



# Land & Property Services

## Scirbhís Talún & Maoine

THE LAND REGISTRY | CLARLANN NA TALÚN

Date: 01 Sep 2021  
County: Fermanagh  
Folio: FE117  
Scale: 1:2500  
Our Ref: 2021/699168  
Your Ref: anyland Investment Properties Ltd  
- Joe Byrne  
Map Ref(s): 24508NE, 24605NW  
Sheet 1 of 1

### Key to folio labels:

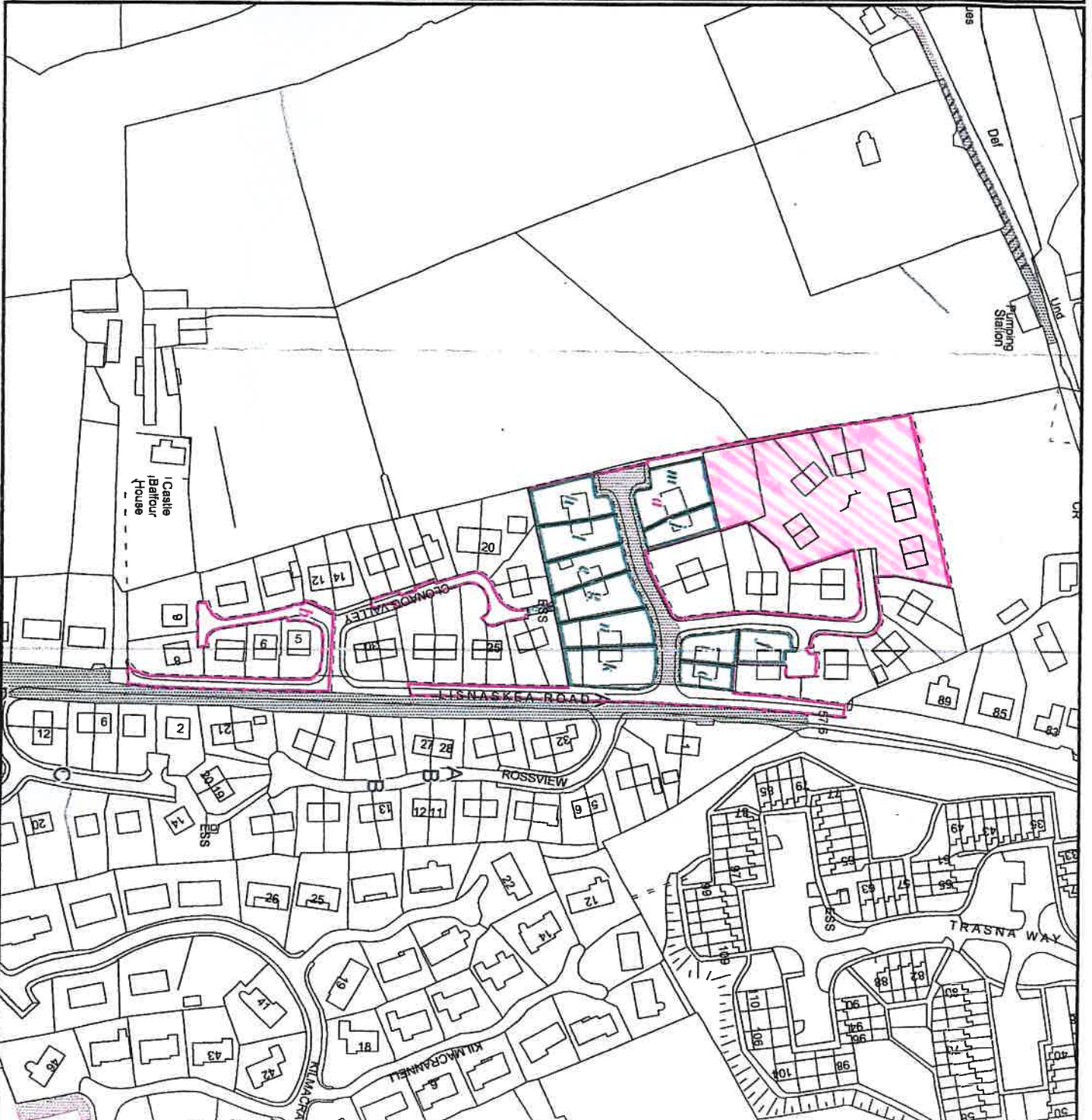
- a - FE117.2 PS
- b - FE117 Pk.2
- c - FE4849L
- d - FE60029L
- e - FE60034L
- f - FE60035L
- g - FE60036L
- h - FE9123L
- i - FE9366L
- j - FE9306L
- k - FE9356L
- l - FE9373L
- m - FE9432L
- n - FE9479L

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The copy map shows the location of the land comprised in the folio listed above.

