

Planning PPS 21 CTY10

Planning permission will be granted for a dwelling house on a farm where all of the following criteria can be met:
 (a) the farm business is currently active and has been established for at least 6 years;
 (b) no dwellings or development opportunities out-with settlement limits have been sold off from the farm holding within 10 years of the date of the application. This provision will only apply from 25 November 2008; and
 (c) the new building is visually linked or sited to cluster with an established group of buildings on the farm and where practicable, access to the dwelling should be obtained from an existing lane. Exceptionally, consideration may be given to an alternative site elsewhere on the farm, provided there are no other sites available at another group of buildings on the farm or out-farm, and where there are either:
 demonstrable health and safety reasons; or
 verifiable plans to expand the farm business at the existing building group(s).
 In such circumstances the proposed site must also meet the requirements of CTY 13(a-f), CTY 14 and CTY 16.
 Planning permission granted under this policy will only be forthcoming once every 10 years.
 A proposal for a dwelling by those involved in the keeping and breeding of horses for commercial purposes will also be assessed under the criteria set out in this policy.

Proposed dwelling is located on the farm land opposite the farm sheds on the Upperlane Road, access to the proposed site would be existing field access and it to be upgraded to serve the proposed dwelling.
 The proposal is for a split level single storey dwelling that would be designed to integrate into the slope of the field.

This area of farm is not ideally suited for farming given the topography of the field

Transport NI

Proposed Access requirements
 grass verge to be kept at 250mm above ground level
 visibility splays 2.4m x 70m
 access width 6m
 gates set back min 10m from road edge

gradient of accesses to be 1 in 12.5 for the first 5m from the edge of the public road
 drainage will be provided to prevent water from the access flowing onto the public road, therefore drainage channel to be provided along entrance gate to catch storm water to prevent water running onto the run road. soak-away should be a minimum of 10m from the public road. New access drainage should not be any closer to the edge of the public road than the line of the existing hedge. (ie should not be on public road or verge).

The area within visibility splays must be cleared to provide a surface no higher than some 250 mm above the level of the adjacent carriageway and shall be retained and kept clear thereafter. Any pole or column materially affecting visibility must also be removed. No work shall commence on site until the visibility splays have been provided.

Key:

- Red Outline Denotes Land Relating to Application 0.34 HA
- Denotes land under control of the applicant
- Existing Farm House
- Existing farm sheds
- Existing trees to be retained along Upperlane Road

