


## **CERTIFICATE OF ONLINE FOLIO SEARCH**

This is to certify that an Online Folio Search made by Eamonn McEvoy & Co. Solicitors Limited on the 10th January 2023 against the land / premises comprised in Folio DN 120843L Co. Down revealed the matters on the enclosed copy Land Certificate.

**SIGNED:** .....  .....

**Dated:** 10th January 2023

**Registered Owner(s):** Adrian Geoffrey James Leslie

**Class of Title:** Good Leasehold

**Charge(s):** Siberite Mortgages Limited

**Caution(s):** None

## Details of Pending Applications:

Application Number	Application Type	Applicant Reference	Applicant	Date Lodged
There are no pending applications.				

Folio: DN120843L

County: Down

Date Searched to: 3/1/2023

Land Certificate History:

14/03/2006  
WALKER MCDONALD  
2-6 EDWARD STREET  
PORTADOWN  
ARMAGH  
BT62 3LX  
Northern Ireland

## Land & Property Services – The Land Registry

### TITLE REGISTER

Date of First  
Registration: 10/03/2006

Folio: DN120843L

Edition: 1

County: Down

Opened: 10/03/2006

L.R. Map Reference: I.G. 183-5 NW

Prior Title (if  
any):

Grid Reference: 128 590

Superior Title(s): DN100311, DN100597

Area: Under one hectare

### **PART I – containing a description of the land and, where appropriate, particulars of the lease under which it is held.**

The leasehold land described in Document No.2004/241519/A and shown for identification purposes on the Registry Map relating to the above folio and comprising a ground floor apartment known as Apartment No.4 Broomhill Court, Lurgan Road, Magheralin

Appurtenance  
Registered 10th March 2006  
Document No: 2004/241519/A

There is appurtenant to the land herein the following easements created by the Lease hereinafter mentioned.

Unmapped rights affecting the land in Folios DN 24521, DN 100311 & DN 100597

There are excepted and reserved out of the said land all such matters and things as are excepted and reserved in and by the Lease hereinafter mentioned.

#### Short particulars of lease under which the land is held

Date of Lease: 22nd January 2004  
Document No. 2004/241519/A  
Term: 500 years from 22nd January 2004

Note: The title of the lessor is registered in folios DN 100311 & DN 100597

### **PART II – containing the name and address of the registered owner and the other particulars relating to ownership of the land.**

Date of Registration & Remarks	Particulars
	CLASS OF TITLE: Good Leasehold

Date of Registration & Remarks	Particulars
Registered 10th March 2006 Document No: 2004/241519/A	ADRIAN GEOFFREY JAMES LESLIE of 40 GLENCROFT, MAGHERALIN, COUNTY DOWN is full owner.
Inhibition Registered 10th March 2006 Document No: 2004/241519/B	(Except under an Order of the Court or the Registrar), no disposition (including by way of mortgage or charge) by the registered owner of the Property shall be registered without the prior written consent of the Lender or other registered lender for the time being of the legal mortgage.

**PART III – containing particulars relating to burdens and charges etc.**

Date of Registration & Remarks	Particulars
Registered 10th March 2006 Document No: 2004/241519/A	The yearly rent reserved by the said Lease payable as therein provided.
Charge Registered 10th March 2006 Document No: 2004/241519/B C of C to Walker McDonald	Charge for all moneys secured by the said Document.  Charge Owner: <del>Mortgage Express, Bingley Operations Centre, Main Street, Bingley, West Yorkshire BD16 2LW.</del>
Transfer of Charge Registered 9th October 2019 Document No: 2019/746767/A	TRANSFERRED SEE BELOW  SIBERITE MORTGAGES LIMITED of THE PAVILIONS, BRIDGEWATER ROAD, BRISTOL, BS13 8AE is owner of Charge registered above on 10th March 2006.



