APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: L/2006/1658/RM
Date of Application: 5th July 2006

Site of Proposed Development: Derryloman, Brookeborough.

Description of Proposal: Proposed two storey dwelling and domestic garage

Applicant: K & C Corry & Brady
Address: 92 Screebey Road
Fivemiletown
Omagh

Agent: C & F Arch Design
Address: 42 Roscavey Road
Beragh
Omagh

Outline Application Number: L/2003/0457/O;

Drawing Ref: 01, 02 Revision 1, 03 Revision 1

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. 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.

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DC100/MW

Enniskillen Planning Office

See also Explanatory Notes attached
3. 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 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. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing of the Department.

Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of visual amenity.

Informatives

1. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.

2. Notwithstanding the terms and conditions of the Department of Environment's approval set out above, you are required under Article 71 - 83 inclusive of the Roads (NI) Order 1993 to be in possession of the DRD's consent before any work is commenced which involves making openings to any fence or hedge bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is: Castle Barracks, Enniskillen. A deposit will be required.

3. It is the responsibility of the developer to ensure that:
   - surface water does not flow from the site onto the public road.
   - the existing roadside drainage is accommodated and no water flows from the public road onto the site.
   - surface water from the roof of the development hereby approved does not flow onto the public road, including the footway.

4. 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 arrangements 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.

Dated: 20th April 2007

[Signature]
Authorised Officer

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See also Explanatory Notes attached.
Explanatory Notes to accompany Approvals

<table>
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<tr>
<th>Type of Approval</th>
<th>See Notes</th>
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<tbody>
<tr>
<td>(a) Planning Permission and Approval of Reserved Matters</td>
<td>1, 2, 3, 4</td>
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<tr>
<td>(b) Consent to display advertisements</td>
<td>1, 2, 4, 5</td>
</tr>
<tr>
<td>(c) Listed Building consent</td>
<td>1, 2, 4, 6</td>
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**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 (N1) Order 1991 [or the Planning (Control of Advertisements) Regulations (N1) 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
Obtaining a New Electricity Connection or an Alteration to the infrastructure which provides your existing supply

Now that you have been granted planning permission for your proposed development you need to plan ahead for your electricity supply. You also need to consider whether your proposed development will require alterations to NIE’s existing equipment.

NIE may have to obtain some or all of the following to meet your requirements:

- Approval from other landowners for the new or altered infrastructure including formal agreement to wayleaves or easements,
- Planning permission from the DRD Planning Service (This planning permission is entirely separate from the planning approval you have been granted for your development) and
- Permission from DRD Roads Service to carry out work on public roadways

Please note that in some instances, because of the processes described above, it may take 9 months before the work can be completed. NIE strongly advises you to make an early application for your new supply or alteration to avoid any undue delays.

An application pack for an Electricity Supply or Alteration can be obtained by contacting 08457 643643 or alternatively can be downloaded from the NIE website at www.nie.co.uk.

Site Safety

Works in the vicinity of NIE’s electricity infrastructure, whether underground or overhead, can be dangerous.

NIE strongly advises that the safety of your works must be in accordance with: HSE Guidance Note GS6 (Avoidance of Danger from Overhead Lines) and HSE Booklet HS (G) 47 (Avoiding Danger from Underground Services).

If inadvertent contact is made with NIE’s equipment, stop work immediately, advise NIE as soon as possible and keep well clear of the area until NIE has made it safe.

Further information can be found on the Health & Safety Executive website at www.hse.gov.uk or on NIE’s safety website at www.niesafety.co.uk.

In an emergency NIE may be contacted on Tel: 08457 643643.
NOTICE OF PASSING OF BUILDING REGULATION PLANS

THE BUILDING REGULATIONS (NORTHERN IRELAND) ORDER 1979
THE BUILDING REGULATIONS (NI) 2000 (As Amended)

Reference Number: F/2009/0255/ASTL/CS
Applicant: Kevin & Michelle Corry
92 Screeby Road Fivemiletown
Agent: C & F Arch Design
Rosscavey Road Beragh

WHEREAS in accordance with the Building Regulations (NI) you first deposited plans on 09/04/2009 with FERMANAGH DISTRICT COUNCIL (hereinafter referred to as the Council) in respect

of: Erection of dwelling
at: Derrylogan Brookeborough BT94 4BA

THE COUNCIL HEREBY GIVES YOU NOTICE in pursuance of Article 13 of the Building Regulations (Northern Ireland) Order 1979, that the said plans have been approved. AND TAKE NOTICE that the passing of the said plans operates as an approval thereof only for the purposes of the requirements of the Building Regulations (NI) and does not operate as an approval for the purposes of any other statutory provision whatsoever, eg the Planning (NI) Order 1991.

AND FURTHER TAKE NOTICE if the work is not commenced within three years of the date of this approval the Council may, by notice given to you, declare that the deposit of the said plans shall be of no effect, pursuant to Article 19 of the Building Regulation (Northern Ireland) Order 1979.

Signed: Desmond Reid, Director of Building Control
Date: 06/07/2009
(For and on behalf of the Council)

ADVISORY NOTES

1 In accordance with the Building (Prescribed Fees) Regulations 1982, the sum payable after the commencement of work is as follows: £175.00. This sum covers all inspections carried out by the Building Control Surveyors.

2 Attention is drawn to the requirements, of Regulation A11 (2), of the Building Regulations (Northern Ireland), to submit to the Council at appropriate times, the enclosed notices relating to commencement, certain stages and completion of the work.

3 Please quote the above REFERENCE NUMBER when contacting Building Control regarding this application.