ITEM - no 1

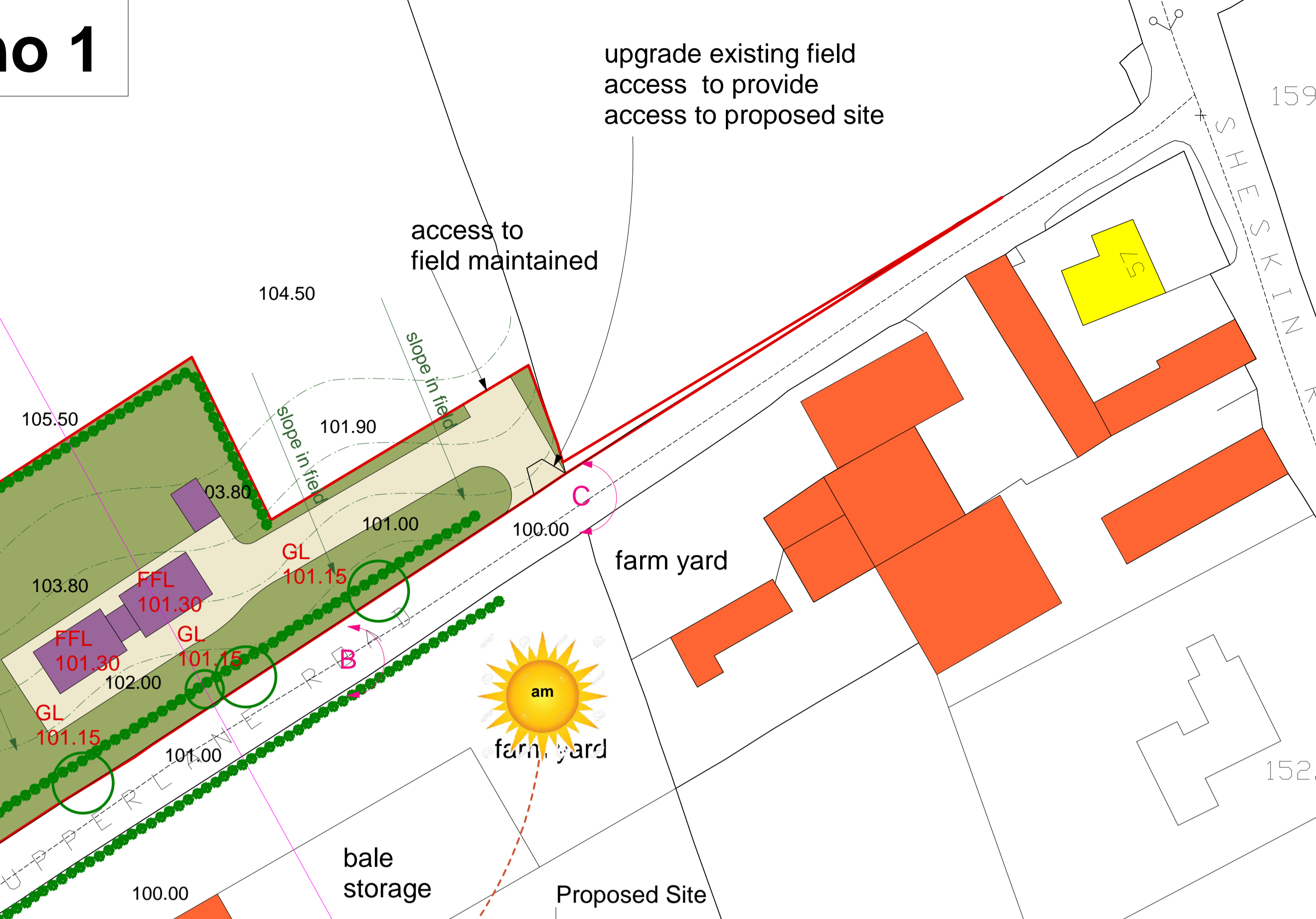