Land & Property Services  
Seirbhís Talún & Maoine  
THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 29 Nov 2022  
County: Down  
Folio: DN120843L  
Scale: 1:2500  
Our Ref: 2022/942937  
Your Ref: 7258/1  
Map Ref(s): 18204SE, 18208NE, 18301SW,  
18305NW

Sheet 1 of 1

Key to folio labels:

**A** - DN120843L, Ground Floor

This map is for public inspection only. Rule 14(1) of the Land Registration Rule (Northern Ireland) 1994, as amended by paragraph 19 of the Statutory Instruments (Northern Ireland) 2002, requires that the Land Registry (Northern Ireland) must ensure that the map is accurate and that the map is not used for any purpose other than for the purposes of the Land Registration Act (Northern Ireland) 1970. The co-existence of Land Registry's mappings and OSNI features may have been affected by errors of the OSNI map subsequent to registration.

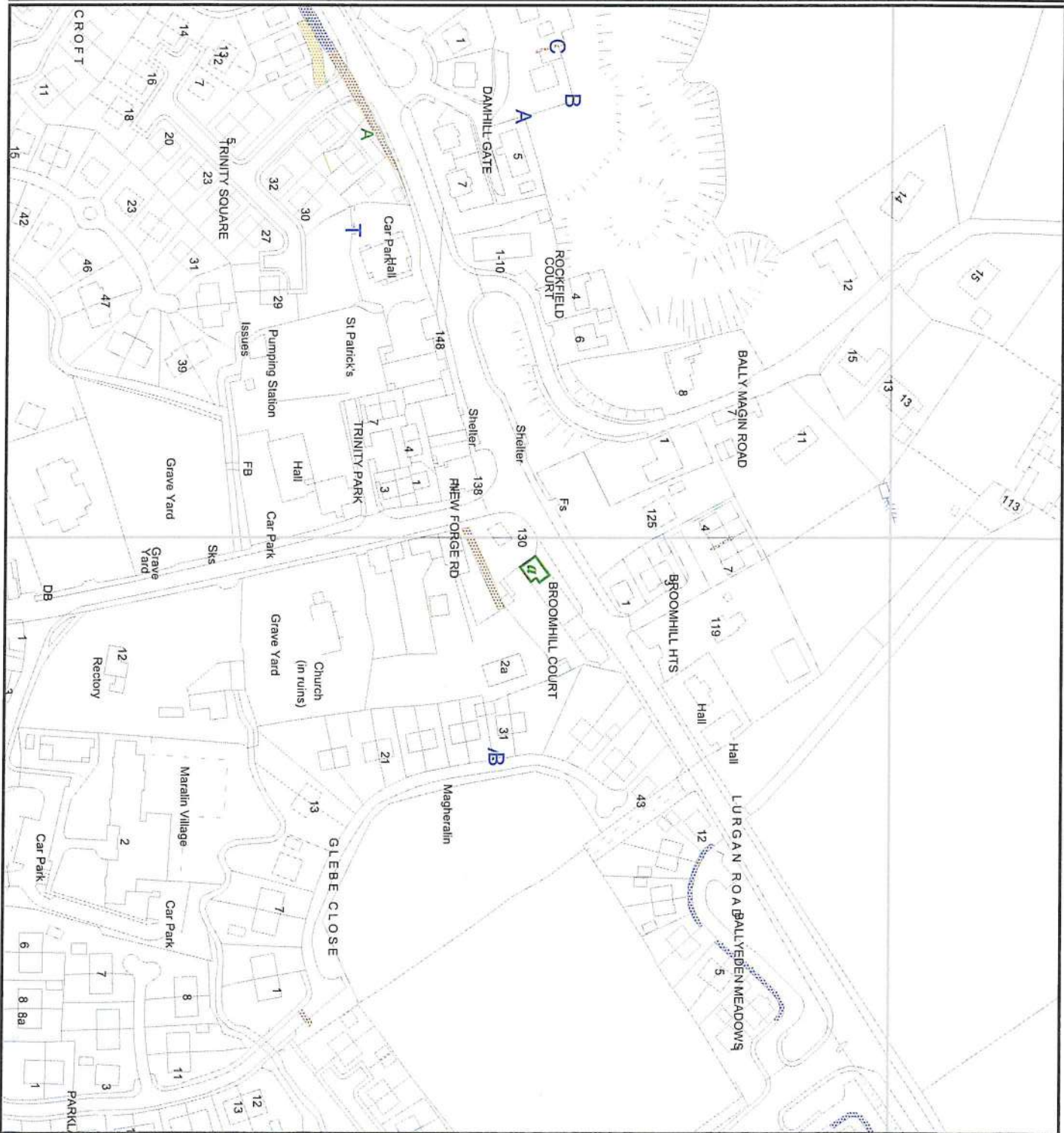
This map has been prepared using the latest cadastral map available for the area. Any future cadastral map should be based on the latest scale OS Data Grid Plan available for the area. See also the Land Registration Act (NI) 1970. Where there is any doubt concerning boundaries, the original Instrument or Document should be inspected.