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**Land & Property Services**  
**Scirbhís Talún & Maoine**  
**THE LAND REGISTRY / CLÁRLANN NA TALÚN**

Date: 01 Sep 2021  
County: Fermanagh  
Folio: FE117  
Scale: 1:500  
Our Ref: 2021/699168  
Your Ref: anyland Investment Properties Ltd  
Map Ref(s): - Joe Byrne  
See Map Sheet 1  
Clarification Sheet 1 for map sheet 1

**Key to folio labels:**

c - FE4849L  
e - FE60134L  
g - FE60722L  
h - FE9122L  
k - FE9356L  
l - FE9373L  
n - FE9479L

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This copy map shows the location of the lands comprised in the title listed above

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**Applicant's Details:**

PAULINE MCKENNA SOLICITORS  
10, GEORGES STREET  
OMAGH  
BT78 1DE

**Regional Property Certificate Unit**

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2 Townhall Street  
Enniskillen BT74 7BA

Telephone: 0300 303 1777 Ext 21928  
or 028 6632 1828

Email: [propcerts@fermanaghomagh.com](mailto:propcerts@fermanaghomagh.com)

**Email: UNKNOWN**

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**Request Address:**

**LAND AT,  
CASTLE GRANGE  
LISNASKEA**

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**Ref No: CU/2021/29392**

**Discharge Consent No & Ref No:  
S1643/PMCK/MM/41/3/2**

**OS: 24508NE**

**Name of Owner: MARYLAND INVESTMENT  
PROPERTIES LTD**

**Date Received: 22/09/2021**

**Date Returned: 28/09/2021**

**Fees Received: £70.00**

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The replies provided in the Property Certificate will not attempt or claim to deal with matters which relate to other functions of District Councils, the Northern Ireland Housing Executive or other public bodies or with charges registered in the Statutory Charges Register or matters registered in Land Registry or the Registry of Deeds.

The replies are furnished in accordance with the information at present available to the Consultees of this process and provided by RPCU and on the understanding that neither the Council nor any officer of the Council is legally responsible therefore.

Replies to questions provided on the Property Certificate relate exclusively to the site outlined on the location plan supplied.

All correspondence relating to these answers should quote the Property Certificate Reference Number.

#### **DEPARTMENT for INFRASTRUCTURE (DfI) - TRANSPORTNI**

1. Is the road adjoining the property maintainable by the Department within the meaning of the Roads (NI) Order 1993? (Note: "road" includes the carriageway any associated footway verge and service strips which should be kept free of obstructions.)

Roads Omagh:

**YES. Castle Grange is maintained.**

2. Are there any proposals for road works which may affect the property?

Roads Omagh:

**NO.**

3. If the road is not maintained by the Department:

(i) has it been determined for adoption under the provisions of the Private Streets (NI) Order 1980? and Private Streets (Amendment) (Northern Ireland) Order 1992, and the Roads (Northern Ireland) Order 1993?,

(ii) if so, has a bond been obtained from the Developer?

Roads Omagh:

**(i) N/A**

**(ii) N/A**

#### **NORTHERN IRELAND WATER**

4. Is a public sewer available to serve the property?

**Yes, there is a foul sewer within 20m of the boundary of the site, as indicated on the map provided with the property certificate enquiry.**

**Yes, there is a storm sewer within 20m of the boundary of the site, as indicated on the map provided with the property certificate enquiry.**

There is a sewer crossing this site.

5. Is a public water main available to serve the property?

**Yes, there is a watermain within 20m of the boundary of the site, as indicated on the map provided with the property certificate enquiry.**

6. Have any consents to discharge trade effluent under Article 275 or Article 276 of The Water and Sewerage Services (NI) Order 2006 been granted conditionally or refused in relation to the property?

**NO.**

**DEPARTMENT OF AGRICULTURE, ENVIRONMENT AND RURAL AFFAIRS (DAERA)**

7. Have any consents under Article 7 of the Water (Northern Ireland) Order 1999 which include consents issued under the Water Act (Northern Ireland) 1972 which are deemed as consents under the said Order been

(A) granted or

(B) refused

in relation to the property?

