



APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: L/2009/0597/RM

Date of Application: 12th June 2009

Site of Proposed Development: Fassagh, Belleek, BT93 3DG

Description of Proposal: **Erection of one and half storey dwelling and detached one and half storey domestic garage**

Applicant: **[REDACTED]**
Address: C/o Agent

Agent: **[REDACTED]**
Address: **[REDACTED]**
Belleek
BT93 3JP

Outline Application Number: L/2005/1419/O;

Drawing Ref: 01, 02, 03, 04

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above, the Department of the Environment, in pursuance of its powers under the above-mentioned Order, and in accordance with your application

HEREBY APPROVES

the said reserved matters 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 the development to which this approval relates must be begun by whichever is the later of the following dates:-
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: Time limit.

2. 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

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Enniskillen Planning Office



An Agency within the Department of the
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See also Explanatory Notes attached



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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.

3. 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. The applicant's attention is drawn to the need to comply with all conditions imposed on the outline planning permission, some of which may need to be satisfied prior to the commencement of any work on the site pursuant to that permission and to this approval of reserved matters.

2. **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).

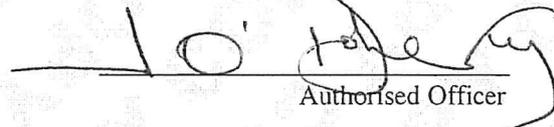
The proposed development being sited a minimum of 15 metres from any septic tank (existing or approved).

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: 24th July 2009


Authorised Officer

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Planning (N.I.) Order 1991
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Enniskillen Sub-Office
Team 12



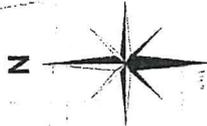
GRANTED

Approval of Reserved Matters

Subject to Conditions (if any) as set out on

Decision form No. *U/2009/0597/1214*

Date *24-7-09*



Drawing *01*