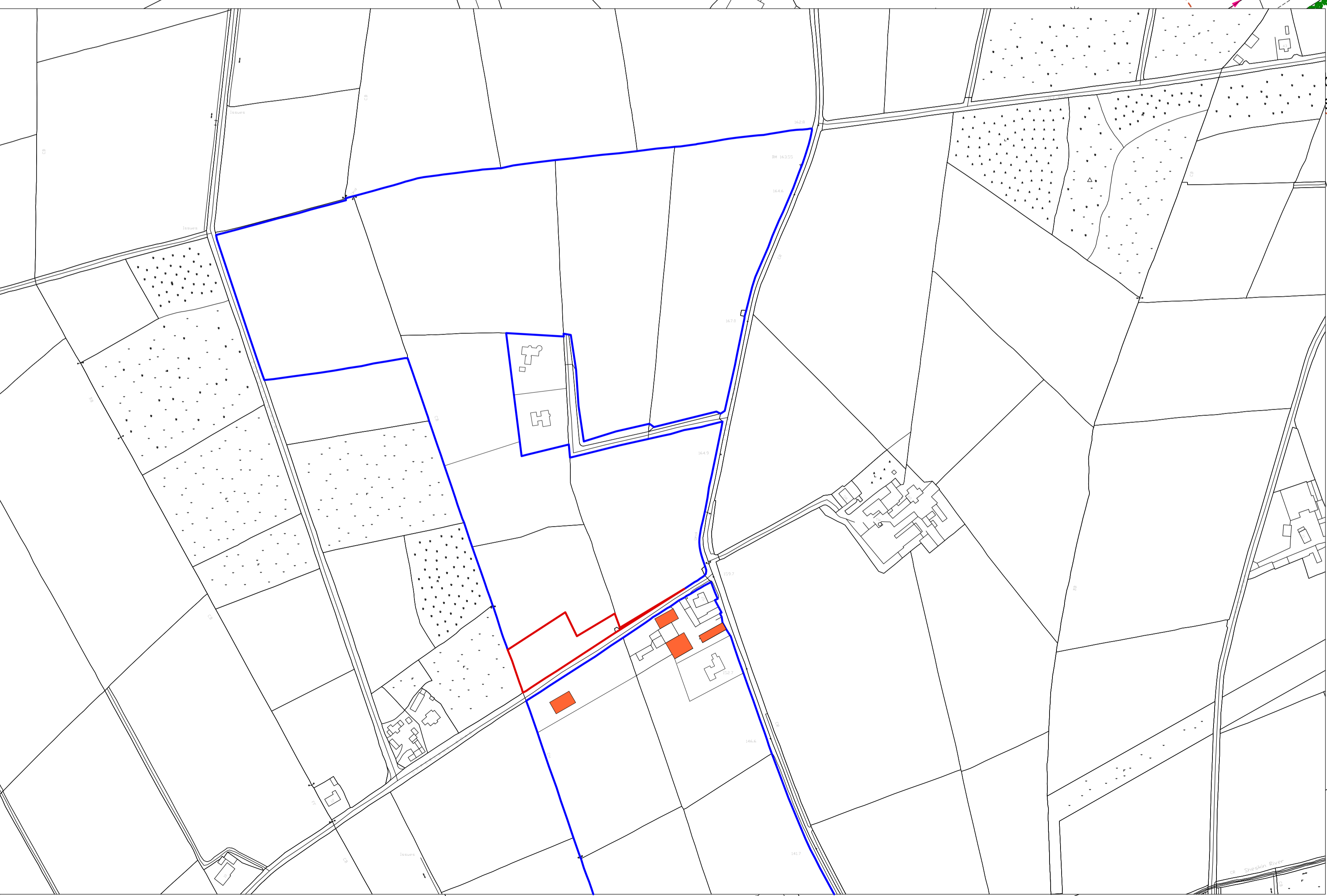
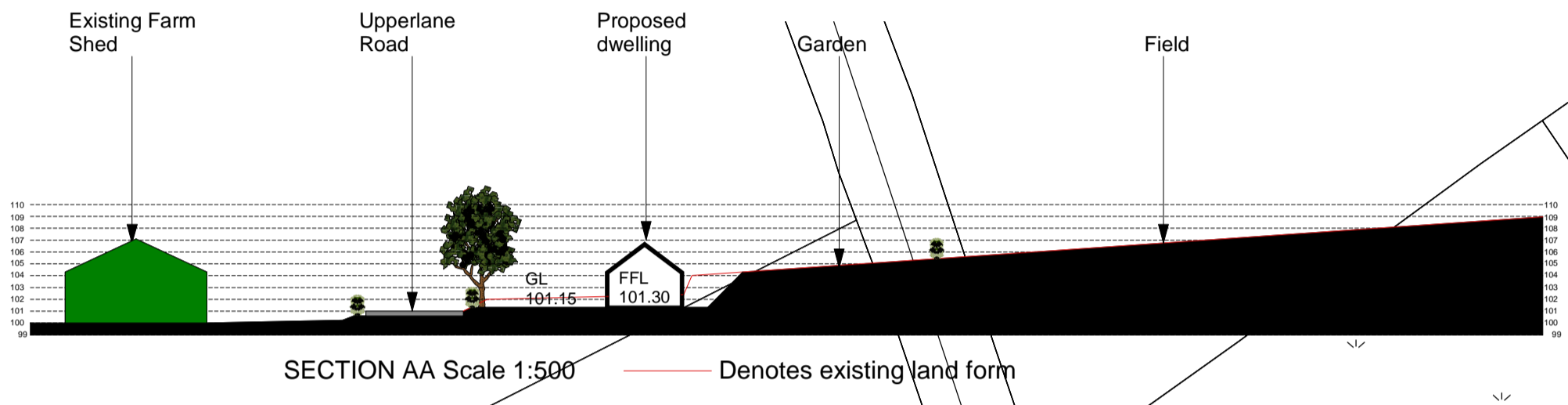