**NO.**

RELEVANT INFORMATION - Please include any consent reference number in Section A which may assist in the processing of your application. Failure to provide this information may result in an inexact property certificate.

**PLANNING**

8. Has the property been the subject of a planning application? If so, please give details.

**Planning Applications -**

**Application Reference: L/1981/0369**

**Date of Decision: 03/08/1981**

**Decision: PERMISSION REFUSED**

**Proposal:**

**PRIVATE HOUSING DEVELOPMENT**

**Location:**

**CASTLEBALFOUR, LISNASKEA**

**Reasons for Refusal:**

**Reason for Refusal 1**

**1 The proposed development is unsatisfactory as pumping of foul drainage would be required.**

**Application Reference: L/1989/0861**

**Date Application Valid: 08/12/1989**

**Date of Decision: 01/10/1990**

**Decision: PERMISSION GRANTED**

**Proposal:**

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**Housing Development (8)**

**Location:**

**CASTLEBALFOUR DEMESNE LISNASKEA**

**Conditions:**

**Condition 1**

**01 The development must be begun not later than the expiration of five years beginning with the date of this permission as required by Article 34 of the Planning (Northern Ireland) Order 1991.**

**02 PRIVATE STREETS ORDER (NORTHERN IRELAND) 1980 DETERMINATION**

The Department of the Environment (NI) hereby determines that the width, position and arrangement of the streets, and the land to be regarded for the purposes of Article 3 of the Private Streets (Northern Ireland) Order 1980 as being comprised in those streets shall be as shown coloured red on layout drawing 22B/119B dated 28.6.90 and the following conditions, which are imposed for the reasons stated shall apply:

i. The streets shown coloured red shall be constructed in accordance with the requirements of the Private Streets Order.

Reason: To ensure that they are of a satisfactory standard.

**03 Notwithstanding the provisions of the planning (General Development) Order (NI) 1973 and the Planning (General Development)(Amendment) Order (NI) 1981 no gates, fences, walls or other means of enclosures shall be erected or constructed; nor hedges nor formal rows of trees grown on the service strip coloured Red on the approved plan (Drawing No 22B/119B)**

**03 Reason: To protect the character of the development**

**04 No planting other than grass, flowers or shrubs with a shallow root system shall be carried out on or over the service strip coloured Red on the approved plan (Drawing No 22B/119B)**

**04 Reason: In the interest of visual amenity and public safety**

**05 Gulleys shall be provided to prevent water building up against ramps**

**05 Reason: To ensure satisfactory drainage**

**06 Where cover to foul and storm sewers is less than 1.2 metres 150mm concrete B & S (Bed & Surround) must be provided**

**06 Reason: To protect sewers**

**07 The gradients of access shall not exceed 1 in 12.5 for a distance of 5 metres from the back of the footways**

Reason: In the interest of public safety and traffic management.

**08 All planting, seeding or turfing comprised in the approved 1/500 scale plan received on 28.6.90 and details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 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 amenity.

09 A 1.2 metre high close boarded timber fence shall be erected as indicated in blue on the approved 1/500 scale plan (No 22B/119B)

09 Reason: In the interest of amenity.

10 Subject to the above conditions the development shall be carried out in accordance with the stamped approved drawings No 01/119B 02/119B 03/119B 04/119B 05/119B 20B/119B 21B/119B 22B/119B 23A/119B 24B/119B & 1/2500 Scale Location Map which were received 8.12.89 28.6.90 4.9.90

Application Reference: L/1997/0107

Date Application Valid: 08/04/1997

Date of Decision: 17/09/1998

Decision: PERMISSION GRANTED

Proposal:

Erection of 12 No. semi-detached dwellings (amended scheme)

Location:

DERRYLIN ROAD, CASTLEBALFOUR, LISNASKEA

Conditions:

Condition 1

01 The development must be begun not later than the expiration of five years beginning with the date of this permission as required by Article 34 of the Planning (Northern Ireland) Order 1991.

02 A 1.8M high close boarded timber fence shall be erected as indicated in blue on the approved 1:500 scale plan 03f-PL prior to the occupation of the dwellings.

Reason: In the interest of visual amenity.

03 The existing mature vegetation along the southern boundary shall be retained intact and shall not be lopped, topped, felled or removed without the prior consent in writing of the Department

03 Reason: The Department considers that the existing trees and shrubs are an important visual amenity.

04 All planting, seeding or turfing comprised in the approved 1/500 scale plan received on 29.04.98 and details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 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 amenity.

