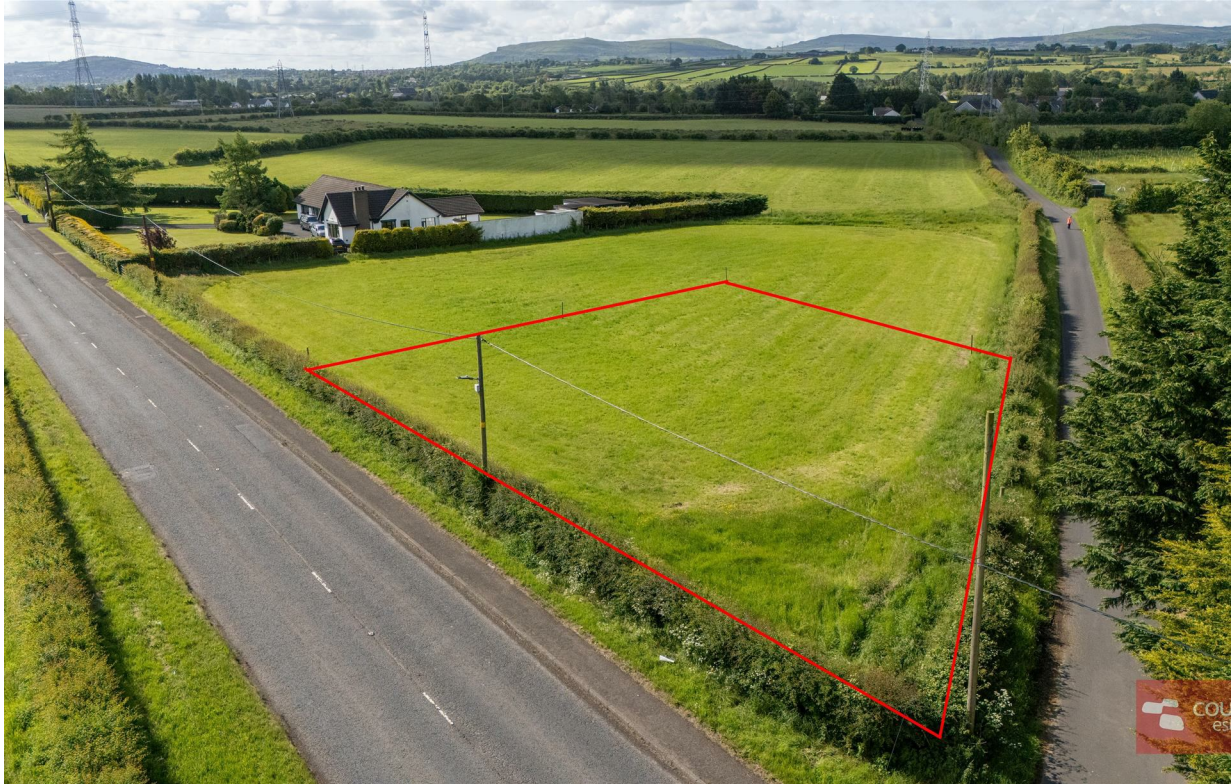


Building Site 80M NW 696 Doagh Road, Newtownabbey, BT36 4TP



- Superb Site
- Circa 0.5 Acre (Further Land May Be Available)
 - Outline Planning Approved 26/02/25
 - Views Over Surrounding Countryside
 - Direct Access Granted From Doagh Road

PRICE Offers Over £125,000

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 further land may be available subject to negotiation. The site will benefit from the sun throughout the day and enjoys excellent road links to the A8 & M2 Motorway Network, so Belfast city centre is within a 15-minute commute. The sale represents a unique opportunity to acquire a site in a unspoilt rural yet convenient location 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.

> 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

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA03/2024/0839/O**

Date of Application: **20 November 2024**

Site of Proposed Development: **80m NW of 696 Doagh Road, Newtownabbey, BT36 4TP**

Description of Proposal: **Dwelling and garage**

Applicant:
Address:

Agent: Scarlett McArthur
Address: Robert Logan Architects
19 Main Street
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:-
 - The expiration of 5 years from the date of this permission.
 - 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. The under-mentioned reserved matters shall be as may be approved, in writing, by the Council:-

Siting; the two dimensional location of buildings within the site.

Design; the two dimensional internal arrangement of buildings and uses and the floor space devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, number of storeys, general external appearance and suitability for the display of advertisements.

External appearance of the Buildings; the colour, texture and type of facing materials to be used for external walls and roofs.

Means of Access; the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site.

Landscaping; the use of the site not covered by building(s) and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means, the laying out of gardens and the provisions of other amenity features.

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

4. Full particulars, detailed plans and sections of the reserved matters required in Conditions 02 and 03 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.

5. A landscaping plan to include full details of all existing and proposed tree and shrub planting shall be submitted to the Council with the application for reserved matters and all tree and shrub planting shall be carried out in accordance with those details and at those times.

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

6. If 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, becomes 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.

7. 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.

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

Dated: 26 February 2025

Authorised Officer: [REDACTED]

PROPOSED INFILL DWELLING

Client:

Scale 1:2500

Planning Act
(NI) 2011



Antrim and
Newtownabbey
BOROUGH COUNCIL

GRANTED

Subject to Conditions (if any)
as set out on LA03/2024/0839/O

Decision form No
Date 26/02/2025

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Document/Drawing Number 01

Application Reference LA03/2024/0839/O

Received by Planning Section 20/11/2024



Antrim and
Newtownabbey
BOROUGH COUNCIL

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