

Tim Martin
—
.co.uk



**Building
Site**

6 Magheratimpany Road
Ballynahinch
BT24 8NZ

Guide Price
£95,000

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

Situated on an elevated site extending to about half an acre, we are pleased to offer this quality building site to the market.

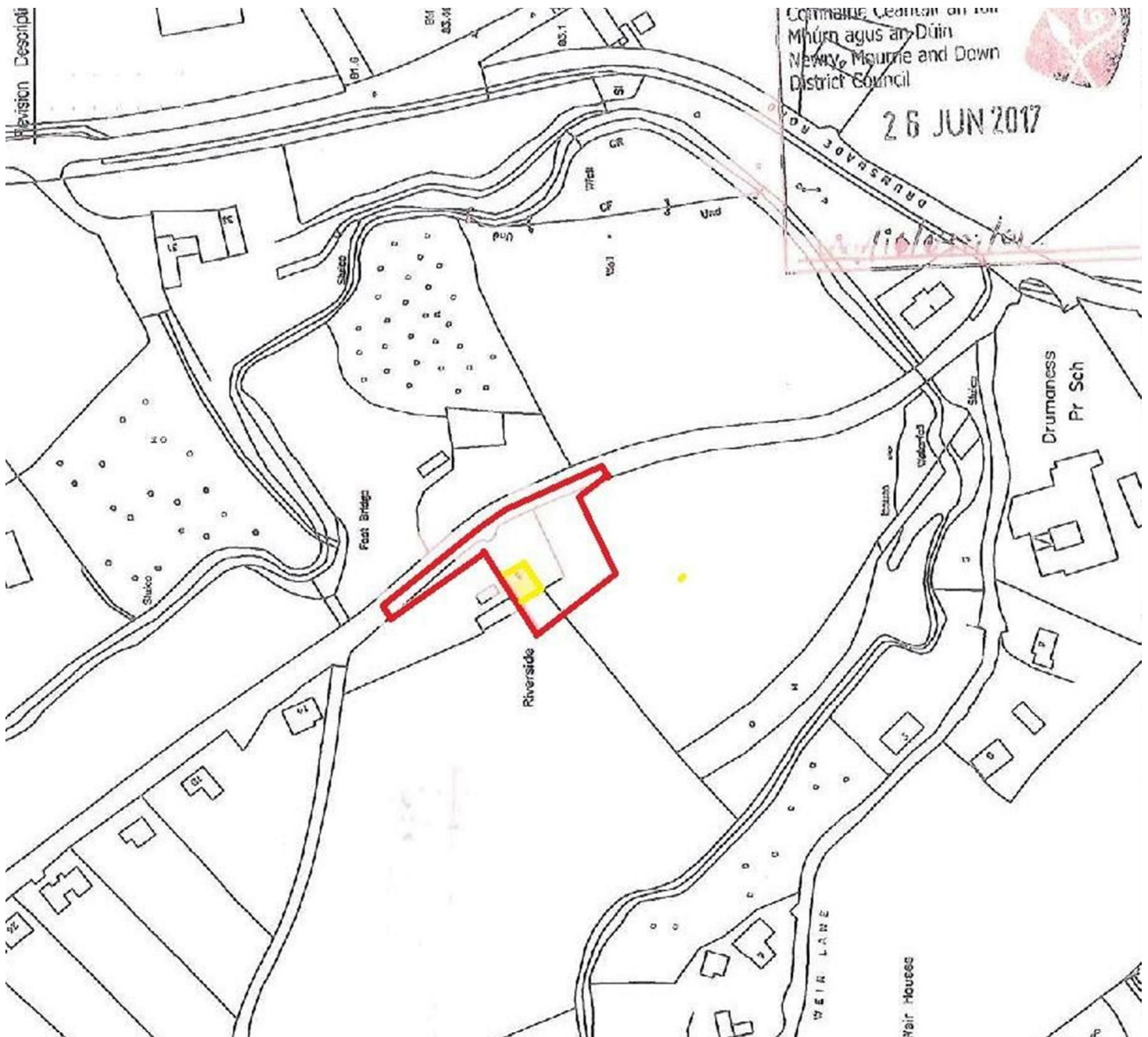
Full Planning Permission was granted under Application Number LA07/2016/1359/F for a two storied family residence with detached garage.