Photo A looking east along Upperlane Road Proposed Site



Photo B looking west along Upperlane Road Proposed Site



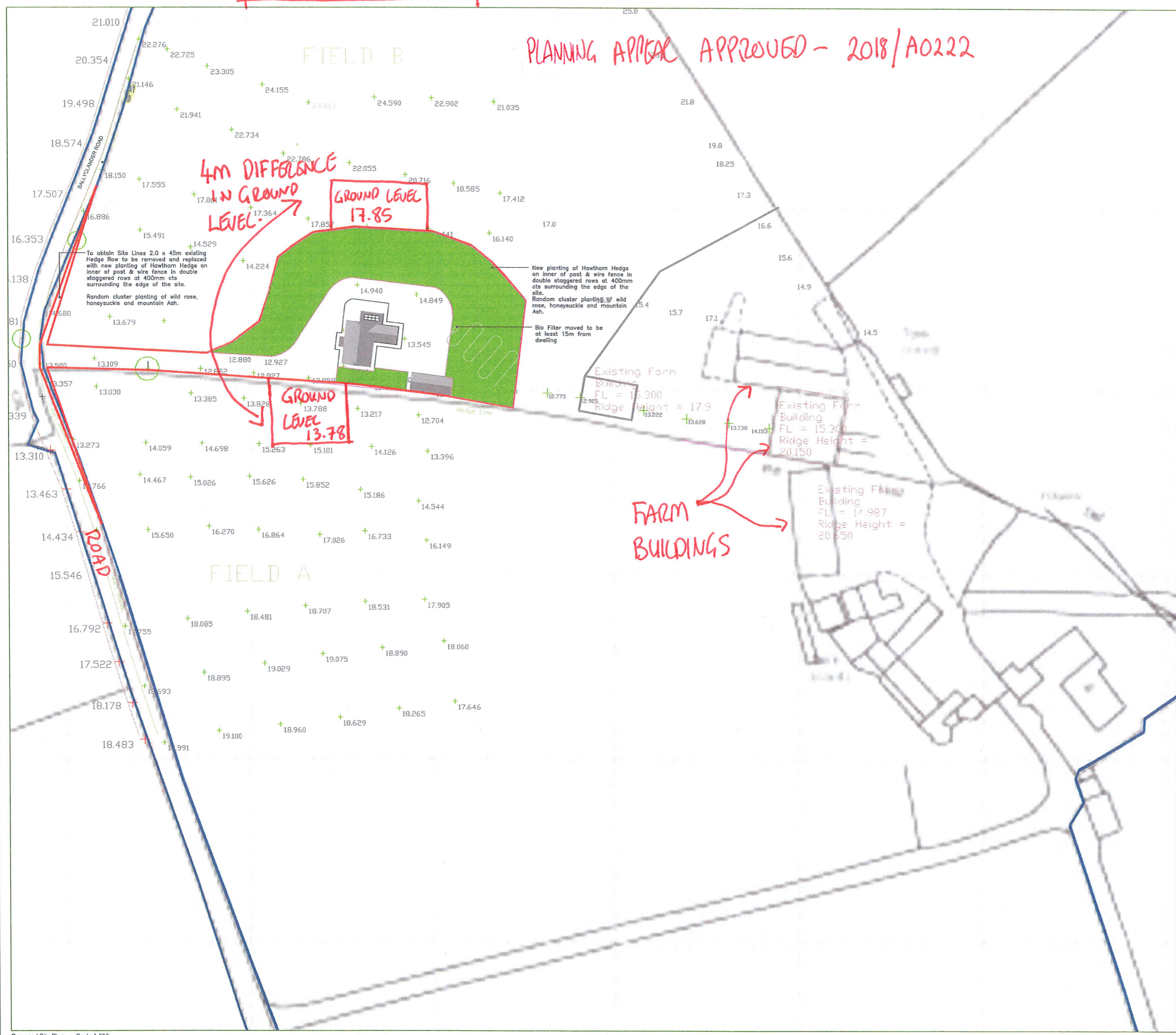
Photo C looking west along Upperlane Road

Job No:	20-017
Dirg No:	S01
Rev No:	A
Drawn By:	GMCP
Date:	04/05/20
Scale:	1:2500 & 1:500 on A1 page
Client:	Mr O Kane
Project:	Dwelling on the farm 130m west off 57 Shekkin Road Greysteel, BT47 3BQ
Drawing:	Location Map
Revision:	

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ITEM - NO 2 PLANNING REF LA07/2018/2076

PLANNING APPEAL APPROVED - 2018/A022



Location Map Over laid onto Google Earth Map NTS

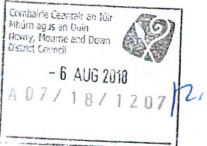
Outline Planning Application

Revision	Date	Description

Proposed Farm Dwelling and Garage / Out-building on lands 20m North West of Existing Farm Buildings at 28 Ballyclander Road, Downpatrick

Proposed Site Plan & Levels

Drwg No. 41 / A1 / 02
Scale: As Shown
Date: 3rd August 2018



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