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Tim Martin
AUCTIONEERS • ESTATE AGENTS • VALUERS

Building Site North West of 51 Downpatrick Road Crossgar *BT30 9EH*

Situated in a secluded position in a fold of the drumlins, this spacious building site extending to about 1½ aces, provides an opportunity to acquire a site ready to commence building this spring.

The site has received reserved matters planning permission for a detached single storey residence of approx 3330 sqft.

The foundations have been dug, the concrete poured and approved by building control.

The site is located just over a mile from the centre of Crossgar and is approached from a shared concrete and gravelled lane leading to a private lane to the site, which has been hardcored.

Realistically priced, the site enjoys the benefit of rural peacefulness, and yet is a very convenient to the village and enjoys easy access to Belfast.

LOCATION

From Crossgar proceed out the Downpatrick Road. Take the 1st lane on the right hand side (concrete) about 300 metres past the Drakesbridge Road and proceed to the end of the concrete. Bear right at junction of lane and proceed about 100m. Turn hard right into field down gravelled lane to site.

APPROVAL OF RESERVED MATTERS

Planning (Northern Ireland) Order 1991

Application No: **R/2007/0330/RM**

Date of Application: **23rd March 2007**

Site of Proposed Development: **Land 140 metres north -west of number 51 Downpatrick Road Crossgar BT30 9EH**

Description of Proposal: **Proposed new dwelling.**

Agent: 2R Design
Address: 40 Inishmore
Killyleagh
Downpatrick
BT30 9TP

Outline Application Number: R/2004/0305/O;

Drawing Ref: 02, 03, 04, R/2007/0330/01

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. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the crown spread, nor shall arboricultural work or tree surgery take place on any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the

Downpatrick Planning Office

written approval of the Department. Any approved arboricultural work or tree surgery shall be carried out in accordance with British Standard 3998, 1989. Recommendations for Tree Work.

Reason: To ensure the continuity of amenity afforded by existing trees.

3. 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.

Informatives

1. The applicant/developer is reminded that all conditions of the outline approval planning reference R/2004/0305 dated 8th December 2004 must be complied with.

2. Water supply not available. The nearest public water main is located in Downpatrick Road.

3. 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.

4. 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.

5. 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

See also Explanatory Notes attached

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.

6. 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.

7. 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.

Dated: 4th December 2007

Authorised Officer

Application No. R/2007/0330/RM

DC1001MW

Downpatrick Planning Office

See also Explanatory Notes attached

An Agency within the Department of the Environment

INVESTOR IN PEOPLE

Rev: Comments: Date:
A Building Control Amendments Jan 2010

G J Mitchell Architectural Design

25 Kilmorey Court, Kilkeel, Do Down, BT34 4NR
Tel: 02841769748 Mobile: 07803177197
e-mail gjmdesign@hotmail.co.uk

PROJECT

Proposed Dwelling and Attached Garage, 140m N.W of No 51 Downpatrick Road, Crossgar

CLIENT

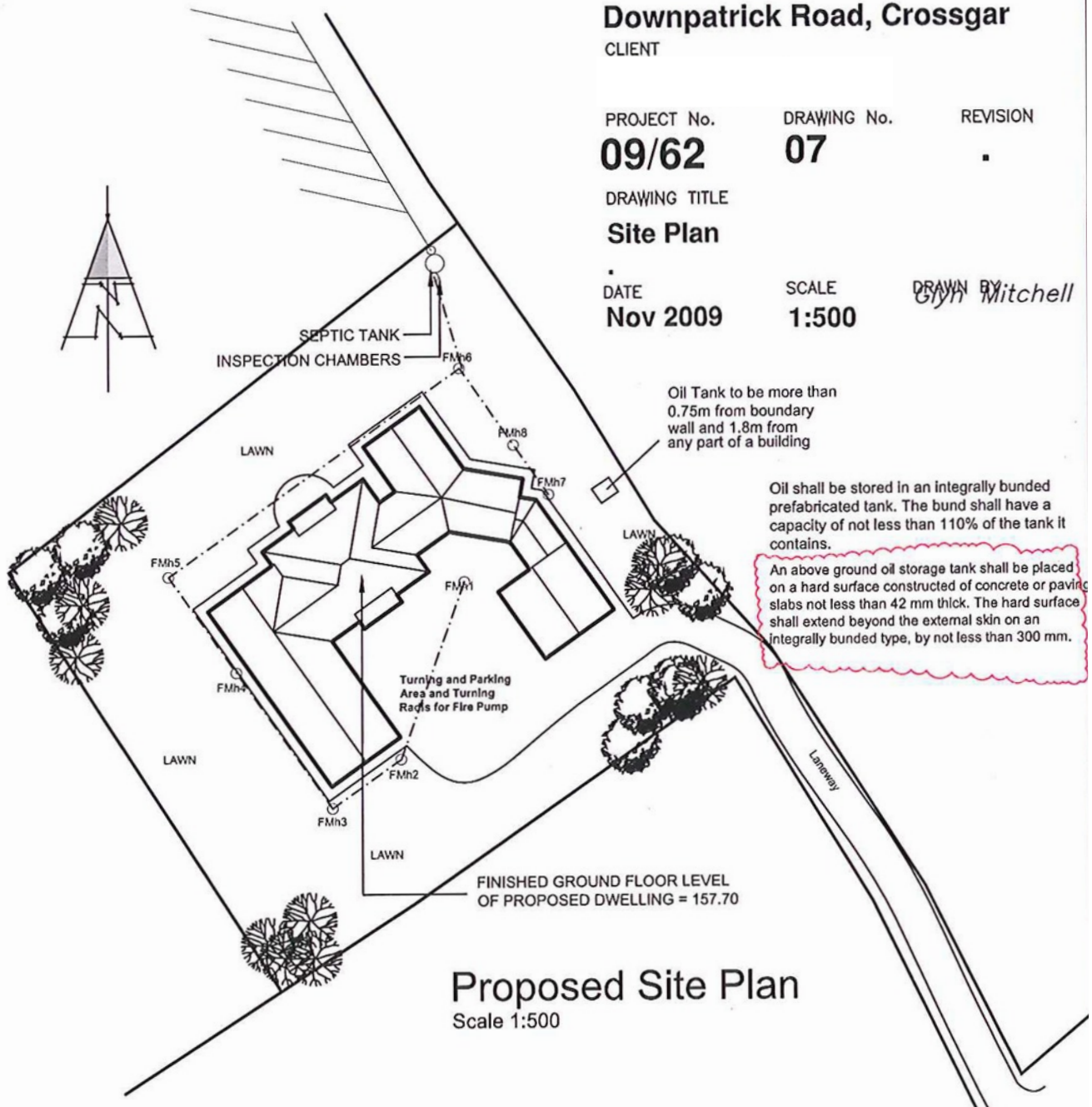
PROJECT No.	DRAWING No.	REVISION
09/62	07	.