All folio boundaries are not conclusive (unless so described on the folio). See also the Land Registration Act (NI) 1970. Where there is any doubt concerning boundaries, the original Instrument or Document should be inspected.

This copy map shows the location of the lines comprised in the folio listed above.

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Land & Property Services  
Seirbhís Talún & Maoine  
THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 29 Nov 2022  
County: Down  
Folio: DN120843L  
Scale: 1:1250  
Our Ref: 2022/942937  
Your Ref: 7258/1  
Map Ref(s): See Map Sheet 1  
Clarification Sheet 1 for map sheet 1

Key to folio labels:

**a** - DN120843L, Ground Floor

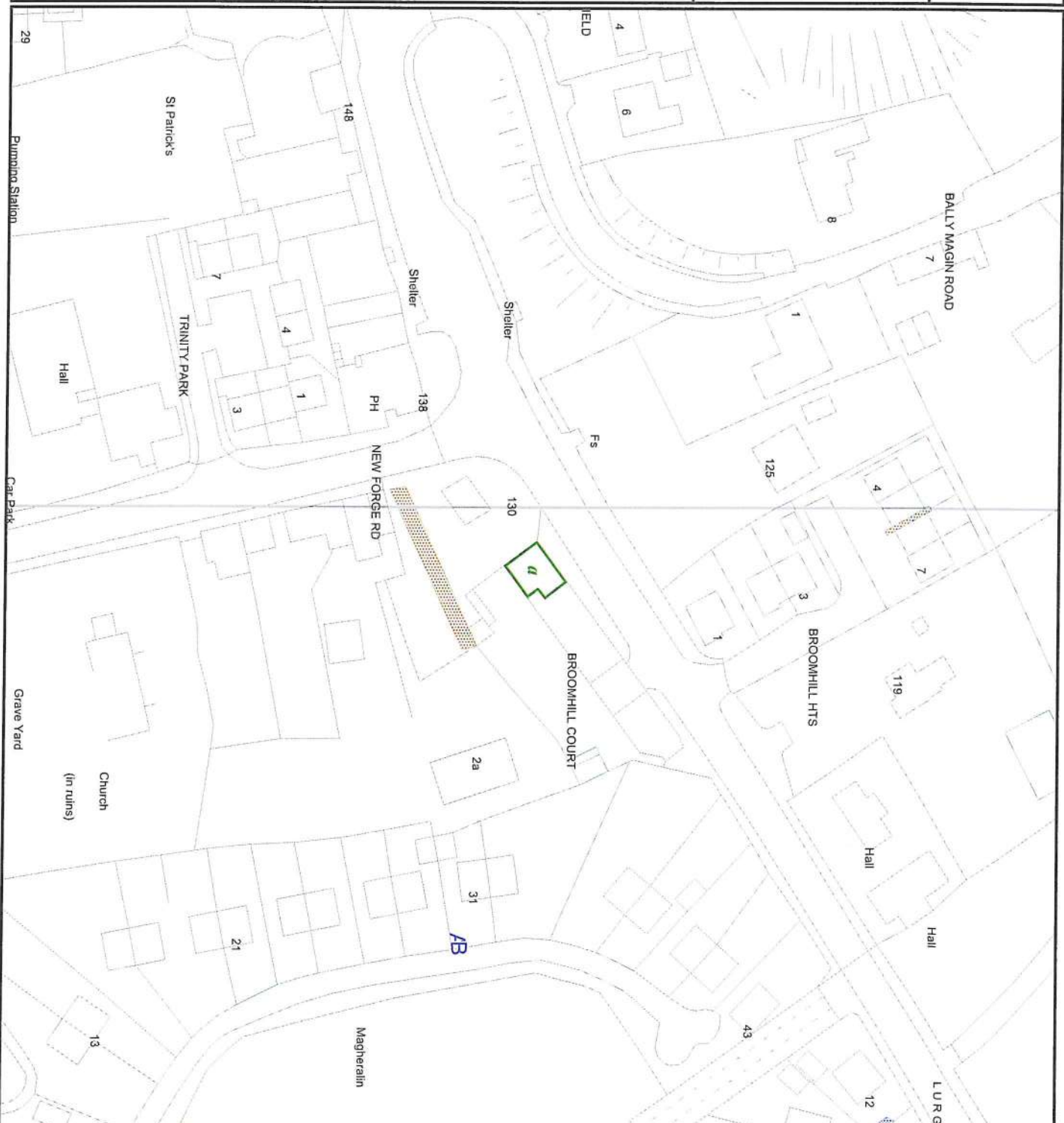
This map is for location purposes only. (Rule 14(1) of the Land Registration Rule (Northern Ireland) 1994, as amended by the Land Registration (Amendment) Rules (Northern Ireland) 2009). Folio boundaries are not guaranteed. (Section 64 of the Land Registration Act (Northern Ireland) 1970). The OSNI map is subject to registration. OSNI features may have been affected by revisions of the OSNI map subsequent to registration.

This map has been prepared using the latest available Land Registry map available for the area. Any future Deed map should be based on the latest available OS map. The map is not a legal document and should not be used for legal purposes. N.B. Folio boundaries are not conclusive unless so described on the folio. See S54 of the Land Registration Act (NI) 1970. Where there is any doubt concerning boundaries, the original instrument or Document should be inspected.

