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# **Development Site Adjacent to Drumnaconagher Road Annacloy BT30 9JQ**

**GUIDE PRICE** 

£500,000

We are pleased to offer this development site, extending to about 2 ½ acres or thereabouts, ideally located just yards from a renowned primary school, church and public transport.

Outline Planning Permission has been granted for housing development as set out in application numbers: R/2015/0153/0 and LOA/2017/1239/F dated 22nd February 2017. The site appears ideal for the construction of townhouses, semi's or detached property which should attract a good demand.

Annacloy is well situated for an easy commute to Downpatrick, Ballynahinch, Newcastle and Crossgar with Belfast about ½ an hours commute away. Public transport serves many of the secondary and grammar schools in the area and is available just yards from the development site.





Liam Hannaway Chief Executive



#### **OUTLINE PLANNING PERMISSION**

Planning Act (Northern Ireland) 2011

Application No:

R/2015/0153/O

Date of Application: 9th March 2015

Site of Proposed Development:

Adjacent to Holy Family School, Drumnaconagher Road,

Annacloy, Downpatrick

Description of Proposal:

Housing development with improvements to

Drumnaconagher Road.

Applicant:

Mr T Sloan

Address:

90 Annacloy Road

Downpatrick **BT30 9AJ** 

Agent:

**Ewart Davis** 

Address:

14 Killynure Avenue

Carryduff Belfast BT8 8ED

Drawing Ref: 01

The Council in pursuance of its powers under the above-mentioned Act 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:

- Application for approval of the reserved matters shall be made to the Council within 3 years of 1. 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
- the expiration of 2 years from the date of approval of the last of the reserved matters to be ii. approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

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

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

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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 Council, in writing, before any development is
commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

 A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.

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

4. All surface water run-off during the construction phase shall be directed away from adjacent watercourse that runs along the southern boundary of the site.

Reason: To avoid any adverse effects on the site integrity of any European site.

 A suitable buffer of at least 10m must be maintained between the location of all construction works including refuelling, storage of oil/fuel, concrete mixing and washing areas, storage of machinery/material/spoil etc and the watercourse that runs along the southern boundary of the site.

Reason: To avoid any adverse effects on the site integrity of any European site.

6. Storm drainage of the site, during construction and operational phases, must be designed to the principles of the Sustainable Drainage Systems (SuDS) in order to prevent the polluting effects of storm water on aquatic environments. Construction of SuDS should comply with the design and construction standards as set out in The SuDS Manual - Construction Industry Research and Information Association (CIRIA) Report C753 (2015).

Reason: To avoid any adverse effects on the site integrity of any European site.

All services within the development shall be laid underground.

Reason: In the interests of visual amenity.

 None of the dwellings hereby permitted shall be occupied until the sewage disposal/drainage works have been completed.

Reason: In the interests of public health.



# Informatives

- 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 affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- 3. 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.
- 4. Public water supply within 20m of your proposal, the Developer is required to consult with NIW to determine how the proposed development can be served. Application to NIW is required to obtain approval to connect.

No foul sewer within 20m of your proposal, the Developer is required to consult with NIW and may wish to requisition a foul sewer to serve the proposed development. The use of a Septic Tank, (on the basis of one for each dwelling) is subject to the written consent being obtained from Northern Ireland Environment Agency. Where approval to use a septic tank disposal system is granted, and the applicant wishes NIW to provide a periodic desludging service, the applicant must complete the necessary 'Form of Agreement' and adhere to the construction conditions contained therein. Further information is available on www.niwater.com or call 03457 440088

No surface water sewer within 20m of your proposal, developer is required to consult with NIW and may wish to requisition a surface water sewer to serve the proposed development and / or obtain approval from Rivers Agency for discharge to a watercourse.

Although it has been determined above if NIW infrastructure is within 20m of your proposal, consultation with NIW is required at an early design stage by means of a Predevelopment Enquiry to obtain details of the availability of existing water and sewerage infrastructure and how their proposal may be serviced. Waste Water Treatment facilities (at Annacloy WwTW) are presently available to serve the proposal. The proposer to contact NI Water if they wish to requisition NIW for a Foul and Surface Water (Storm) Sewer extension to the proposed site.

No connection should be made to the public sewer from 23rd May 2016, in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 (as amended Water and Sewerage Services Act (Northern Ireland) 2016), until the mandatory Sewer Adoption Agreement has been authorised by NIW.

Statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse. All internal plumbing installation must comply with the current Water Supply (Water Fittings) Regulations (Northern Ireland). Applicants should contact NI Water's Water Fittings Regulations team via waterline@niwater.com if they have any queries.

5. Under the Water (Northern Ireland) Order 1999, the Department of Environment must give permission before any trade or sewage waste, or any other potential pollution (including site drainage) from commercial, industrial or domestic premises into waterways or underground strata. The applicant should refer and adhere to the precepts contained in Standing advice Note 4. Pollution Prevention Guidance, 5. Sustainable Drainage Systems, 11. Discharges to the Water Environment



6. Rivers Agency, have advised that while not being responsible for the preparation of the Flood Risk Assessment (FRA), they accept its logic and have no reason to disagree with its conclusions. Consequently as the site is now determined as being partially within the 1 in 100 year fluvial plain Rivers Agency would advise that in accordance with PPS 15, Planning and Flood Risk, FLD 1 development which includes garages, gardens, driveways and paths should be limited to that part of the site that lies out of the flood plain.

Due to the near location of the flood plain the developer/applicant is advised that for design purposes all finished floor levels should be placed at a minimum of 600mm above the 1 in 100 year fluvial flood level as detailed in the FRA.

The proposed site layout drawing shall include levels which reflect Q100 floodplain. As previously stated all development needs to be outside this area.

- 7. 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.
- 8. 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.

Dated: 22nd February 2017 Authorised Officer

Liam Hannaway Chief Executive



#### APPROVAL OF PLANNING PERMISSION

#### Planning Act (Northern Ireland) 2011

Application No:

LA07/2017/1239/F

Date of Application: 18th July 2017

Site of Proposed Development:

Lands adjacent to Holy Family School Drumnaconagher

Road, Annacloy, Downpatrick

Description of Proposal:

Removal of condition 14 of Planning Permission

R/2015/0153/O, which reads,

"A 8-10m wide landscape buffer shall be provided along the site boundary (adjacent to the watercourse) which forms the edge of the development limit, prior to the occupation of

any approved unit

Applicant:

Tom Sloan

Address:

90 Annacloy Road

Downpatrick

**BT30 9AJ** 

Agent:

Hillen Architects Ltd

Address:

87 Central Promenade

Newcastle

**BT33 0HH** 

Drawing Ref: 01-02

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 removal of condition 14 of R/2015/0153/O shall take effect from the date of this decision.

Reason: Time limit.

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

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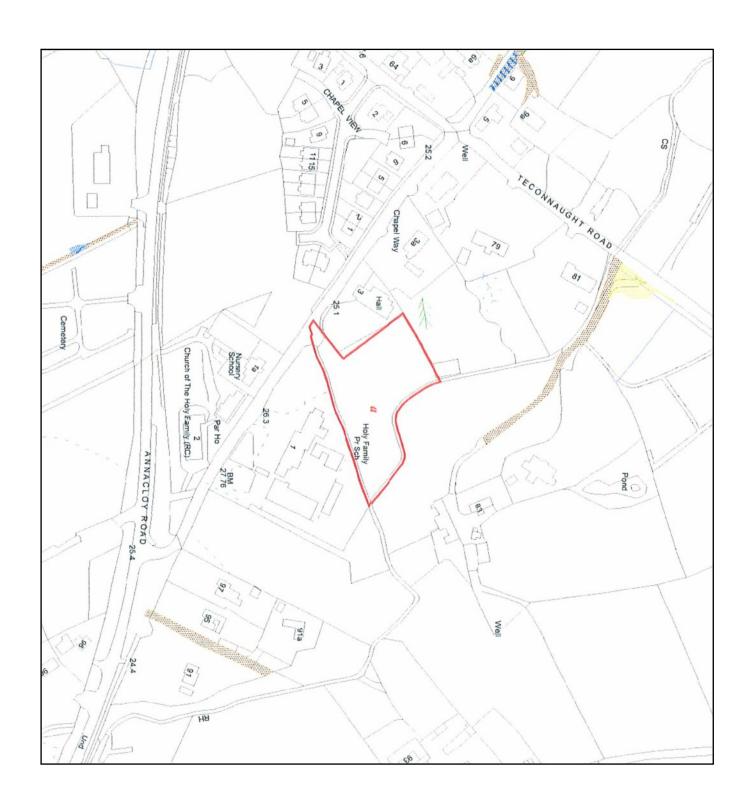


# Informatives

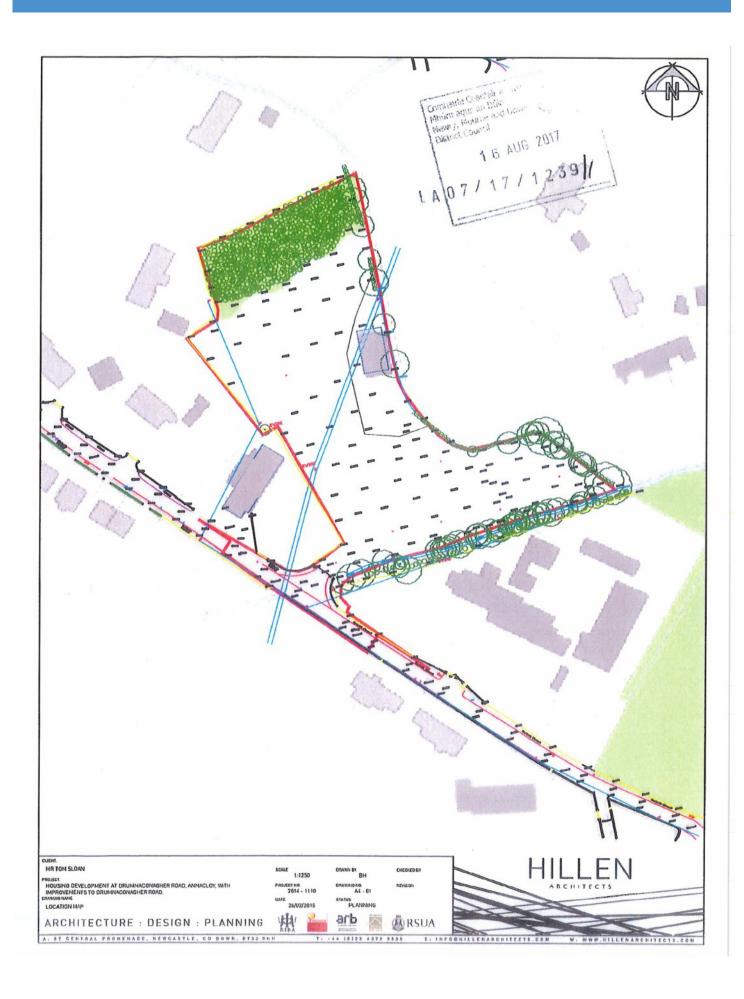
1. This determination relates to the removal of condition 14 of application R/2015/0153/O only.

Dated: 30th November 2017

Authorised Officer \_















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