info@country-estates.com www.country-estates.com

Building Site 106 Hillhead Road, Ballyclare, BT39 9LN



Asking Price £129,950

This is an ideal opportunity to purchase a superb site with outline planning approval in a highly regarded Semi-Rural location. Extending to circa 0.5 acre and perfectly positioned just off the Hillhead Road in a tranquil countryside setting. The site enjoys excellent road links to the A8 and M2 Motorway Network, so Belfast city centre is within a 15-minute commute. The sale represents a fantastic opportunity to to build your forever home to your own specification. Further information including a copy of planning is available on request. Viewing available on site by appointment. An early enquiry is recommended.

- **Superb Site**
- **Circa 0.5 Acre**
- **Outline Planning Approved 26/ 06/ 2024**
- **Far Reaching Rural Views Over Surrounding Countryside**
- **Excellent Road Links to A8 & M2**





Antrim and Newtownabbey BOROUGH COUNCIL

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA03/2023/0580/O**

Date of Application: **31 July 2023**

Site of Proposed Development: **Site approx 60m South of 106 Hillhead Road, Ballyclare, BT39 9LN**

Description of Proposal: **Dwelling**

Applicant: David Ross
Address: 25 Ballylinny Road
Ballyclare
BT39 9LN

Agent: Jane Burnside Architect
Address: Origami House
14 Whappstown Road
Kells, Ballymena
BT42 3NX

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.

Antrim and Newtownabbey BOROUGH COUNCIL

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. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall be submitted in writing to the Council and shall be carried out as approved.

Reason: To enable the Council to consider in detail the proposed development of the site.

4. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access location to be constructed and other requirements in accordance with the attached RS1 form.

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

5. The existing trees and hedgerow along the northern and western boundaries as indicated in blue on Drawing 01 date stamped 31st July 2023 shall be retained at a minimum height of 2 metres for hedgerows and 4 metres for trees unless necessary to prevent danger to the public, in which case a full explanation shall be given to the Council in writing.

If any retained tree or hedgerow 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(s) or hedgerow(s) in the same location of a species and size as specified by the Council.

Reason: To ensure the development integrates into the surroundings and to ensure the continuity of amenity afforded by existing trees and hedgerows.

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6. No development shall take place until a landscaping scheme has been submitted to and approved by the Council showing the location, numbers, species and sizes of trees and shrubs to be planted. The scheme of planting as finally approved 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 Council gives written consent to any variation.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

7. No site works of any nature or development shall take place until a programme of archaeological work (POW) has been prepared by a qualified archaeologist, submitted by the applicant and approved in writing by the Council in consultation with Historic Environment Division, Department for Communities. The POW shall provide for:

- The identification and evaluation of archaeological remains within the site;
- Mitigation of the impacts of development through licensed excavation recording or by preservation of remains in-situ;
- Post-excavation analysis sufficient to prepare an archaeological report, to publication standard if necessary; and
- Preparation of the digital, documentary and material archive for deposition.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

8. No site works of any nature or development shall take place other than in accordance with the programme of archaeological work approved under Condition 7.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

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9. A programme of post-excavation analysis, preparation of an archaeological report, dissemination of results and preparation of the excavation archive shall be undertaken in accordance with the programme of archaeological work approved under Condition 7.

These measures shall be implemented and a final archaeological report shall be submitted to the Council within 12 months of the completion of archaeological site works, or as otherwise agreed in writing with the Council.

Reason: To ensure that the results of archaeological works are appropriately analysed and disseminated and the excavation archive is prepared to a suitable standard for deposition.

Informatives

1. This permission grants planning consent only and other statutory approvals may be required.

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. Please refer to the HED guidance document Development and Archaeology: Guidance on Archaeological Works in the Planning Process which contains advice on how to fulfil the requirements of the archaeological conditions attached to your planning approval.