The site has been cleaned and foundations dug, concreted and approved by Building Control ready for the erection of the dwelling.

Mains water, electricity and telephone are convenient to the site with an easement in place if required for surface water. Site has full permission to connect to the mains sewage system.

The site is convenient to Ballynahinch, the Spa and Drumaness with a selection of primary schools and public transport to a wide range of secondary and grammar schools close by.

LOCATION:- From Ballynahinch, proceed out towards Newcastle for about 3 miles, turn right into the Drumsnade Road and proceed for about 150 metres, take the first right into the Magheratimpney Road and the site is on the left hand side about 200 metres along the road.



Liam Hannaway
Chief Executive



Concil na Ceantair
an Iúir, Mhúrn
agus an Dúin
**Newry, Mourne
and Down**
District Council

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA07/2016/1359/F**

Date of Application: **11th October 2016**

Site of Proposed Development: **6 Magheratimpany Road, Ballynahinch.**

Description of Proposal: **Proposed replacement dwelling and garage**

Applicant:	Mr C Ward	Agent:	Design And Detail
Address:	106 Crockanboy Road Rousky Gortin BT79 7RS	Address:	5 Ballylame Road Garvagh Coleraine BT51 5PH

Drawing Ref: LA07/2016/1359/01-03

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 development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

Oifig an Iúir
Newry Office
O'Hagan House
Monaghan Row
Newry BT35 8DJ

Oifig Dhún Pádraig
Downpatrick Office
Downshire Civic Centre
Downshire Estate, Ardglass Road
Downpatrick BT30 6GQ

0300 013 2233 (Council)
0300 200 7830 (Planning)
council@nmandd.org
www.newrymouredown.org

NO BARRAGE AT THE ENTRANCE
TO THE DISTRICT OF NEWRY,
MOURNE AND SOUTH ARMAGH
Serving Down
and South Armagh



2. The construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the approved plan LA07/2016/1359/01 date stamped 26th June 2017 is demolished, all rubble and foundations have been removed and the site restored in accordance with the details on the approved plans.

Reason: To preserve the amenity of the area and to prevent an accumulation of dwellings on the site.

3. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Site Layout Plan, Drawing No.LA07/2016/1359/O2 bearing the date stamp 26-06-2017, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained 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.

4. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses 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 users.

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the dwelling.

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

6. 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 Council, 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 Council gives its written consent to any variation.

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

7. No development shall take place until details of gates, fences, walls or any other proposed structures in addition to the proposed dwelling have been submitted to and approved in writing by the Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is in keeping with the locality.



Informatives

1. Notwithstanding the terms and conditions of Authority's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Regional Development's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Roads Service Section Engineer whose address is Newcastle Road, Seaforde. A monetary deposit will be required to cover works on the public road. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
2. The applicant's attention is drawn to the Wildlife (Northern Ireland) Order 1985 which indicates that it is an offence to intentionally kill, injure or take any wild animal included in Schedule 5 of this Order which includes the Badger. It is also an offence to disturb these animals or obstruct access to their place of refuge, or destroy or damage anything which conceals or protects their place of refuge.
3. The onus is on the householder / developer to find out if there is existing water and sewer infrastructure within their property
4. It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.
5. House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.
6. It is the responsibility for the developer / house builder to find out about the nearest public watermain, foul sewer and storm sewer / watercourse that has the capacity to service the proposed development. Copies of existing water and sewer records can be obtained from NI Water. There is a nominal charge for this service.
7. Guidance can be given to developers / house builders about how the proposed development can be served by a public watermain or sewers. To find out how proposed development can be serviced with water and sewer infrastructure, developers and house builders can submit a Pre-Development Enquiry.
8. If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NIW Water to extend the public watermain or foul / storm sewer system to service your development. This can be done by requisitioning a watermain under Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermains and sewers.
9. If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-ordination Team.