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

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Armagh City  
Banbridge  
& Craigavon  
Borough Council

YOUR REF: RMcE/MMCC/0072580001

OUR REF: PC/2022/03440

20 December 2022

Eamonn McEvoy & Co Solicitors  
22 Church Place  
LURGAN  
Co. Armagh  
BT66 6EY

Dear Sir/Madam

**RE: 4 BROOMHILL COURT, MAGHERALIN**

I refer to your letter received 07 December 2022 and enclose the requisite Property Certificate in respect of the above premises together with a receipt for £70.00 and map which accompanied your application.

Yours faithfully

TOM LAVERY  
HEAD OF BUILDING CONTROL

Encs

Armagh Office  
The Palace Demesne  
Armagh  
BT60 4EL

+44 (0)28 3752 9600

Banbridge Office  
Civic Building  
Downshire Road  
Banbridge BT32 3JY

+44 (0)28 4066 0600

Craigavon Office  
Craigavon Civic &  
Conference Centre  
Lakeview Road  
Craigavon BT64 1AL

+44 (0)28 3831 2400

Roger Wilson  
Chief Executive

[info@armaghbanbridgecraigavon.gov.uk](mailto:info@armaghbanbridgecraigavon.gov.uk)  
[armaghbanbridgecraigavon.gov.uk](http://armaghbanbridgecraigavon.gov.uk)



**PROPERTY CERTIFICATE**  
**Armagh Banbridge and Craigavon District Council**

Period Searched: 10 Year Search  
Search No. PC/2022/03440

4 BROOMHILL COURT , MAGHERALIN

**SECTION ONE: Building Control Matters**

- 1.1 Confirm if the Council has received any application(s) for Full Plans, Building Notice, and/or Regularisation Certificate in relation to the Property within the Certificate period.