5. Please allow sufficient time in advance of the commencement of site works for the agreement of the archaeological programme of archaeological work (POW) document with the planning authority and for your archaeological consultant to obtain an archaeological excavation licence to undertake the required archaeological work. For guidance on the preparation of the programme of archaeological work please contact the relevant HED Historic Monuments Planning Team casework archaeologist: Tel: 02890 823100 Email: HEDPlanning.General@communities-ni.gov.uk

6. The applicant's attention is drawn to the attached information note from Northern Ireland Water.

Dated: 26 June 2024 Authorised Officer: [redacted]

Drawing Number 01

Antrim and Newtownabbey BOROUGH COUNCIL

Received Planning Section
31 July 2023

LA03/2023/0580

Planning Act (NI) 2011

Antrim and Newtownabbey BOROUGH COUNCIL

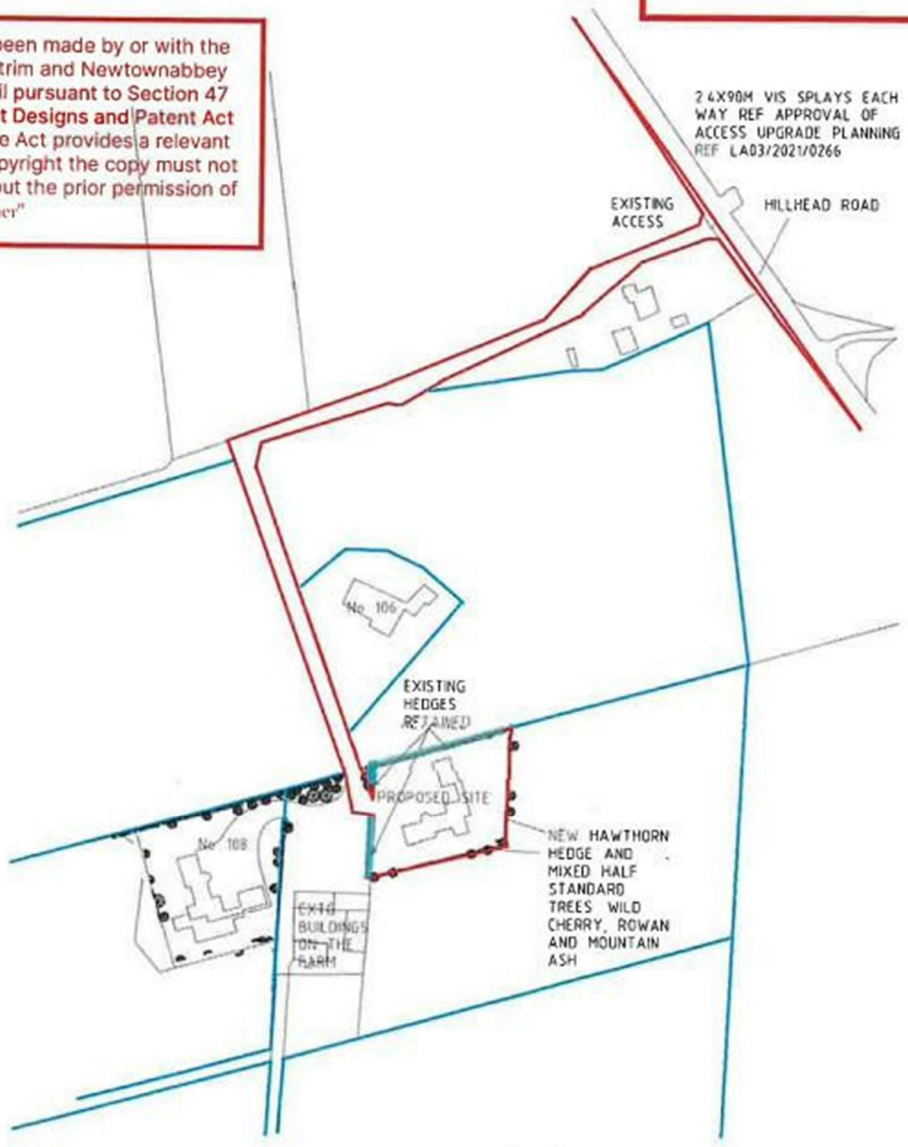
GRANTED

Subject to Conditions (if any) as set out on LA03/2023/0580/O

Decision form No .....

Date 26/06/2024

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Jane Burnside Architects
Project: Site South of 106 Hillhead Road, Ballyclare.
Applicant: Mr D Ross.
Drawing Title: Location Map/Block Plan
Scale 1:2500
Drawing Ref: 413-PA-01
Date: July 2023

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