



OUTLINE PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: L/2005/0615/O

Date of Application: 18th March 2005

Site of Proposed Development: Drumbealimy, Magheraveely.

Description of Proposal: Site for domestic dwelling & garage

Applicant: [REDACTED]

Agent: Mc Caffrey Bros

Address: [REDACTED]
Magheraveely

Address: 160 Main Street
Lisnaskea

Drawing Ref: 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.

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

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Enniskillen Planning Office

See also Explanatory Notes attached



3. The dwelling hereby permitted shall be a dwelling designed and landscaped in accordance with the Department's Design Guide for Rural Northern Ireland.

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

4. The proposed dwelling shall be sited in the area shaded green on the approved plan date stamped received 18 Mar 2005.

Reason: To ensure that the development is integrated into the landscape in accordance with the requirements of the Department's Rural Strategy.

5. The dwelling hereby permitted shall have a local vernacular roadside layout and house design in accordance with the Department's Design Guide for Rural Northern Ireland, position at right angles to the public road and with little or no formal garden.

Reason: To ensure the dwelling integrates into the countryside and respects the character of the area.

6. The proposed dwelling shall have a ridge height of no more than 6.5 metres above finished floor level.

Reason: To ensure that the development integrates into the landscape in accordance with the requirements of the Department's Rural Strategy.

7. 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.

8. The footprint of the new dwelling shall be limited to 120 sq. metres measured externally and including any integral garage.

Reason: To ensure the dwelling integrates into the countryside and respects the rural character of the area.

9. The existing mature trees and vegetation along the entire site boundaries shall be retained 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.

10. A landscaping scheme 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.

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Reason: In the interests of visual amenity.

11. Development shall not commence until Water Act Consent has been obtained for the discharge of sewerage effluent and a copy of consent has been forwarded to Planning Service.

Reason: To ensure a satisfactory means of effluent disposal can be provided.

12. 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.

Informatives

1. With regard to the above Condition No. 03, 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:-
 - i. 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 roof line is broken or frontage set back.
 - ii. The external gable depth (front to back) of 2 storey dwellings should not exceed 9 metres and only 7 metres in sensitive locations.
 - iii. The roof pitch should be within the range 35 to 40 degrees except when gable width is below 7.5 metres, then 45 degrees is acceptable.
 - iv. 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.
 - v. Any chimney breast should be internal, with the chimney stack positioned centrally on the ridge, preferably at the gable end of the dwelling.
 - vi. The proposed wall finish, in a colour to be agreed with the Department, should be smooth plaster or rough cast 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. 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.

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See also Explanatory Notes attached



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) septic tank emptying;

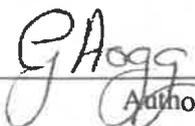
Contact Water Service's Customer Services Unit or telephone Waterline on 0845 7440088.

6. Any septic tank must be a minimum of 15 metres from the proposed dwelling or any other habitable dwelling.
 - A consent to discharge sewage effluent must be obtained from DoE, Environment and Heritage Service, as required by The Water (Northern Ireland) Order 1999.
 - A legal agreement must be 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.

This agreement must ensure that the lands in question will always be available for the intended purpose and also that any owner/occupier of the proposed development will have access to these lands for maintenance/improvement works as required.

7. This decision refers to Drawing(s) N0.01 Received 18 Mar 2005.

Dated: 24th May 2005


Authorised Officer

Application No. L/2005/0615/O

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Enniskillen Planning Office

See also Explanatory Notes attached



Explanatory Notes to accompany Approvals

Type of Approval	See Notes
(a) Planning Permission and Approval of Reserved Matters	1, 2, 3, 4
(b) Consent to display advertisements	1, 2, 4, 5
(c) Listed Building consent	1, 2, 4, 6

Note

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Planning Service you may appeal to the Planning Appeals Commission, Park House, Great Victoria Street, Belfast BT2 7AG (Tel (028) 9024 4710) within 6 months of receipt of the notice. A publication entitled “**Planning Appeals – A Guide to Procedure**” is also available from this address, or from your Divisional Planning Office.
2. You should check whether further approval is required under other legislation, such as Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water etc. to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to approved plans or comply with conditions attached to this permission is a contravention of the Planning (NI) Order 1991 [or the Planning (Control of Advertisements) Regulations (NI) 1973 in the case of advertisements], and may result in The Planning Service taking enforcement action.
5. If you intend to display an advertisement on land which is not in your possession, you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained listed building consent to demolish a building you must not do so before the Environment and Heritage Service has:
 - (i) been given reasonable access to the building for one month following the granting of consent; or
 - (ii) stated that it has completed its record of the building; or
 - (iii) stated that it does not wish to record it.