05 All services within the development shall be laid underground.

Reason: In the interest of amenity.



06

**PRIVATE STREETS ORDER (NORTHERN IRELAND) 1980 DETERMINATION**

The Department of the Environment (NI) hereby determines that the width, position and arrangement of the streets, and the land to be regarded for the purpose of Article 3 of the Private Streets (Northern Ireland) Order 1980 as being comprised in those streets shall be as shown coloured red on layout drawing No 03f-PL received 29.04.98 and the following conditions, which are imposed for the reasons stated shall apply:

i. The streets shown coloured red shall be constructed in accordance with the requirements of the Private Streets Order.

Reason: To ensure that they are of a satisfactory standard.

07 No building work shall commence on site until the required sight lines have been provided at the junction with the public road

Reason: To ensure that adequate visibility has been provided in the interests of road safety.

Application Reference: L/1999/0198

Date Application Valid: 04/03/1999

Date of Decision: 24/11/1999

Decision: PERMISSION GRANTED

Proposal:

Erection of 22 semi-detached dwellings (Phase 2)

Location:

CASTLEBALFOUR, LISNASKEA

Conditions:

**Condition 1**

01 The development must be begun not later than the expiration of five years beginning with the date of this permission as required by Article 34 of the Planning (Northern Ireland) Order 1991.

02 The area hatched green on Drawing No. 9 dated 19.11.99 shall be levelled, drained, topsoiled and grassed within 1 year of the occupation of any of the dwellings hereby approved or such other time as agreed in writing with the Department and retained as open space hereafter.

Reason: To ensure that adequate open space is provided within the housing development in accordance with Policy H3 of the Fermanagh Area Plan 2007.

03 The existing mature vegetation along the northern and eastern boundaries shall be retained intact and no topping, lopping, felling or removal shall be carried out without the prior consent, in writing, of the Department.

03 Reason: The Department considers the existing trees to be an important visual amenity.

04 All planting, seeding or turfing comprised in the approved 1/500 scale plan received on 21.07.99 (Drg 8) and details of landscaping shall be carried out in the first planting and seeding seasons following the

occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 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 amenity.

05 A 1.2 metre high close boarded fence shall be erected as indicated in blue on the approved 1:500 scale plan (No. 8) prior to the occupation of the dwelling(s).

Reason: In the interest of visual amenity.

06 All services within the development shall be laid underground.

Reason: In the interest of amenity.

07 Notwithstanding the provisions of the Planning (General Development) Order (NI) 1993 no gates, fences, walls or other means of enclosure shall be erected or constructed, nor hedges nor formal rows of trees grown on the areas coloured red and green on the approved plan Drawing No. 9

Reason: To protect the open character of the development.

08 No planting other than grass, flowers or shrubs with a shallow root system shall be carried out on or over a 1.8 metre wide service strip hatched red on the approved Drawing No. 9 dated 19.11.99

Reason: In order to avoid damage to and allow access to the services within this strip.

09 No building work shall commence on site until the required sight lines have been provided at the junction with the public road

Reason: To ensure that adequate visibility has been provided in the interests of road safety.

10

#### PRIVATE STREETS ORDER (NORTHERN IRELAND) 1980 DETERMINATION

The Department of the Environment (NI) hereby determines that the width, position and arrangement of the streets, and the land to be regarded for the purpose of Article 3 of the Private Streets (Northern Ireland) Order 1980 as being comprised in those streets shall be as shown coloured red on layout drawing 9 dated 19.11.99 and the following conditions, which are imposed for the reasons stated shall apply:

i. The streets shown coloured red shall be constructed in accordance with the requirements of the Private Streets Order.

Reason: To ensure that they are of a satisfactory standard.

Application Reference: L/1999/1105/F

Date Application Valid: 03/11/1999

Date of Decision: 16/12/1999

Decision: PERMISSION GRANTED

Proposal:

Extension to Dwelling

Location:

57 Castle Grange, Derrylin Road, Lisnaskea.

**Conditions:**

**Condition 1**

As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time limit.

Application Reference: L/2005/1502/F

Date Application Valid: 17/05/2005

Date of Decision: 24/04/2006

Decision: PERMISSION GRANTED

**Proposal:**

Demolition of 2 No Dwellings and Erection of 3 No Dwellings

**Location:**

9 and 10 Castlegrange, Lisnaskea

**Conditions:**

**Condition 1**

As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time limit.

