

**Tim Martin**  
.co.uk



**Building  
Site**

**Freehold Building Site 150m North Of  
32 Greens Road  
Saintfield  
BT24 7EE**

**Offers Around  
£130,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 97 568300

## SUMMARY

Ideally situated in the heart of the rolling Co Down countryside and enjoying pleasing views towards Slieve Croob, the site is convenient to Saintfield, Crossgar and an easy commute to Belfast.

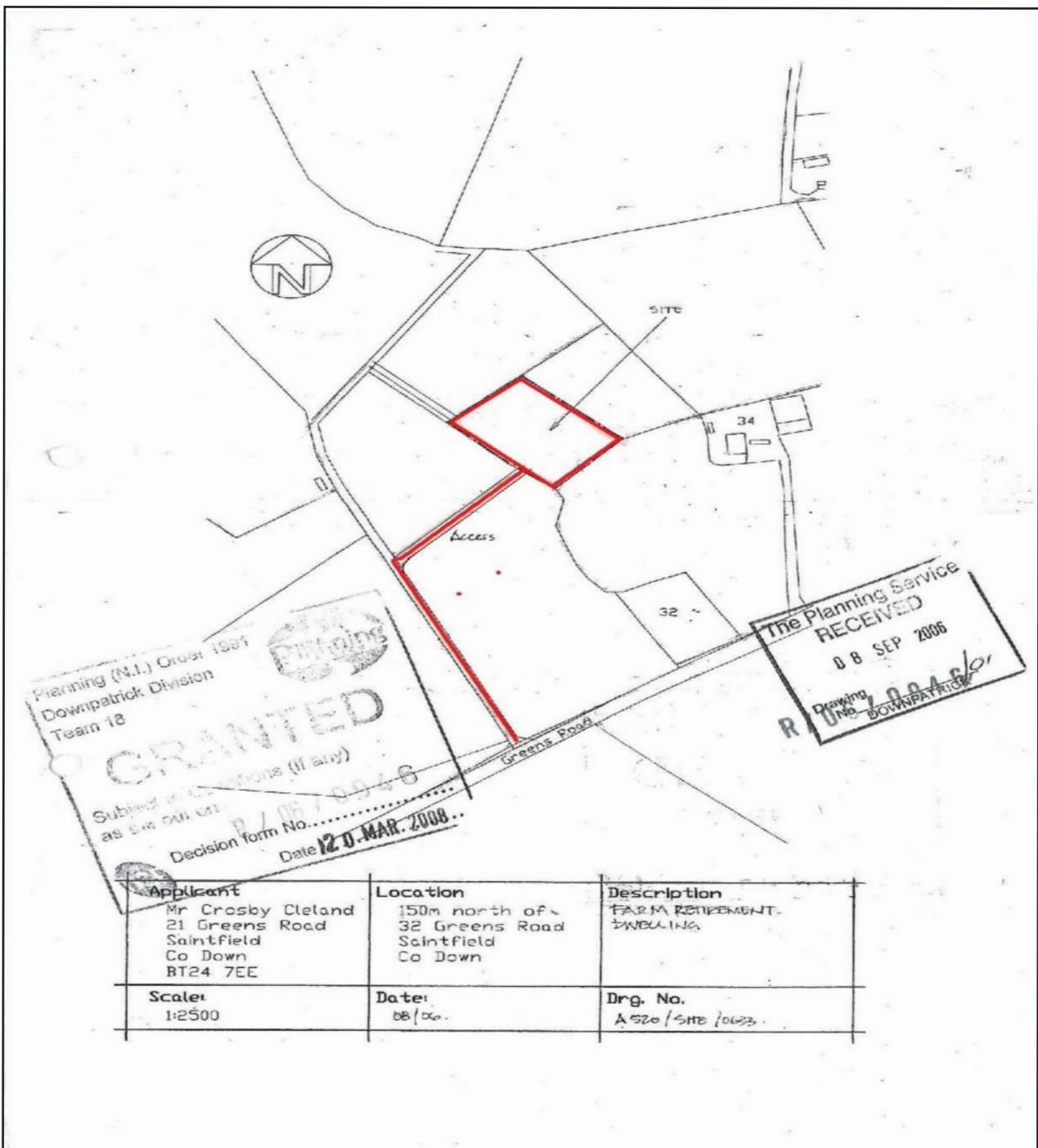
The site extending to circa 0.75 of an acre, has Reserved Matters Planning Permission for a circa 3,500 sqft bungalow.

Foundations have been concreted, footings constructed and inspected to maintain the Planning Permission.

A water pipe has been laid from the road to the site with the private approach laneway hardcored.

This is a quality site, the likes of which rarely comes to the market.