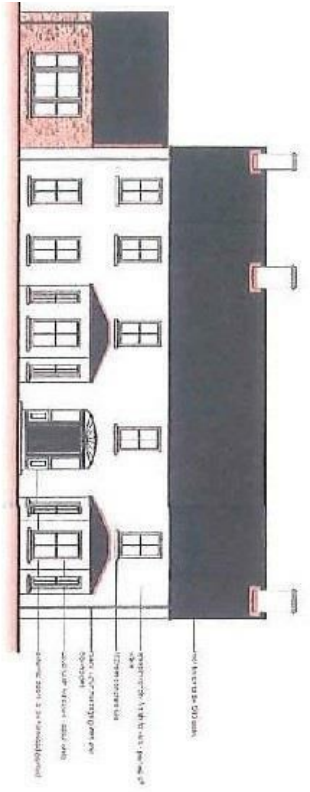


Copies of our Application Forms can be obtained by contacting the Developers Services Business Line 08458770002 or by downloading from our web page www.niwater.com/servicesfordevelopment.asp and Forms.

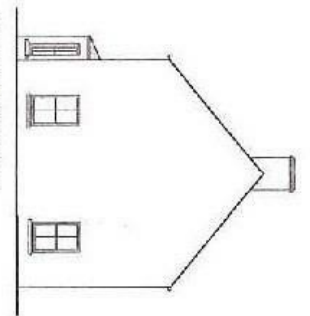
10. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.
11. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
12. 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.
13. *This decision relates to planning control. The Council would advise that if the proposed works require building control only, this should be obtained from the District Council before the works commence. This approval does not cover any other approval which may be necessary under other legislation.*

Dated: 9th August 2017

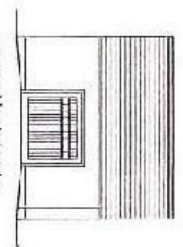
Authorised Officer



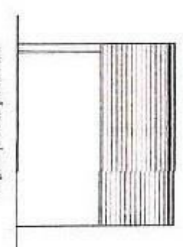
Proposed Front Elevation



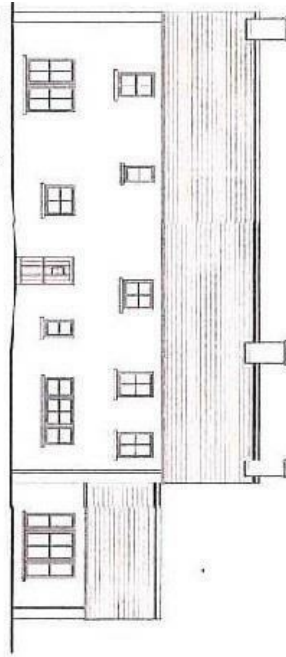
Proposed LHS Elevation



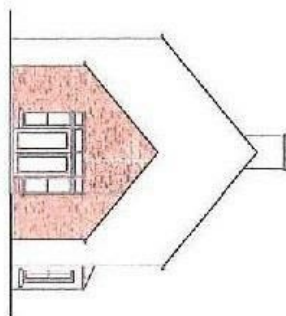
Proposed front 8' elevation



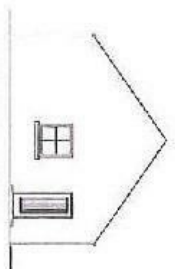
Proposed rear elevation



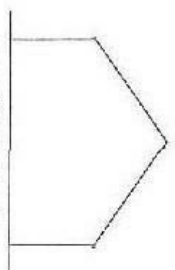
Proposed Rear Elevation



Proposed RHS Elevation



Proposed left hand elevation



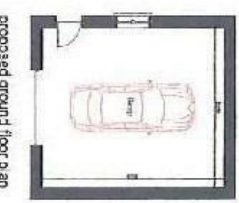
Proposed right hand elevation



Proposed ground floor plan



Proposed first floor plan



Proposed ground floor plan

AMENDED DRAWINGS

28 JUN 2015

