.McK DATE 28/6/2008

DEPT. OF THE ENVIRONMENT (N.I.)
30 JUN 2008
PLANNING SERVICE
ENNISKILLEN SUB-DIVISION

"Z" The proposed access details shall also be in accordance with the Roads Service publication "Vehicular Access Standards" some portions of which are reproduced below for convenience

VISIBILITY SPLAYS "X"

12. Visibility splays must be retained in perpetuity.

VISIBILITY SPLAYS

13. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.

POLES/COLUMNS "X"

14. Any pole or column materially affecting visibility must also be removed. A maximum of 1 No. pole or column is acceptable in each visibility splay. The cost of removing columns/poles is borne by the Applicant. The work shall commence on site until the visibility splays have been provided.

HEDGES ETC "X"

15. Any hedges/walls/fences/trees/shrubs etc (of any height) located in front of the visibility splays shall be removed.

FENCE/WALL "X"

16. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that all new trees or shrubs be planted at least 1.0m back from the visibility splays to allow for future growth and some species will require additional set back.

DRAINAGE

18. Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the access. The appropriate drainage arrangements must be detailed on the plan.

19. It is the Applicant's responsibility to ensure that surface water from the roof of the development does not flow onto the public road, including the footway.

17. Open drains or outlets in the road verge shall be piped to the satisfaction of DRD Roads Service (Tel: 6624 3700). Watercourses behind a fence line shall be piped to the satisfaction of the Rivers Agency (Tel: 6633 8529).

GRADIENT "X"

11. Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary, i.e. from the back of the verge/back of footway / fence-line / edge of carriageway.

GRADIENT

15. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1:25) maximum and 2.5% (1:40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

GATES/SECURITY BARRIERS "X"

20. Entrance gates, where erected, should be sited at least 5 metres from the edge of the carriageway. Where this is not possible, they shall be sited so that when open they do not project over the footway, verge, or carriageway.

21. In the case of industrial premises or other major accesses, gates or security barriers shall be located at a distance from the edge of the carriageway that will allow the largest vehicle likely to use the access to stop clear of the carriageway, when the gates or barriers are closed.

DRIVEWAY WIDTH "X"

22. Minimum width 3.2 m. Maximum - 5.0m

VISIBILITY SPLAYS ACROSS EXISTING FOOTWAY

23. The footway shall be extended to the rear of the visibility splays and a backing kerb provided. The extension must use the same material (Bitumac/Asphalt) used in the construction of the footway.

24. Any existing access shall be closed within 4 weeks of new access opening.

TRUNK ROADS - DWELL AREA

25. Where the access is above the public road, the access gradient for the first 15m immediately adjacent to a trunk road shall be between 0 and 2%.

SURFACE MATERIAL "X"

26. Entrances lay-bys shall be surfaced in bitumac/asphalt between the edge of the public road and a point in line with the centre line of the existing hedge/fence/wall etc.

DROPPED KERBS

27. Kerbs shall be dropped over a distance of 6m across the mouth of the entrance.

"Z" **SEPTIC TANKS "X"**

28. Position of the septic tank to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road.

"Z" **ACCESS ACROSS VERGE/FOOTWAY ETC**

29. Roads Service have no objection to access across a roadside verge/footway. The only exception to this is where an access is onto a public car park; in this particular case a legal agreement (together with payment) must be entered into with Roads Service prior to full reserved matters planning permission being recommended. Apart from car parks there is no non-refundable charge for crossing a verge/footway.

"Z" **DISABLED PARKING**

30. A minimum of one marked disabled parking space shall be provided close to the entrance (over 25 spaces: 1/25).

31. The Applicant is required under the Roads (NI) Order 1993 to be in possession of the Department's consent before any work commences which involves openings to any fence/hedge/wall etc bounding the front of a site. The consent is available from M Breen Tel: 66343717. A deposit will be required.

32. Plant visibility splay/Forward sight distance with ground covering shrubs, e.g. Erica Carnea Whitehall - mature height 150 mm or other shrubs with maximum mature height of up to 15mm. See Part 3.1 of DCAN15 for guidelines on forward sight distance (Document available from Planning Service).

**If the access is located close to a crest then the FSD is also measured vertically to & from a point 10 metres above road level.