



[info@alexanderreidfrazer.com](mailto:info@alexanderreidfrazer.com)

CHARTERED SURVEYORS  
 AUCTIONEERS, ESTATE AGENTS & VALUERS  
 RATING & COMPENSATION CONSULTANTS  
 6, ENGLISH STREET, DOWNPATRICK  
 BT30 6AB, CO. DOWN

## Adj to 36a St Patrick's Road, Raholp , Downpatrick



- Building Site
- With Outline Planning Permission for a Detached Dwelling
- All services close by
- Conveniently located

**ASKING PRICE : £65,000 WITH OFFERS INVITED**

A wonderful opportunity to purchase a building site with Outline Planning Permission situated within the Hamlet of Raholp.

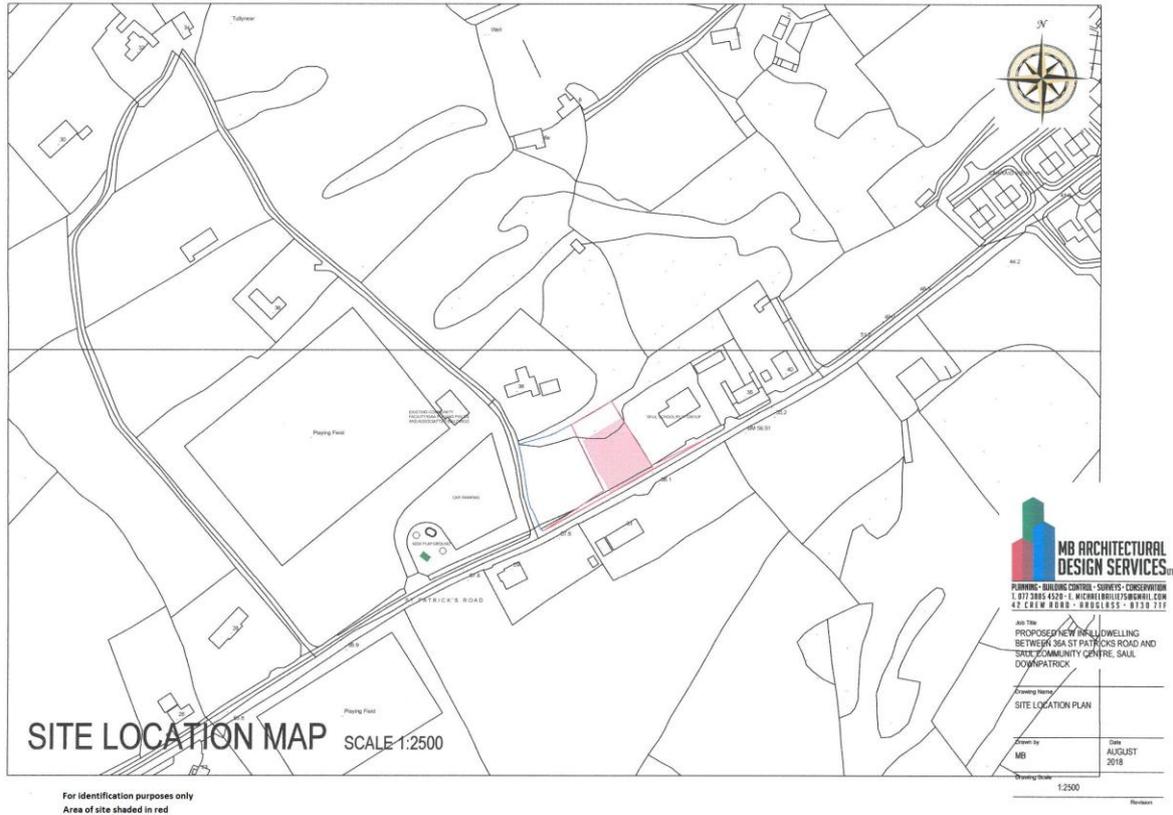
The site is located fronting the road and is adjacent to Saul Community Centre and close to the Primary School and Playing Fields.

### VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS

Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; 1) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

# Adj to 36a St Patrick's Road, Raholp , Downpatrick

## ACCOMMODATION COMPRISES:



**For identification purposes only. Area of site shaded in red.**

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Liam Hannaway  
Chief Executive



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

## OUTLINE PLANNING PERMISSION

### Planning Act (Northern Ireland) 2011

Application No: **LA07/2018/1384/O**

Date of Application: **10th September  
2018**

Site of Proposed Development: **Between 36A St Patrick's Road and Saul Community Centre  
Raholp  
Downpatrick**

Description of Proposal: **Proposed new single dwelling unit**

Applicant:  
Address:

Agent: MB Architectural Design Services  
Address: Limited  
42 Crew Road  
Ardglass  
Downpatrick  
BT30 7TF

Drawing Ref: LA07/2018/1384/01&02.

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:

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

*Ag freastal ar an Dúin  
agus Ard Mhacha Theas*  
**Serving Down  
and South Armagh**



2. 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.

3. The development hereby permitted shall have a layout which is broadly in line with the indicative concept layout and plan LA07/2018/1384/02 bearing the date stamp 10 SEP 2018, but may be subject to modification to address any specific concerns raised following consideration of the detailed submission.

REASON: In the interests of visual and residential amenity and to ensure the development of a quality residential environment.

