

Site 50m West 7a Lisnalinchy Road, Ballyclare, BT39 9PA



**PRICE Offers Over
£120,000**

This is an ideal opportunity to purchase a superb site with outline planning approval within a well regarded Rural location. Perfectly positioned within a picturesque hamlet the site enjoys excellent road links to the A8 and M2 Motorway Network, so Belfast city centre is within a 15-minute commute. Externally the site boasts far reaching countryside views to the rear and the sale represents a fantastic opportunity 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.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Superb Building Site**
- **Outline Planning Approved 26/05/26**
- **Well Regarded Rural Location**
- **Stunning Views Over Surrounding Countryside To Rear**
- **Electric On Site / Gullie Laid For Water Connection**
- **Excellent Road Links To A8 & M2**



OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA03/2026/0171/O**

Date of Application: **12 March 2026**

Site of Proposed Development: **50m WEST of 7a Lisnalinchy Road, Ballyclare, BT39 9PA**

Description of Proposal: **Proposed site of dwelling and detached garage.**

Applicant: Norman Boyle
Address: 17 Lisnalinchy Road
Ballyclare
BT39 9PA

Agent: Robert Logan
Address: Robert Logan Architects
19 Main Street Doagh
Doagh
Ballyclare
BT39 0QL

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 must 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:
 - ii) The expiration of 2 years from the date of approval of the list of the reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

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 must 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. The dwelling and garage hereby approved shall be sited within the area shaded orange on Drawing No. 01 bearing the date stamp 12th March 2026.

Reason: In the interest of amenity to ensure sufficient separation from existing neighbours.

5. The proposed dwelling must have a ridge height not exceeding 5.7 meters above finished floor level.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with the requirements of Policy DM 27 and In the interest of neighbour amenity.

6. The depth of underbuilding between finished floor level and existing ground level must not exceed 0.3 meters at any point.

Reason: In the interest of visual amenity.

7. The dwelling hereby approved shall be orientated to have its front elevation facing to the north, and will have no first-floor windows on its front elevation and no windows on the eastern side elevation apart from windows which would be fitted with obscure glazing (i.e. WC or bathroom).

Reason: In the interest of amenity to ensure there is no unacceptable degree of overlooking from the dwelling hereby approved.

8. The existing natural screenings of the site including the existing hedgerow along the southern and western site boundaries as indicated in green on Drawing No. 01, bearing the date stamp 12th March 2026 shall be retained at a minimum height of 4 meters for trees and 2 meters for hedgerows unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: In the interests of visual amenity, to ensure the provision, establishment and maintenance of a high standard of landscape and minimize any detrimental impact on natural heritage features.

9. If any retained tree or hedgerow is removed, uprooted or destroyed or dies from the date of completion of the development it must be

replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.

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

10. A close boarded wooden fence with a minimum height of 1.8 metres shall be erected along the northern and eastern site boundaries of the site as indicated in purple prior to the occupation of the development hereby permitted. These fences shall be retained and maintained until the landscaping approved along both boundaries has reached a minimum height of 2 metres at which time the fences must be removed.

Reason: To protect the amenity of the adjoining residents.

11. A full landscaping scheme must be submitted to the Council at Reserved Matters stage showing the location, numbers, species and sizes of trees and shrubs to be planted.

The landscaping scheme shall include boundary definition along the site's northern and eastern site boundaries.

The scheme of planting as finally approved shall be carried out during the first planting season after the occupation of the development and retained for the lifetime of the development.

Any planted tree or shrub dying, removed or becoming seriously damaged 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.

12. 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.

13. At Reserved Matters stage parking and servicing shall be in accordance with the requirements of the Department's current published Parking Standards.

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.

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. This permission grants planning consent only and other statutory approvals may be required.
4. The applicant's attention is drawn to NI Waters' Standing advice in relation to single domestic properties in the rural area seeking connection to watermain found at : <https://www.niwater.com/media/k5pdpsnc/rural-advice.pdf>
5. The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:
 - kill, injure or take any wild bird; or
 - take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
 - at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or
 - obstruct or prevent any wild bird from using its nest; or
 - take or destroy an egg of any wild bird; or
 - disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or

- disturb dependent young of such a bird.

Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence.

It is therefore advised that any tree or hedgerow loss or vegetation clearance should be kept to a minimum and removal should not be carried out during the bird breeding season (e.g. between 1st March and 31st August).