**Yes**

App Num	Type	Decision	Decision Date	Works Started	Works Completed	Description
RG/2016/3716	Regularisation	REGULARISATION	07/04/2017	05/01/2017	07/04/2017	Cavity wall insulation

- 1.2 Do the Council's records for the Certificate Period disclose any outstanding breach of Building Regulations?

**No**

- 1.3 Is the Council currently contemplating any legal proceedings in respect of the Property, or have any such proceedings been instigated?

**No**

- 1.4 Confirm if any relaxation or dispensation has been granted in relation to the Property within the Certificate Period; and if so what extent?

**No**

**SECTION TWO: Building Licensing Matters.**

2.1 Have any Licences been granted in relation to the Property as indicated in the following table?

LICENCE TYPE	LEGISLATION	GRANTED
Public Entertainments Licence	Local Government (Miscellaneous Provisions) (NI) Order 1985	No
Amusement Permit	Betting, Gaming, Lotteries and Amusements (NI) Order 1985	No
Petroleum Spirit Licence	Petroleum (Consolidation) Act (NI) 1929	No
Cinematographic Licence	Cinemas (NI) Order 1991	No
Dog Kennels	Dogs (NI) Order 1983	No
Caravans	Caravans Act (NI) 1963	No

**SECTION THREE: Dangerous and Ruinous Structures, Environmental Health & Other Matters**

3.1 Does the Council have a record of the issue and/or non-compliance with any dangerous structure or ruinous building order(s)/notice(s) in relation to the Property, issued under the legislation indicated in the following table?

LEGISLATION	GRANTED
Towns Improvement (Ireland) Act 1854	No
Towns Improvement (Clauses) Act 1847	No
Public Health Acts Amendment Act 1907	No
Pollution Control and Local Government (NI) Order 1978	No
Sections 116 & 117 Belfast Improvement Act 1878	No

3.2 Is the Council, in relation to the Property, currently contemplating or has it instigated legal proceedings pursuant to any of its statutory functions as indicated in the following table?

LEGISLATION	GRANTED
Food Safety (NI) Order 1991	No
Health and Safety at Work (NI) Order 1978	No
Industrial Pollution Control (NI) Order 1997	No
Pollution Control and Local Government (NI) Order 1978	No
Public Health (Ireland) Act 1878	No
Access to the Countryside (NI) Order 1983	No

3.3 Is the Council currently contemplating the compulsory acquisition of the Property in connection with the exercise of any of its statutory functions?

**No**

3.4 Does a Smoke Control Order affect the property?

**Smoke control order does not apply.**

3.5 Confirm the postal number and address of the property.

**Correct Address**

Signed:



Date: 20-12-2022

Of Armagh City Banbridge and Craigavon Borough  
Council



**Applicant Details**

Margaret McClure  
22 Church Place  
Lurgan  
CRAIGAVON  
BT66 6EY  
margaret@e-mcevoy.co.uk

**Regional Property Certificate Unit**

Fermanagh & Omagh District Council  
2 Townhall Street  
Enniskillen BT74 7 BA

Telephone: 0300 303 1777 Ext 21928  
Or 02866321828

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

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<b>Request Address</b>	<b>4 Broomhill Court, Craigavon, BT67 0UF</b>
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<b>Ref No</b>	<b>CU2022/30164</b>
<b>Discharge Consent No.</b>	
<b>Solicitor Reference No.</b>	<b>7258/1/Leslie</b>
<b>OS:</b>	
<b>Name of Owner</b>	<b>Adrian Leslie</b>
<b>Date Received</b>	<b>14 December 2022</b>
<b>Date Returned</b>	<b>5 January 2023</b>

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<b>Item / Description</b>	<b>Price</b>	<b>VAT</b>	<b>Total</b>
Search: PCS Property Enquiry Form (VAT Charged)	£ 58.33	£ 11.67	£ 70

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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 Consultee 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.