Application Reference: L/2009/0302/F

Date Application Valid: 03/04/2009

Date of Decision: 19/06/2009

Decision: PERMISSION GRANTED

**Proposal:**

Demolition of two existing dwellings and erection of 2 semi-detached two storey dwellings (one with integral domestic garage)

**Location:**

47 and 49 Castle Grange, Castle Balfour Demense, Lisnaskea, Fermanagh. BT92 0GG

**Conditions:**

**Condition 1**

As required by Article 34 of the Planning (Northern Ireland) Order 1991, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time limit.

**Condition 2**

The existing boundaries as indicated in orange on the approved plan drawing No 02 (Revision 1) date stamp received 27th May 2009, shall be protected during construction and permanently retained thereafter.

Reason: In the interest of privacy and amenity.

Application Reference: L/2010/0909/F  
Date Application Valid: 30/11/2010  
Date of Decision: 25/02/2011  
Decision: PERMISSION REFUSED

Proposal:  
Proposed 4No Townhouses to supersede 3No approved Dwelling L/2005/1502/F

Location:  
9 and 10 Castlegrange  
Lisnaskea

**Reasons for Refusal:**

**Reason for Refusal 1**

The proposed development is contrary to Policy QD1 of the Planning Policy Statement 7 (PPS7) Quality Residential Environments criteria (a) and PPS7 addendum Safeguarding the Character of Established Residential Areas LC1, in that it has not been demonstrated that the development would create a quality and sustainable residential environment and fails to meet the requirements of criteria in that it is out of character with the established residential area and does not reflect the pattern of development in Castlegrange.

**Reason for Refusal 2**

The proposed development is contrary to policy QD1 of Planning Policy Statement 7 (PPS7) and LC1 of the addendum to PPS7 in that it would, if permitted, result in over development of the site since it comprises an excessive number of residential units, out of keeping with the character of existing development which consists of semi detached properties within large curtilages.

Application Reference: LA10/2015/0384/F  
Date Application Valid: 28/07/2015  
Date of Decision: 26/10/2015  
Decision: PERMISSION GRANTED

Proposal:  
2 No. proposed dwellings with integrated garage

Location:  
51 and 53 Castlegrange Lisnaskea

**Conditions:**

**Condition 1**

As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: Time Limit.

**Condition 2**

Prior to the occupation of the individual dwelling hereby approved, the boundary



treatments defining the curtilage shall be constructed as detailed on drawing no. 02REV1 and 03REV1 received 07/10/15.

**Reason:** To ensure that boundary treatments are provided in a timely manner to assist in the provision of a quality residential environment in accordance with the Departments Policy Statement PPS 7 - Quality Residential Environments.

9. Has an occupancy condition been attached to any planning permission? If so please specify.

**PLEASE SEE ANSWER TO QUESTION 8 FOR DETAILS OF ANY CONDITIONS.**

10. Has any condition relating to trees been attached to any planning permission? If so please specify.

**PLEASE SEE ANSWER TO QUESTION 8 FOR DETAILS OF ANY CONDITIONS.**

11. Has the Council, or as the case may be, the Department for Infrastructure served any notice or made any order or taken any other action under the Planning Act (Northern Ireland) 2011 or Planning (Northern Ireland) Order 1991 in respect of the property other than the matters registered in the Statutory Charges Register?

**ENFORCEMENT NOTICES:**

**None.**

**LISTED BUILDING:**

**None.**

**CONSERVATION AREA:**

**None.**

**GENERAL**

12. Is there any present proposal by the Department for Infrastructure or the Department for Communities to acquire all or any part of the property for any of its statutory functions?

**PLANNING:**

**NO.**

**DEPARTMENT for INFRASTRUCTURE (DfI) - TRANSPORTNI:**

Roads Omagh:

**NO.**

**NORTHERN IRELAND WATER:**

**NO.**

13. Has any notice or counter-notice been served on or by the Council, or as the case may be, the Department for Infrastructure or the Department for Communities under Part 1 of the Planning & Land Compensation Act (Northern Ireland) 1971, the Planning Blight (Compensation) (NI) Order 1981 or the Planning (NI) Order 1991?