The Environment and Heritage Service, Historic Monuments and Buildings Branch can be contacted at 5-33 Hill Street, Belfast BT1 2LA – Tel: (028) 9023 5000.

Form P19

Planning Ref: L2005/615

- 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 Reserved Matters application.
- 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".

3.	Layout to be in accordance with Diagram(s) _____ overleaf.
4.	Visibility Splays X = <u>2.0</u> metres Y = <u>55</u> metres
5.	Forward Sight Distance _____ m
6.	Width of Access (if different from diagram) _____ m
7.	Minimum radii (if different from diagram). Entry _____ metres. Exit _____ metres
8.	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.
9.	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 3 bedrooms require 24 m x 3.2 m).
10.	Access position <u>Via existing wired gap 45m from Northern boundary at stream</u>
11.	Other Requirements: (a) <u>A 150mm pipe shall connect a culvert to a suitable drain.</u> (b) <u>Face hedges either side of access - no hedge removal is necessary</u>

SIGNED G McK B Fee DATE 6/4/2005

DEPT. OF THE
ENVIRONMENT (N.I.)
7 APR 2005
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.

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| <p><input checked="" type="checkbox"/> VISIBILITY SPLAYS "X"
12. Visibility splays must be retained in perpetuity.</p> <p><input checked="" type="checkbox"/> 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.</p> <p>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. No work shall commence on site until the visibility splays have been provided.</p> <p><input checked="" type="checkbox"/> HEDGES ETC "X"
15a. Any hedges/walls/fences/trees/shrubs etc (of any height) located in front of the visibility splays shall be removed.</p> <p><input checked="" type="checkbox"/> FENCE/WALL "X"
15b. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any 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.</p> <p>DRAINAGE
16a. 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.</p> <p>16b. 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.</p> <p>17. Open drains or outlets in the road verge shall be piped to the satisfaction of DRD Roads Service (Tel: 6634 3700). Watercourses behind/in front of a hedge/fence line shall be piped to the satisfaction of the Rivers Agency (Tel: 6638 8529).</p> <p>GRADIENT
18. 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 of the access shall not exceed 1:25 (4%) over the first 10 metres outside the road boundary, i.e. from the back of the verge/back of footway/fence-line/edge of carriageway.
(Delete as appropriate)</p> <p>GRADIENT
19. 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.</p> <p>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.</p> | <p>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.</p> <p><input checked="" type="checkbox"/> DRIVEWAY WIDTH "X"
22. Minimum width 3.2 m. Maximum - 5.0m</p> <p>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 (Bitmac/Asphalt) used in the construction of the footway.</p> <p>24. Any existing access shall be closed within 4 weeks of new access opening.</p> <p>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%.</p> <p><input checked="" type="checkbox"/> SURFACE MATERIAL "X"
26. Entrances/lay-bys shall be surfaced in bitmac/asphalt between the edge of the public road and a point in line with the centre line of the existing hedge/fence/wall etc.</p> <p>DROPPED KERBS
27. Kerbs shall be dropped over a distance of 6m across the mouth of the entrance.</p> <p><input checked="" type="checkbox"/> SEPTIC TANKS
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.</p> <p>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.</p> <p>DISABLED PARKING
30. A minimum of one marked disabled parking space shall be provided close to the entrance (over 25 spaces: 1/25).</p> <p>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.</p> <p>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 150mm. See Point 3.1 of DCAM15 for guidelines on forward sight distance. (Document available from Planning Service)</p> |
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