DRAWING TITLE

Site Plan

.

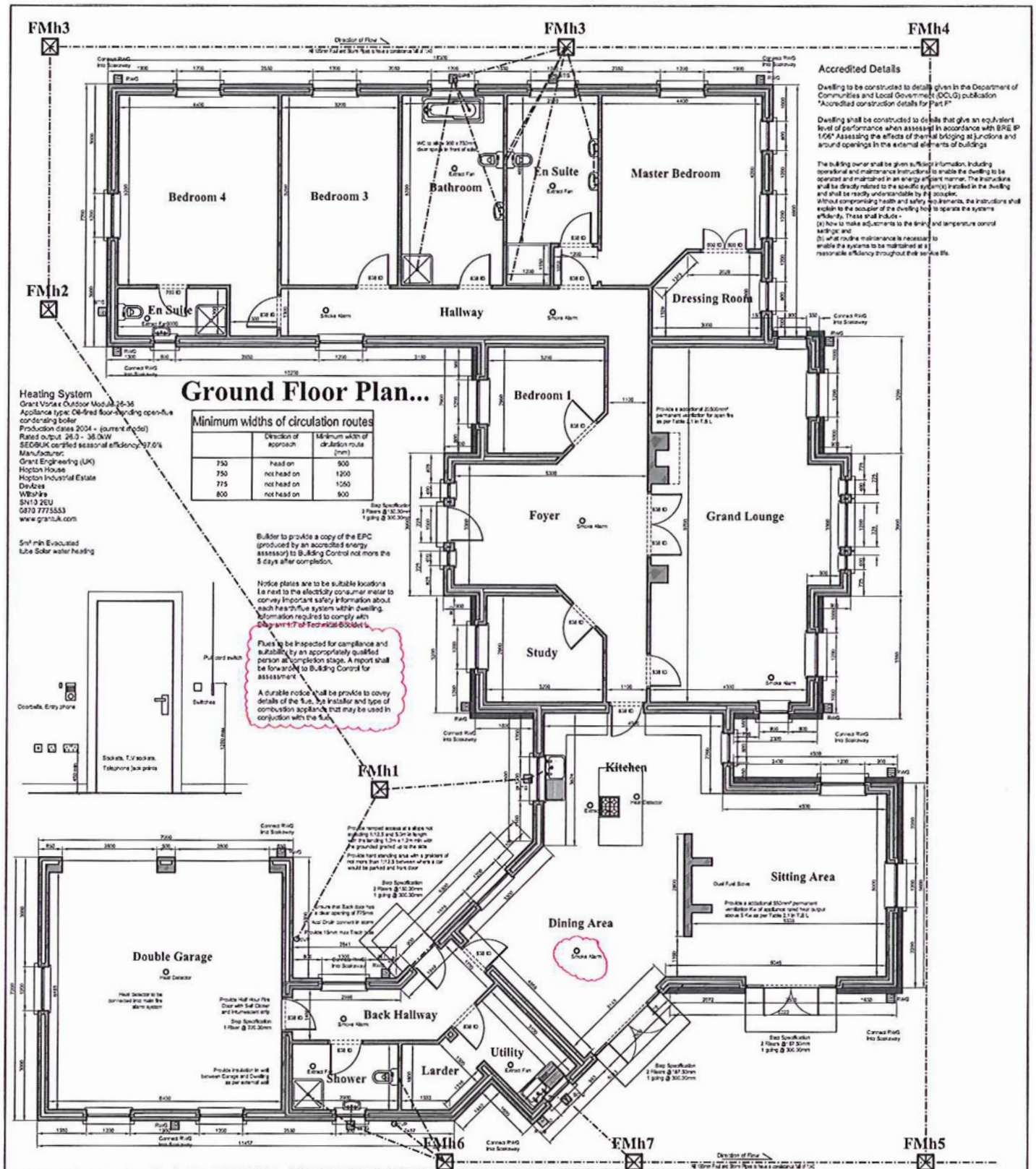
DATE	SCALE	DRAWN BY
Nov 2009	1:500	Gyn Mitchell