**PLANNING:**

**NO.**

**DEPARTMENT for INFRASTRUCTURE (DfI) - TRANSPORTNI:**

Roads Omagh:

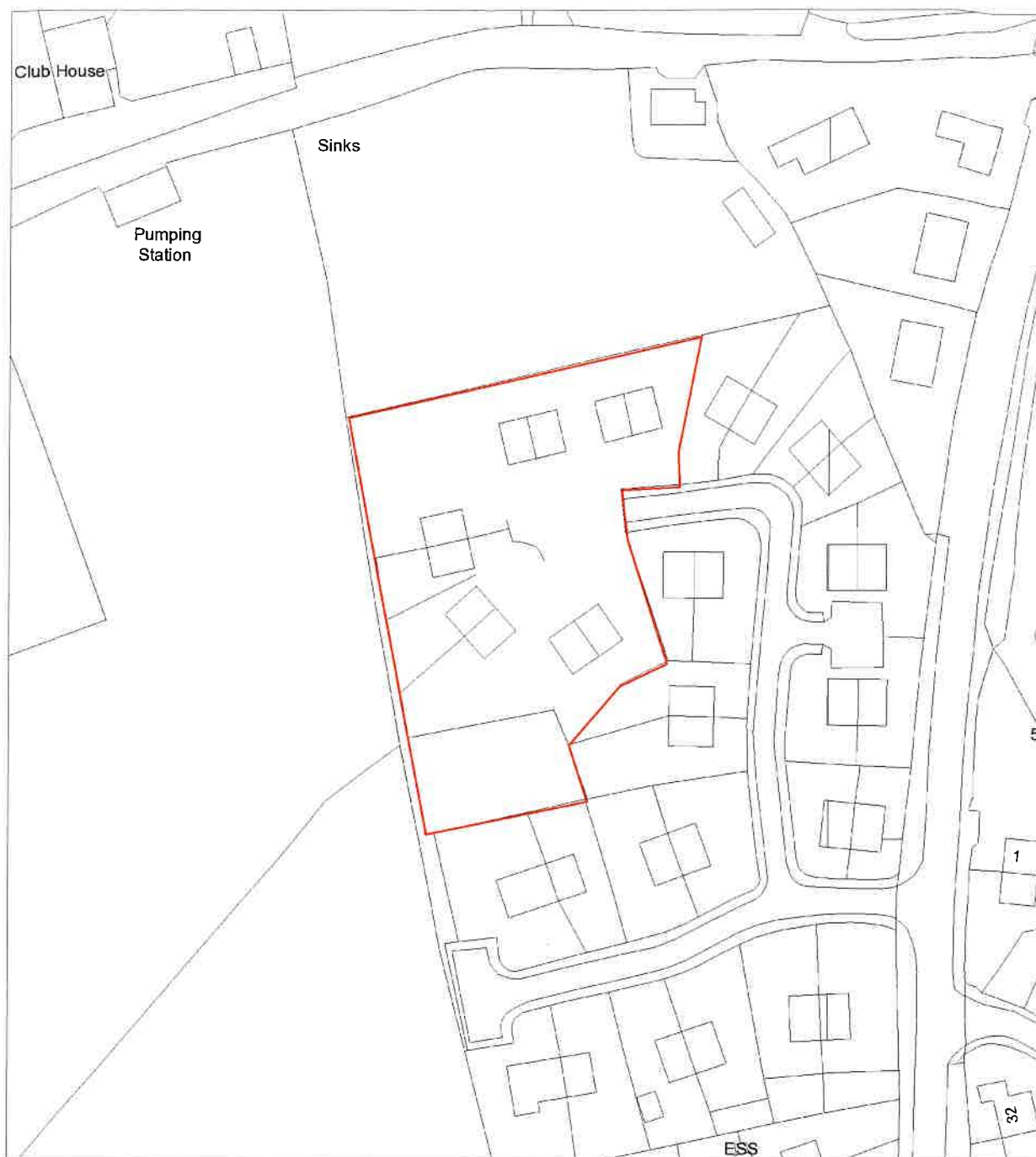
**NO.**

**NORTHERN IRELAND WATER:**

**NO.**



Jackie Owens  
Regional Property Certificate Unit Manager  
for Chief Executive



Search Reference:	CU/2021/29392	<b>Regional Property Certificate Unit</b> <b>County Buildings</b> <b>15 East Bridge Street</b> <b>ENNISKILLEN</b> <b>BT74 7BW</b>
Map Sheet Reference:	24508NE	
Property Address:	LAND AT, CASTLE GRANGE LISNASKEA	
Date:	24-Sep-2021	Scale: 1: 1250
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