



OUTLINE PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: L/2005/1514/O

Date of Application: 17th May 2005

Site of Proposed Development: Tattycam, Rosslea.

Description of Proposal: New dwelling and domestic garage

Applicant: F Maguire

Agent: Mr F Maguire

Address: 24 Drumlegagh Road South
Omagh

Address: Tully
Omagh

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.

Application No. L/2005/1514/O

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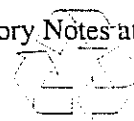
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3. The dwelling hereby permitted shall be a dwelling designed and landscaped in accordance with the Department's Design Guide for Rural Northern Ireland.

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

4. The height, scale and massing of the proposed development shall be as agreed with the Department at Reserved Matters stage.

Reason: To help integrate the development into the landscape.

5. 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.

6. A landscaping scheme shall be submitted simultaneously with the detailed drawings (for the development hereby approved) at the Reserved Matters stage indicating additional planting around the curtilage of the site hereby approved. 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.

Reason: In the interests of visual amenity.

7. 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.

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.

Application No. L/2005/1514/O

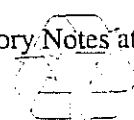
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- iii. The roof pitch should be within the range 35 to 40 degrees except when gable width is below 7.5 metres, then 45 degrees is acceptable.
 - iv. The front elevation should not have any projection or return other than a simple pitched roof storm 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. Water supply not available.

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) septic tank emptying;

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

6. Consent of the Department of the Environment, Environment and Heritage Service in relation to the discharge of effluent from the septic tank in accordance with the provision of the Water (NI) Order 1999 will apply. Application under the Water Order shall be made to Environment and Heritage Service, Water Management Unit, Calvert House, 23 Castle Place, Belfast BT1 1FY.

Environmental Health comments:

- Any septic tank must be a minimum of 15 metres from the proposed dwelling or any other habitable dwelling.

Application No. L/2005/1514/O

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- 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 N0.01 Received 17 May 2005.

Dated: 20th December 2005

Authorised Officer

Application No. L/2005/1514/O

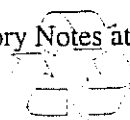
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