



## APPROVAL OF PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

Application No: **LA10/2021/0010/O**

Date of Application: **4th January 2021**

Site of Proposed  
Development:

**Lands 70 meters east of 72 Inver Road  
Tonity Bog  
Roslea**

Description of Proposal:

**Dwelling and detached domestic garage**

Applicant:   
Address: 72 Inver Road  
Tonity Bog  
Roslea  
BT92 7LN

Agent: Donal McPhillips Architecture  
Address: 133 Main Street  
Derrylin  
BT92 9PJ

Drawing Ref: 01 Rev 01, 02 Rev 03

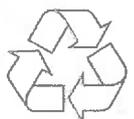
The Council in pursuance of its powers under the above-mentioned Act hereby

### 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 2.4m by 60m and a forward sight line of 60m shall be provided in accordance with the attached RS 1 form prior to the commencement of any works or other development hereby permitted. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the adjoining road 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. 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 Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

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

Reason: To ensure that the development is not prominent in the landscape in accordance with the requirements of Planning Policy Statement 21.

4. A block plan of the site indicating the finished floor level of the proposed dwelling in relation to the existing and proposed ground levels, existing road levels, existing and proposed contours, the finished floor level of the proposed building and the position, height and materials of any retaining walls shall be submitted to the Council at Reserved Matters stage. Any development shall be carried out in accordance with the approved plans.

Reason: To ensure the dwelling integrates into the landform

5. The depth of under build 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 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.

7. 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. 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.





8. Application for approval of the reserved matters shall be made to the Council 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: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

#### Informatives

1. Consent to Discharge Sewage Effluent being obtained from the Water Management Unit, Northern Ireland Environment Agency, 17 Antrim Road, Lisburn, Co. Antrim, BT28 3AL (Tel: 028 9262 3100) as required by the Water (Northern Ireland) Order 1999.
2. Any new septic tank unit being a minimum of 15 metres from the proposed development or any other habitable dwelling/building such as an office or such dwelling/building during construction or the subject of a planning approval.
3. 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. This agreement must ensure that the lands in question will always be available for the intended purpose and also that any occupier/owner of the proposed development will have access to these lands for maintenance/improvement works as required. Such legal agreement should be included in any planning approval as a planning condition.
4. The applicant ensuring that the proposal does not compromise any existing drainage arrangements serving existing neighbouring premises or developments not completed/commenced which are the subject of a planning approval.
5. All waste generated by this development, eg demolition waste (if applicable), being handled/disposed of to ensure compliance with the Waste & Contaminated Land (NI) Order 1997 and subordinate Regulations. (Special requirements would apply in respect of, eg asbestos or other hazardous waste). Further information regarding handling and disposal of such waste can be obtained from the Land Resource Management Unit, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast, BT7 2JA (Tel: 028 9056 0710).
6. Planning Department receiving confirmation from Northern Ireland Water that a mains water supply is available and that it is feasible for the proposed development to be connected to same. Where mains water supply is not available, the applicant/agent is strongly advised to contact this department before any detailed plans are prepared. (The District Council cannot approve plans for a dwelling unless a satisfactory water supply is available).





7. The developer being aware that if it is their intention to bring any fill material onto the site they will require a Waste Licensing Exemption under the Waste Management Licensing Regulations (NI) 2003. Applications for such an exemption should be made to the Land Resource Management Unit of the Northern Ireland Environment Agency at Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast, BT7 2JA (Tel: 028 9056 9359). Prior to the granting of an exemption under the above regulations the developer will be required to demonstrate to NIEA that planning approval has been granted for infilling/importing inert material to the associated land.

8. Many parts of the Fermanagh and Omagh District Council area are within radon affected areas. Public Health England published updated maps in 2015, which indicate areas where protection measures are considered necessary based on the probability of elevated radon levels. The maps are available at: <http://www.ukradon.org/information/ukmaps> The EHS recommends that the applicant consider the updated maps, and should contact FODC Building Control department in order to determine what remedial measures are required.

Dated: 9th December 2021

Authorised Officer

A handwritten signature in black ink, appearing to read "Louise Stewart", written over a horizontal line.