4. The dwelling hereby permitted shall be designed and landscaped in accordance with the Department's Design Guide Building on Tradition - A Sustainable Design Guide for the Northern Ireland Countryside.

REASON: To ensure that the proposal is in keeping with the character of this Area of Outstanding Natural Beauty.

5. The proposed dwelling shall have a ridge height of less than 6.0 metres above finished floor level.

REASON: To ensure that the development is satisfactorily integrated into the landscape in accordance with the adjacent residential dwellings.

6. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

REASON: In the interest of visual amenity.

7. No development shall take place until a plan of the site has been submitted to and approved by the Department indicating the existing and proposed contours, the finished floor level(s) of the proposed building and the position, height and materials of any retaining walls. Development shall be carried out in accordance with the approved plans.

REASON: To ensure the development takes account of the site's natural features and to safeguard the amenities of the proposed dwellings.

8. The roofing tiles or slates shall be blue/black or dark grey in colour and shall be flat and non-profiled.

REASON: To ensure that the proposal is in keeping with the character of this Area of Outstanding Natural Beauty.

9. The external wall finish to the proposed dwelling shall be a painted render in a colour to be approved in writing by the Council or roughcast or fine grade chippings not exceeding 3mm and the window frames shall be in accordance with the Building on Tradition A Sustainable Design Guide for the Northern Ireland Countryside.

REASON: To ensure that the proposal is in keeping with the character of this Area of Outstanding Natural Beauty.



10. 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.

11. 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.

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

12. A landscaping plan shall be submitted at reserved matters stage.

REASON: To ensure the development integrates into the countryside.

13. All planting shall be carried out during the first planting season after the commencement of the development. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the planning authority gives written consent to any variation.

REASON: To ensure the development integrates into the countryside.

#### 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 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.

Foul sewer 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 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.

Status of receiving Waste Water Treatment Works - Available Capacity.



The water requirements for your proposal may be eligible for the provision of a public watermain if it will serve more than 1 property (1 property if accessed directly from a public road / area) and each property will have an individual supply direct from the proposed public watermain under Article 76 of the above order;

From the 23rd May 2016 the Developer must enter into an Agreement for Adoption of the Sewers under Article 161 of the above order. They must be designed to meet the criteria as set out in the current Sewers for Adoptions specification. A connection to the public sewer will not be permitted until such times as the Article 161 Agreement has been authorised by NIW;

The applicant is advised to contact NIW Waterline on 03457 440088 or [waterline@niwater.com](mailto:waterline@niwater.com), upon receipt of this consultation to discuss any areas of concern. Application forms and guidance are also available via these means.

If during the course of developing the site the developer uncovers a pipe not previously evident, NIW 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. Notify NIW Waterline on 03458 770002.

**STORM SEWER ASSESSMENT:** There is No Storm Sewer available for this proposal. WWTW ASSESSMENT / STATUS: Waste Water Treatment Facilities (Downpatrick WwTW) are presently available to serve this proposal.

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](mailto:waterline@niwater.com) if they have any queries.

5. 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: 31st October 2018 Authorised Officer

## Form P19

### EXPLANATORY NOTES TO ACCOMPANY APPROVALS

Type of Approval	See Notes
(a) Planning Permission or Approval of Reserved Matters	1, 2, 3 & 4
(b) Consent to Display Advertisements	1, 2, 4 & 5
(c) Listed Building Consent	1, 2, 4 & 6

#### Notes

1. If you are unhappy with the conditions placed on the permission/approval/consent granted by the Council or Department for Infrastructure (the Department) you may appeal to the Planning Appeals Commission, Park House, 87-91 Great Victoria Street, Belfast BT2 7AG [Tel: (028) 9024 4710] within 4 months of receipt of the notice. Guidance on Appeal procedures is available on the Planning Appeals Commission's website ([www.pacni.gov.uk](http://www.pacni.gov.uk)) or by contacting the Commission directly at the aforementioned address.
2. You should check whether further approval is required under other legislation, such as the Building Regulations or the Water Act.
3. If your proposal involves an access or any vehicular crossing of the highway, it is in your interest to notify your intentions to the authorities responsible for electricity, telephones, water, etc to allow them the opportunity to carry out any planned works first and so avoid breaking through any newly made surfaces.
4. Failure to adhere to the approval plans or comply with conditions attached to this permission is a contravention of the Planning Act (Northern Ireland) 2011 [or the Planning (Control of Advertisements) Regulations (Northern Ireland) 1973 in the case of advertisements], and may result in enforcement action.
5. If you intend to display an advertisement on land which is not in your possession you should first obtain the consent of the landowner or the person(s) entitled to grant such permission.
6. If you have obtained Listed Building Consent to demolish a building you must not do so before the Department for Communities Historic Environment Division has:
  - (i) Been given reasonable access to the building for one month following the granting of consent; or
  - (ii) Stated that it has completed its record of the building; or
  - (iii) Stated that it does not wish to record it.

The Department for Communities Historic Environment Division can be contacted at [HEDPlanning.General@doeni.gov.uk](mailto:HEDPlanning.General@doeni.gov.uk) or Tel: (028) 9082 3177 or (028) 9082 3126.

N.A.V  
TENURE  
EPC

**VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS**