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

34 Wallace Hill Road, Tullykin, Killyleagh, BT30 9BU



- Building site with outline planning permission for replacement dwelling and garage

£85,000.00

We are delighted to offer for sale this building site situated on the Wallace Hill Road which is a highly sought after location. The site is upon approx site....
Located just 25 minutes to Belfast, a short drive to Killyleagh which has an array of amenities and on the edge of Strangford Lough.

Please contact the sales team for more information.

VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS

34 Wallace Hill Road, Tullykin, Killyleagh, BT30 9BU

ACCOMMODATION COMPRISES:



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Printed: 27/02/2018

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Centre Point (Easting, Northing): 350169, 350735

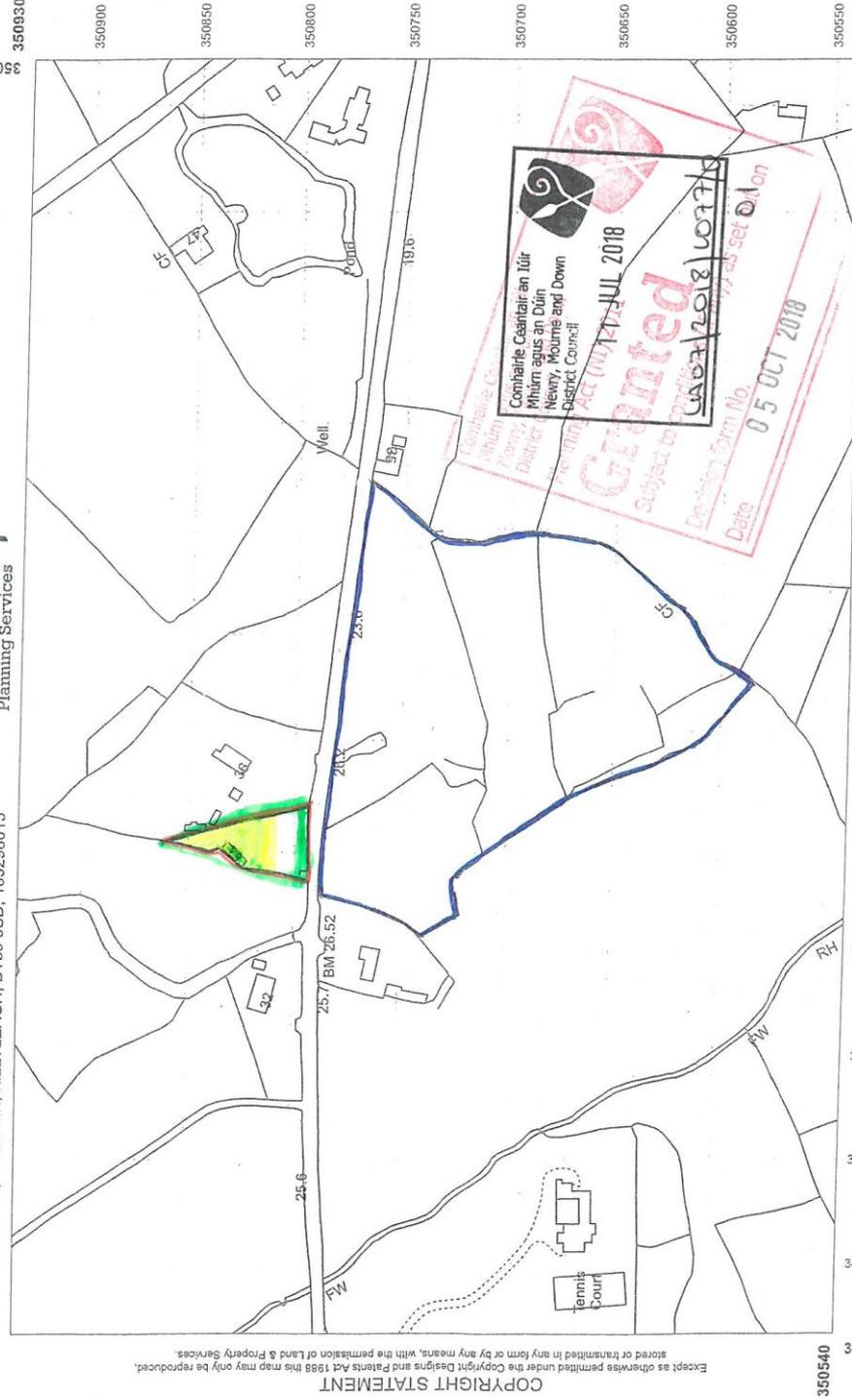
WALLACE HILL ROAD, TULLYKIN, KILLYLEAGH, BT30 9SD, 185298015



Scale: 1:2,500

Order no. ORD51595

Plan No. 20512NE



Licence / Permit No.

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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: **LA07/2018/1077/O**

Date of Application: **11th July 2018**

Site of Proposed
Development: **34 Wallace Hill Road
Tullykin
Killyleagh**

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

Applicant: Mrs Alice McCabe
Address:

Agent: Tumelty Planning Services
Address: 11 Ballyalton Park
Ardmeen
Downpatrick
BT30 7BT

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:

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@nrmandd.org
www.newrymournedown.org

**Freastal ar an Dún
agus Ard Mhacha Theas**
Serving Down
and South Armagh



2. Approval of the details of the design and external appearance of the buildings, and 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 construction of the dwelling hereby permitted, including the clearing of topsoil, shall not commence until the existing building, coloured green on the approved plan 01 date stamped 11th July 2018 is demolished and all rubble and foundations have been removed 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.

4. A scale plan and accurate site survey at 1:500 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.

5. The proposed dwelling shall be sited in the area shaded yellow on approved plan 01 date stamped 11th July 2018.

Reason: to ensure the development is not prominent and is satisfactorily integrated into the landscape in accordance with the requirement of Planning Policy Statement 21/SPPS.

6. The existing natural screenings, as indicated in green on approved drawing no.01 date stamped 11th July 2018, shall be retained unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing prior to their removal.

Reason: To ensure the development integrates into the surroundings and to ensure maintenance of screening to the site.

7. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of completion of the development it shall be replaced within the next planting season by another tree or trees in the same location of a species and size specified by the council.

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

8. Prior to commencement of development the applicant shall submit a copy of consent to discharge for the proposed site, to be agreed in writing by the Planning Authority.

Reason: To protect the environment and to comply with CTY 16 of Planning Policy Statement 21-Sustainable Development in the Countryside.



Informatives

1. 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.
2. 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.
3. 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.
4. All construction plant and materials shall be stored within the curtilage of the site.
5. It is the responsibility of the developer to ensure that surface water does not flow from the site onto the public road.
6. This Approval notice relates to drawing No.01 date stamped 11th July 2018.

Dated: 5th October 2018

Authorised Officer



DETAILED REQUIREMENTS FOR PUBLIC ROAD ACCESS

Form RS1

Planning Ref: LA07/2018/1077/0

Location Wallace Hill Killyleagh.

The detailed access requirements for the above proposal, are set out in the box below. A maximum 1:500 scale plan incorporating these requirements must be submitted as part of the Reserved Matters application.

1	Layout to be in accordance with Diagram(s)	1	overleaf.
2	Visibility splays 2.0m x full frontage setback.		
3	Adequate parking and turning within the site		
4	Width of Access (if different from diagram)	m	1. Forward Sight Distance m
5	Minimum radii (if different from diagram).	Entry 5.0m	metres. Exit 5.0m metres
6	*Gradient of the access shall not exceed 1:25 (8%) over the first 10.0 metres outside the road boundary, ie from the edge of carriageway. *[Delete as appropriate		
7	Access centre of site		
8	Note added to plan stating that sightline to be levelled 150mm-250mm above existing road and kept free from all obstruction.		
SIGNED <u>Liam Trainor</u> DATE 15 th August 2018			
<p>§The proposed access details shall also be in accordance with the Roads Service publication "Vehicular Access Standards" some portions of which are reproduced below for convenience.</p>			

Notes to be adhered to and detailed where appropriate

VISIBILITY SPLAYS

1. The area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter. Any pole

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