Proposed Site Plan

Scale 1:500

All 100mm Foul and Storm Pipes to have a consistance fall of 1:40


FMh3
FMh3
FMh4
FMh2
FMh1
FMh6
FMh7
FMh5
Bedroom 4
Bedroom 3
Bathroom
En Suite
Master Bedroom
En Suite
Hallway
Dressing Room
Bedroom 1
Foyer
Grand Lounge
Study
Kitchen
Sitting Area
Dining Area
Double Garage
Back Hallway
Utility
Larder
Shower
Ground Floor Plan...
Accredited Details
Heating System
Minimum widths of circulation routes
Direction of approach
Minimum width of circulation route (mm)
Builder to provide a copy of the EPC (produced by an accredited energy assessor) to Building Control not more the 5 days after completion.
Notice plates are to be suitable locations i.e next to the electricity consumer meter to convey important safety information about each heat/flue system within dwelling. Information required to comply with Diagram 1 of Technical Booklet L
Flues to be Inspected for compliance and suitability by an appropriately qualified person at completion stage. A report shall be forwarded to Building Control for assessment
A durable notice shall be provide to covey details of the flue, the installer and type of combustion appliance that may be used in conjuction with the flue.
Rev
Comments
Dates
A
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Jan 2010
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Proposed Dwelling and Attached Garage, 140m N.W of No 51 Downpatrick Road, Crossgar
09/62
01
DRAWING TITLE
Floor Plan
DATE
Nov 2009
SCALE
1:50
DRAWN BY
Glyn Mitchell


Side Elevation...
Glazing
All glazing to new door and windows to be uP.V.C Double glazed with a 12mm argon gap and Low-E (em=0.05) glass
Builder shall demonstrate an appropriate system of site inspection is in place to ensure that the construction standard achieve the required level of consistency.
Inside Elevation...
Side Elevation...
Inside Elevation...
Fixed internal lighting
The requirements of paragraphs 3.46 to 3.48 apply solely to an extension to an existing dwelling, a dwelling created by a material change of use or low replacement lighting system which forms part of re-wiring works.
Fixed energy efficient light fittings shall be installed in the most frequented areas in a dwelling, and this shall be not less than -
(a) one per 25 m2 of dwelling floor area (excluding garages) or part thereof; or
(b) one per four light fittings, whichever is the greater.
A light fitting may contain one or more lamps. Light fittings in less frequented areas such as cupboards, storage areas and garages shall not count towards the total. "DIL 20 Low energy domestic lighting" gives recommendations on identifying suitable locations. An energy efficient light fitting (including the lamp, control gear and an appropriate housing, reflector, shade or other device for controlling the light output) is a light fitting that can only be fitted with lamps having a luminous efficacy greater than 40 lumens per circuit-Watt.
[Circuit-Watt means the power consumed in lighting circuits by lamps, their associated control gear and power factor correction equipment.]
[Fluorescent and dedicated compact fluorescent light fittings would meet this requirement, but those accommodating GLS tungsten lamps and compact fluorescent lamps (CFLs) with a bayonet cap or Edison screw base, or tungsten halogen lamps would not.]
Fixed external lighting
Fixed external lighting means lighting permanently fixed to an external surface of the dwelling and under the direct control of the occupant by having an electricity supply from the dwelling.
External lighting shall -
(a) have a maximum output of 150 W per fitting and automatically switch off -
(i) when there is adequate daylight; and
(ii) when not required at night; or
(b) have sockets that can be used solely with lamps having an efficacy greater than 40 lumens per circuit-Watt.
[Fluorescent and dedicated compact fluorescent light fittings would meet this requirement, but those accommodating GLS tungsten lamps and compact fluorescent lamps (CFLs) with a bayonet cap or Edison screw base, or tungsten halogen lamps would not.]
Front Elevation...
Rear Elevation...
Rev Comments Date
A Building Control Amendments Jan 2010
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Elevations
DATE
Nov 2009
SCALE
1:50
DRAWN BY
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