DFI Roads - Southern Division
1.1 Is the road adjoining the property maintainable by the Department within the meaning of the Roads (NI) Order 1993? (Note: "road" includes the carriageway and any associated footway verge and service strips which should be kept free of obstructions.)
Yes
DFI Roads - Southern Division
1.2 Are there any proposals for road works which may affect the property?
No
DFI Roads - Southern Division
1.3 If the road is not maintained by the Department: (i) has it been determined for adoption under the provisions of the Private Streets (Northern Ireland) Order 1980 and Private Streets (Amendment) (Northern Ireland) Order 1992, and the Roads (Northern Ireland) Order 1993
N/A
DFI Roads - Southern Division
1.4 If the road is not maintained by the Department: (ii) If so, has a bond been obtained from the Developer?
N/A
NI Water
2.5 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.
NI Water
2.6 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.
NI Water



2.7 Have any consents to discharge trade effluent under Article 175 or Article 176 of The Water and Sewerage Services (NI) Order 2006 been granted conditionally or refused in relation to the property?
No
DAERA
3.8 Have any consents under Article 7A of the Water (Northern Ireland) Order 1999, which include consent issued under the Water Act (Northern Ireland) 1972 which are deemed as consents under the said Order, been granted or refused in relation to the property?
No
Armagh, Banbridge, Craigavon Planning
4.9 Has the property been the subject of a planning application? If so, please give details.
<p>Application Reference - N/1987/0581  Date Application Valid - 07/09/1987  Date of Decision - 25/11/1987  Decision - Permission Granted</p> <p>Proposal - Extension To Public House</p> <p>Location - MAIN STREET MAGHERALIN</p> <p>Conditions -  Non Standard Condition  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 25 of the Planning (Northern Ireland) Order 1972.</p> <p>Non Standard Informative  01 NOTE:Approval relates to Drawing Nos 1175/1A and 1175/2 date stamped 31.07.87 and Drawing No 1175/3A date stamped 27.10.87.</p> <p>Application Reference - N/1997/0407  Date Application Valid - 16/06/1997  Date of Decision - 18/05/1998  Decision - Permission Granted</p> <p>Proposal - Erection of 2 No. shops</p> <p>Location - 128 LURGAN ROAD MAGHERALIN</p> <p>Conditions -  Non Standard Condition  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 Subject to the above condition(s) the development shall be carried out in accordance with the stamped approved drawing(s) No. 96/26/02 &amp; 96/26/06 which were received on 28/05/97  Reason: To ensure a satisfactory form of development.</p> <p>Non Standard Informative  01 Comments of the Department's Water Service with regard to the</p>

development hereby permitted are dispatched with this decision notice.

Application Reference - N/1991/0396

Date Application Valid - 20/06/1991

Date of Decision - 22/08/1991

Decision - Permission Granted

Proposal - Proposed Change Of Use From Hot Food Bar To  
Bookmakers Premises

Location - 130 LURGAN ROAD MAGHERALIN

Conditions -

Non Standard Condition

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 development shall be carried out in all aspects in accordance with the approved drawings dated 20.06.91

Reason: To ensure a satisfactory form of development.

Non Standard Informative

01 NOTE:Approval relates to Drg No 1 date stamped 20.06.91

Application Reference - N/2001/1031/F

Date Application Valid - 26/11/2001

Date of Decision - 22/01/2002

Decision - Permission Granted

Proposal - Erection of a 3-storey building to accommodate 13 No apartments.