**NOTE:** Condition 7 of Planning Permission No Longer Applies As Per PP21. The position of the entrance to the site is to be agreed between the vendor and the purchaser.





## APPROVAL OF RESERVED MATTERS

### Planning (Northern Ireland) Order 1991

Application No: **R/2006/0946/RM**

Date of Application: **8th September 2006**

Site of Proposed Development: **150M North of 32 Greens Road, Saintfield**

Description of Proposal: **Farm retirement dwelling**

Applicant: **Mr C Cleland**  
Address: **21 Greens Road**  
**Saintfield**  
**Co Down**  
**BT24 7EE**

Agent: **Mr D Burgess**  
Address: **24 Templeburn Road**  
**Crossgar**  
**Co Down**  
**BT30 9NG**

Outline Application Number: **R/2003/0583/O;**

Drawing Ref: **R/2006/0946/01, 02, 03, and 04**

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.

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**DC1001MW**

Downpatrick Planning Office



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

3. 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 before the development hereby permitted is occupied and shall be retained and kept clear thereafter.

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

4. The gradient of the access shall not exceed 8% (1 in 12.5) over the first 5m 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. If the finished ground level of the property is below the finished level of the adjoining footway or verge then a boundary fence or wall shall be provided to a minimum height of 1.1 m above the footway or verge level.

Reason: To ensure the safety of pedestrians on the public road.

6. Telegraph poles to be re-sited to the rear of sight visibility splays:

Reason: In The interest of road safety.

7. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Article 2(2) of the Planning (Northern Ireland) Order 1991, forestry or fishing (including any dependants of such person residing with him) or a widow or widower of such a person.

Reason: The site is located within a Green Belt where it is the policy of the Department to restrict development to those engaged in agriculture, forestry or fishing.

7. 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.

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DC1001MW

Downpatrick Planning Office



### **Informatives**

1. 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.
2. This permission does not alter or extinguish or otherwise effect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission authorises only private domestic use of the proposed premises and does not confer approval on the carrying out of trade or business there from.
4. 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.
5. If connection to public sewer is not possible, the Consent of the DOE Environment and Heritage Service under the Water (NI) Order 1999, will be required. An application form can be obtained by connecting Environment and Heritage Service on 028 90 25 4863.
6. This decision relates to planning control. The Department would advise that if the proposed works require building control only, this should be obtained from the relevant District Council before the works commence. This approval does not cover any other approval which may be necessary under other legislation.
7. Water supply not available. The nearest public water main is located in Green Road.
8. 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.

9. 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.
10. 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: 129 Newcastle Road, Seaford. A deposit will be required.

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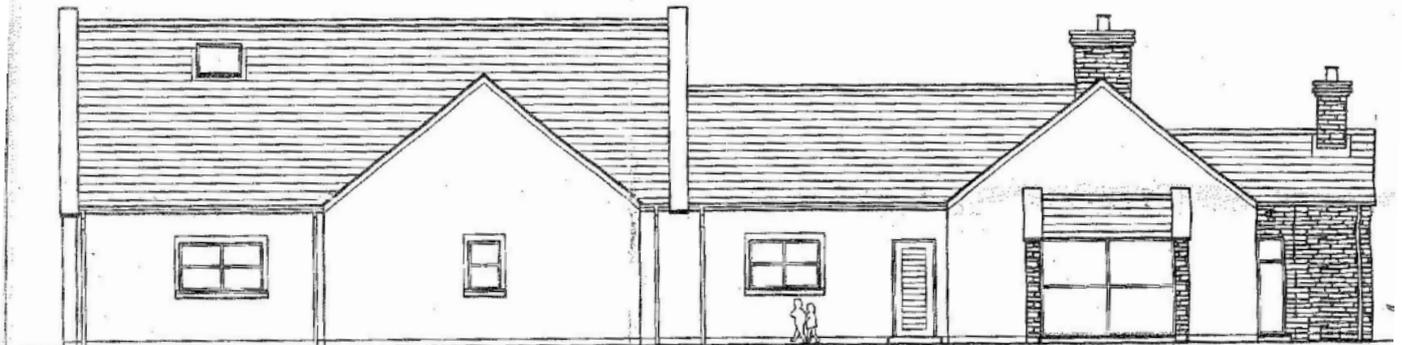
DC1001MW