6. 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.
7. Notwithstanding the terms and conditions of the Council's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the Department for Infrastructure Section Engineer whose address is Crown Buildings, 20 Castle Street, Antrim, BT41 4JE. A monetary deposit will be required to cover works on the public road.
8. All construction plant and materials shall be stored within the curtilage of the site.
9. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
10. Planting season is defined as 1st September – 31st March and an available planting season is defined as one where there is at least 12 weeks of the planting season remaining.

Dated: 26 May 2026

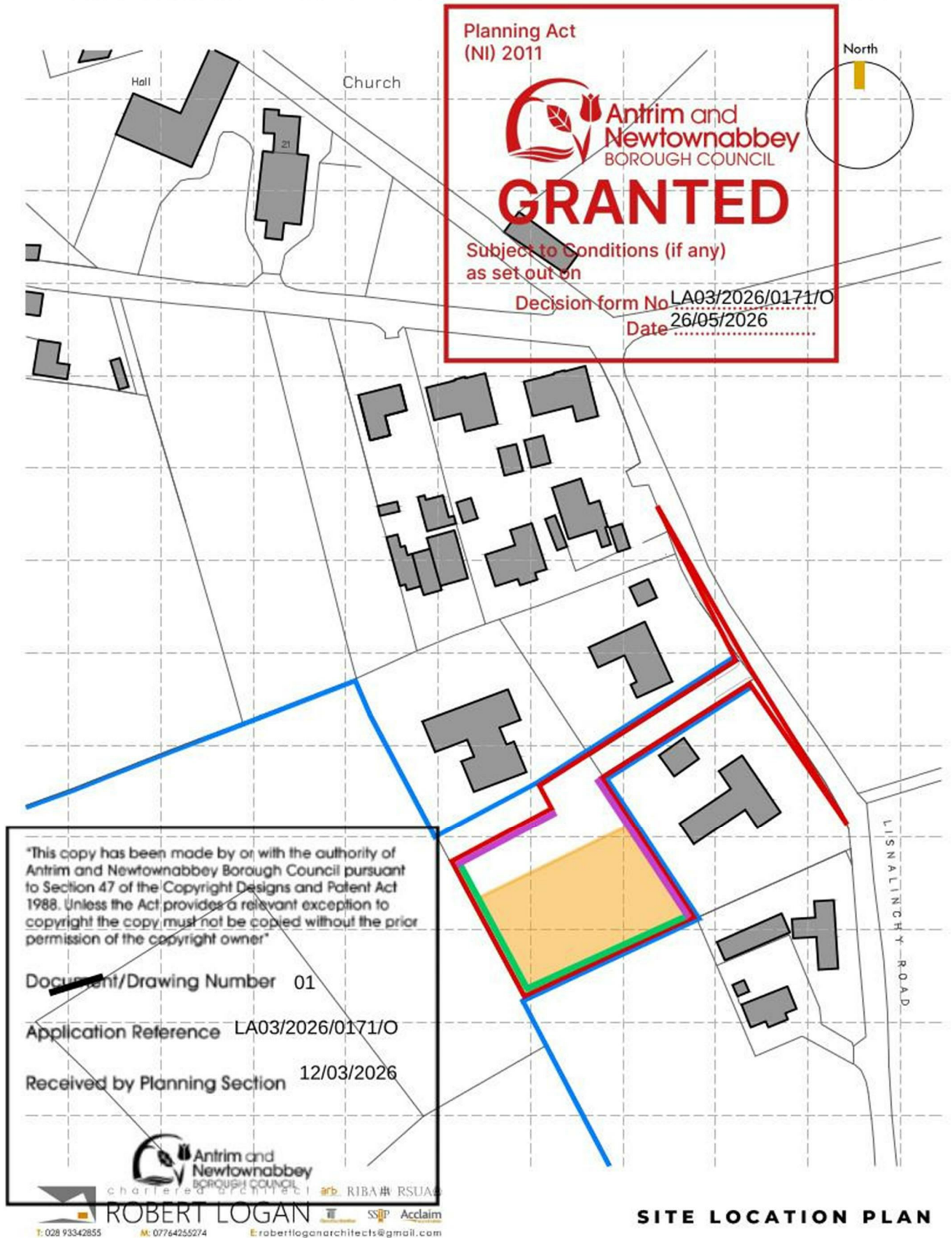
Authorised Officer: 

PROPOSED SITE OF DWELLING AND GARAGE (IN EXISTING CLUSTER)

Client: Norman Boyle

50m WEST of 7a Lisnalinchy Road, Ballyclare, BT39 9PA

Scale 1:1250



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