Location - 120-128 Lurgan Road, Magheralin

Conditions -

Full Permission

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.

Access

The gradient of the access shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.

Private Streets

The Private Streets (Northern Ireland) Order 1980.

The Department hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No 002/L2 bearing the date stamp 18 December 2001.

Reason: To ensure there is a safe and convenient road system within the development and to comply with the provisions of the Private Streets (Northern Ireland) Order 1980.

#### Drainage/Sewerage

None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Department.

Reason: In the interests of public health.

#### Drainage/Sewerage

Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Department.

Reason: To safeguard the site and adjacent land against flooding and standing water.

#### Drainage/Sewerage

No building shall take place within 6 metres of public sewers/water mains.

Reason: To prevent disturbance to existing sewers/water mains.

#### Drainage/Sewerage

All services within the development shall be laid underground.

Reason: In the interests of visual amenity.

#### Miscellaneous

Subject to the above conditions, the development shall be carried out in accordance with the stamped approved drawings No 001, 101/L1 and 101/L3 which were received on 26 November 2001 and drawing No 002/L2 which was received on 18 December 2001.

Reason: To ensure the development is carried out in accordance with the approved plans.

#### Mud and debris on the carriageway

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

#### Storage of plant and materials

All construction plant and materials shall be stored within the curtilage of the site.

#### Surface Water And Drainage

It is the responsibility of the developer to ensure that the existing roadside drainage is accommodated and no water flows from the public road onto the site.

#### Water and Sewerage

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 at to obtain an application form, or telephone Waterline on 0845 7440088.

#### Water and Sewerage

Foul water sewer available through the site, 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 DRD's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.

#### Water and Sewerage

Surface water sewer available through the site, 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 DRD's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.

#### Water and Sewerage

The applicant is advised to contact Water Service through its Customer Service's Unit or Waterline on 0845 7440088 upon receipt of this decision to discuss any issues of concern.

#### Water and Sewerage

If during the course of developing the site the developer uncovers a pipe not previously evident the local Water Service should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe.

#### General

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.

Application Reference - N/2000/0977/F

Date Application Valid - 23/10/2000

Date of Decision - 04/09/2001

Decision - Permission Granted

Proposal - Erection of 12 apartments (comprising one 3-storey block of 9 apartment and one 3-storey block of 3 apartments) and associated car parking

Location - 120 - 128 Lurgan Road, Magheralin, Craigavon

#### Conditions -

##### Full Permission

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.

#### Access

The building hereby permitted shall not be occupied until the vehicular access has been constructed in accordance with the approved plans.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

#### Access

The gradient of the access shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.

#### Parking

The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with the approved drawings to provide adequate facilities for parking, servicing and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking, servicing and traffic circulation within the site.

#### Implementation

All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

#### Tree And Shrub Planting

If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

#### Drainage/Sewerage

None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Department.

Reason: In the interests of public health.

#### Drainage/Sewerage

Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Department.

Reason: To safeguard the site and adjacent land against flooding and standing water.

#### Drainage/Sewerage

No building shall take place within 6 metres of public sewers/water mains.

Reason: To prevent disturbance to existing sewers/water mains.

#### Drainage/Sewerage

All services within the development shall be laid underground.

Reason: In the interests of visual amenity.

#### Miscellaneous

Subject to the above conditions, the development shall be carried out in accordance with the stamped approved drawing No B377/GA/04 which was received on 23 October 2001 and drawing No B377/GA/01 which was received on 16 August 2001.

Reason: To ensure the development is carried out in accordance with the approved plans.

#### Mud and debris on the carriageway

Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.

#### Storage of plant and materials

All construction plant and materials shall be stored within the curtilage of the site.

#### Surface Water And Drainage

It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road.