Downpatrick Planning Office

# Proposed Elevations

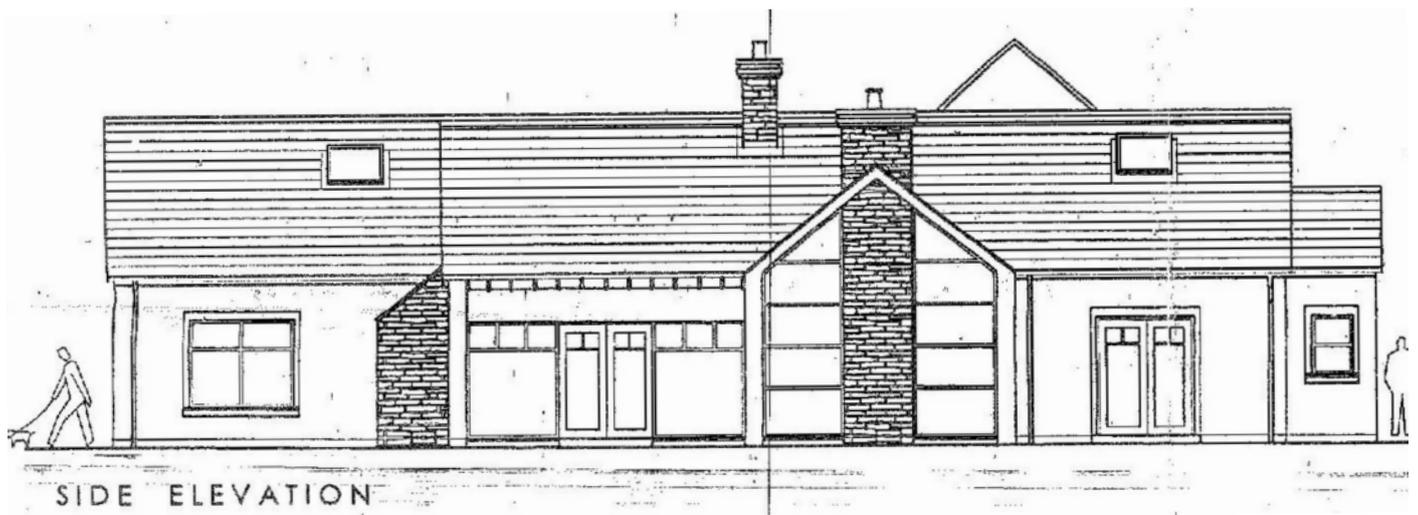
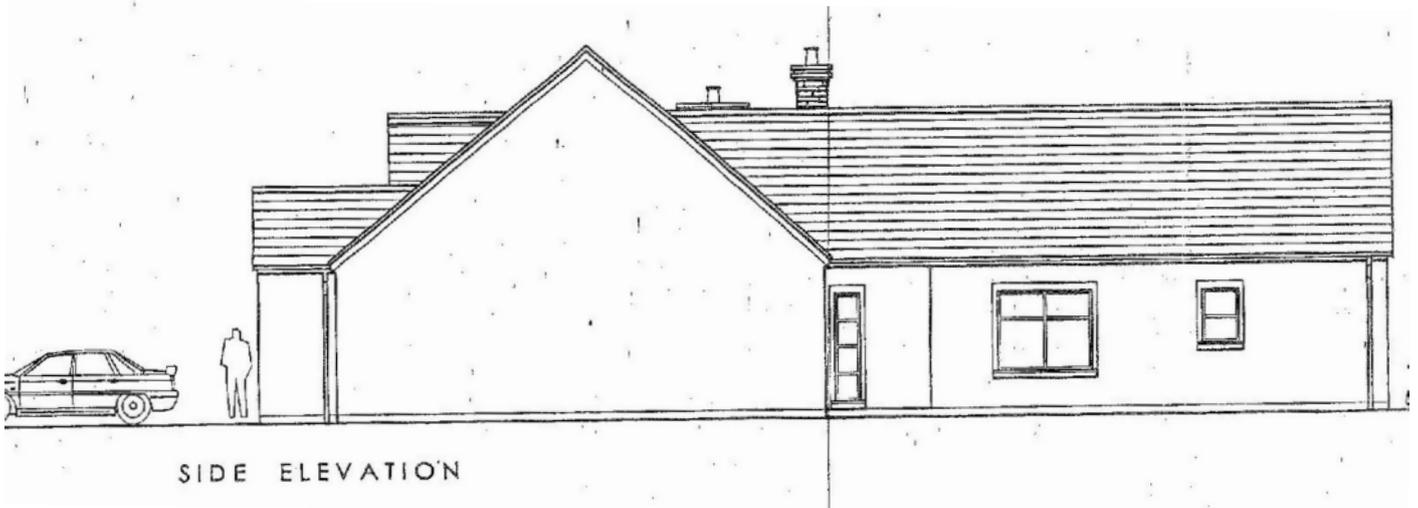


FRONT ELEVATION



REAR ELEVATION

# Proposed Elevations





Comber

27 Castle Street, Comber, BT23 5DY

T 028 91 878956

Saintfield ■

1B Main Street, Saintfield, BT24 7AA

T 028 97 568300

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