



132 & 134 THORNYHILL ROAD

Raffery Crossgar BT30

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £99,950

132 & 134 Thornyhill Road

Raffery, Crossgar, BT30



[Directions](#)

Date of Application: 12th March 2021

Site of Proposed Development: **Between 132 and 134 Thornyhill Road Raffery Crossgar**

Description of Proposal: **Erection of two dwellings in Compliance with PPS21 CTY8**

Applicant: Mr McBriar
Address: 91 Carsonstown Road
Carsonstown
Saintfield
BT24 7GD

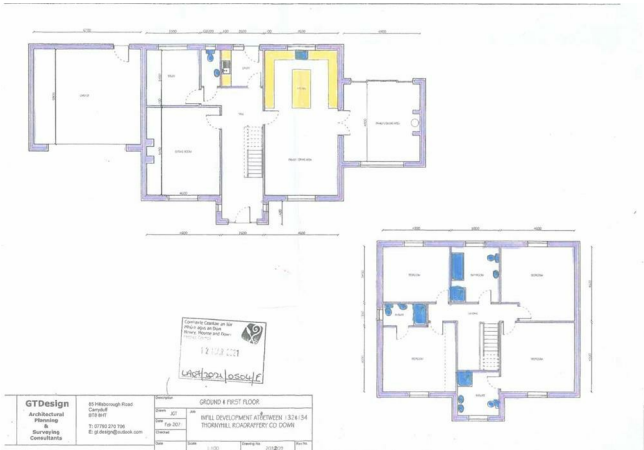
Agent: G.T. Design
Address: 10 Ballybeen Road
Moneyreagh
Comber
BT23 5PY
info@gtdesign.biz

Drawing Ref: 2033/03A, 2033/04B, 2033/09, 2033/10, 2033/11

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:



- The access gradient(s) to the dwelling(s) hereby permitted shall not exceed 4% (1 in 25) over the first 10 m outside the road boundary. Where the vehicular access crosses footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.
Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.
- All hard and soft landscape works shall be carried out in accordance with Drawing ref 2033/04B prior to the occupation of any part of the development. 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 Council, 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 Council gives its written consent to any variation.
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.
- Trees and hedgerows shall be retained on boundaries as shown on drawing 2033/04B. Trees or shrubs dying, removed or becoming seriously damaged within five years shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.
Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

Informatives

Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