#### Water and Sewerage

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 at to obtain an application form, or telephone Waterline on 0845 7440088.

#### Water and Sewerage

Foul water sewer 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 DRD's



standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.

#### Water and Sewerage

Surface water sewer 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 DRD's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.

#### Water and Sewerage

The site is located in close proximity to a Waste Water Treatment Works (WWTW) and there is the possibility of occasional nuisance from WWTW odours. Noise may also be a problem.

#### Water and Sewerage

The applicant is advised to contact Water Service through its Customer Service's Unit or Waterline on 0845 7440088 upon receipt of this decision to discuss any issues of concern.

#### Water and Sewerage

If during the course of developing the site the developer uncovers a pipe not previously evident the local Water Service should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe.

#### Watercourses

Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.

#### Watercourses

Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

#### Watercourses

Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.

#### Watercourses

Visual inspection of the site indicates that it is unaffected by any watercourse(s);- open or culverted.

#### Watercourses

If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.

#### Watercourses

The Rivers Agency has no record of flooding occurring at the site and visual inspection indicates that it is unlikely to be affected by general flooding originating from any watercourse(s).

#### General

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.



Armagh, Banbridge, Craigavon Planning
4.10 Has an occupancy condition been attached to any planning permission? If so, please specify
Please see answer to Question 9 for any conditions.
Armagh, Banbridge, Craigavon Planning
4.11 Has any condition relating to trees been attached to any planning permission? If so, please specify.
Please see answer to Question 9 for any conditions.
DFI Roads - Southern Division
5.12 Has the Council, or as the case may be, DFI Roads 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?
No
Armagh, Banbridge, Craigavon Planning
5.13 Has the Council, or as the case may be, DFI Roads 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?
No
NI Water
5.14 Is there any present proposal by Northern Ireland Water or DFI Roads to acquire all or any part of the property for any of its statutory functions?
No
Armagh, Banbridge, Craigavon Planning
5.15 Is there any present proposal by Northern Ireland Water or DFI Roads to acquire all or any part of the property for any of its statutory functions?
No
DFI Roads - Southern Division
5.16 Is there any present proposal by Northern Ireland Water or DFI Roads to acquire all or any part of the property for any of its statutory functions?
No
NI Water
5.17 Has any notice or counter-notice been served on or by the Council or, as the case may be, the Department for Infrastructure Roads under Part 1 of the Planning & Land Compensation Act (Northern Ireland) 1971, the Planning Blight (Compensation) (NI) Order 1981, the Planning (NI) Order 1991 or the Planning (NI) Act 2011?
No
Armagh, Banbridge, Craigavon Planning
5.18 Has any notice or counter-notice been served on or by the Council or, as the case may be, the Department for Infrastructure Roads under Part 1 of the Planning & Land Compensation Act (Northern Ireland) 1971, the Planning Blight (Compensation) (NI) Order 1981, the Planning (NI) Order 1991 or the Planning (NI) Act 2011?
No
DFI Roads - Southern Division
5.19 Has any notice or counter-notice been served on or by the Council or, as the case may be, the Department for Infrastructure Roads under Part 1 of the Planning & Land Compensation Act

(Northern Ireland) 1971, the Planning Blight (Compensation) (NI) Order 1981, the Planning (NI) Order 1991 or the Planning (NI) Act 2011?
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No
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Jackie Owens

Regional Property Certificate Unit Manager

For Chief Executive



<b>Search Reference</b> <span style="border: 1px solid black; padding: 2px;"> </span>	<b>Regional Property Certificates Unit</b> <b>Fermanagh and Omagh District Council</b> <b>2 TownHall Street</b> <b>Enniskillen</b> <b>BT74 7BA</b>
<b>Grid Reference:</b> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> Easting: 312814  Northing: 359043 </div>	
<b>Date</b> 23 12 2022	<b>Scale:</b> 1:1250 <div style="text-align: right; margin-top: 10px;">  </div>

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