

## **FOR SALE**

### **Superb Building Site** **Doagh Road, Newtownabbey**



- **50 Metres South West 557 Doagh Road, Newtownabbey, BT36 5BT**
- **Full Planning Permission In Place**
- **For Two Storey Residence Extending To Circa 3400 Sq Ft**
- **Circa 1/2 Acre Site With Road Frontage**
- **Separate Exclusive Access**
- **All Mains Services Readily Available**
- **Planning For Matching Detached Garage**

**PRICE Offers Over £100,000**

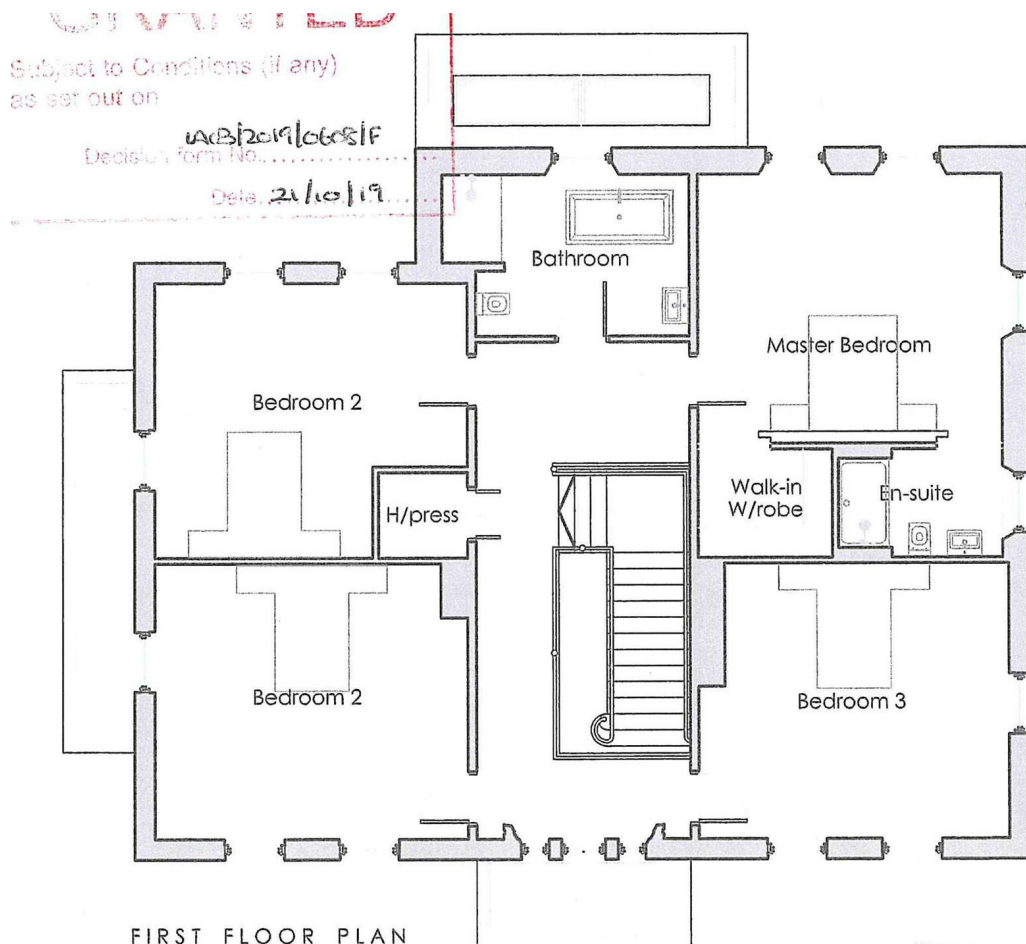
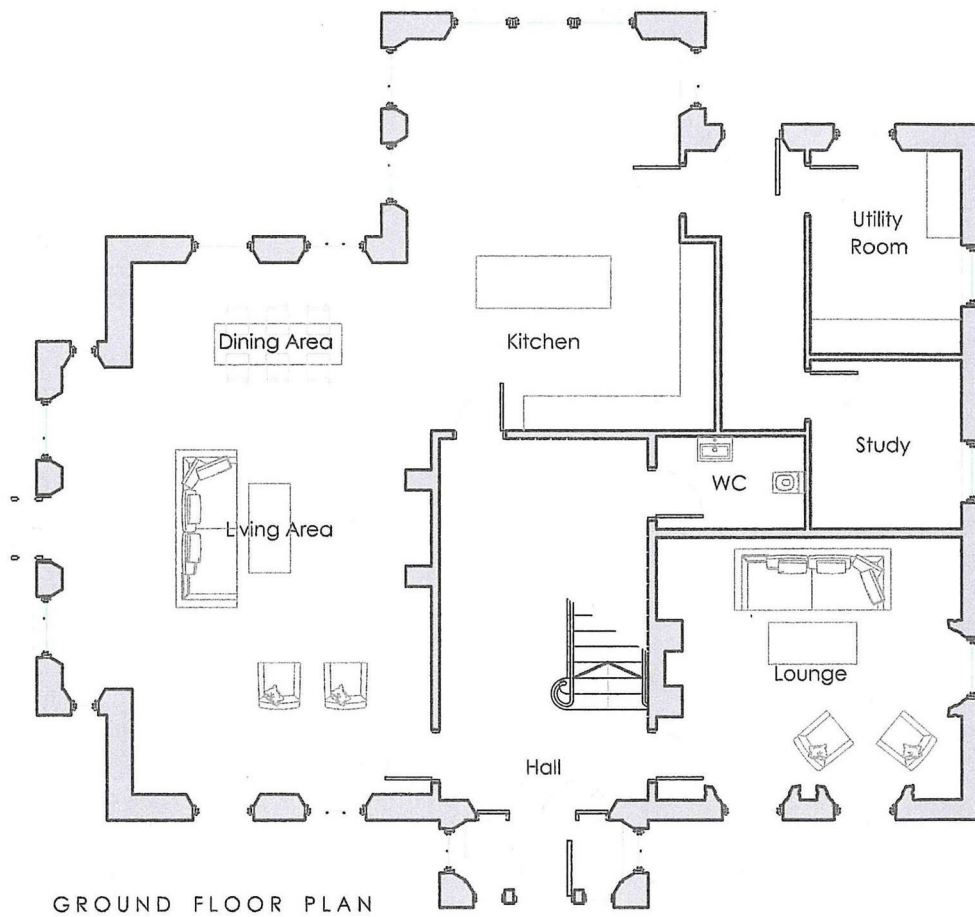
**>Sales >New Homes >Commercial >Rentals >Mortgages**

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

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

**Ballymena**  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

**Glengormley**  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803



Subject to Conditions (if any)  
as set out on

Decision Form No. 163/2019/06081F

Date: 21/10/19



**APPROVAL OF PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA03/2019/0608/F**

Date of Application: **10th July 2019**

Site of Proposed Development: **50m SW of 557 Doagh Road, Newtownabbey, BT36 5BT**

Description of Proposal: **Detached infill dwelling with associated detached garage**

Applicant: Mr R V Logan  
Address: 555A Doagh Road  
Carntall  
Newtownabbey  
BT36 5BT

Agent: Robert Logan Chartered Architect  
Address: 19 Main Street  
Doagh  
BT39 0QL

Drawing Ref: 01/2, 02/2, 04, 05, 06

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:

1. As required by Section 61 of the Planning Act (Northern Ireland) 2011, the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.



2. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.02/2 bearing the date stamp 9th September 2019, prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter.

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

3. The gradient of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a 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 interests of road safety and the convenience of road user.

4. The proposed landscaping indicated in Drawing No. 02/2 bearing the date stamp 9th September 2019 shall be carried out within the first planting season following the completion of the development hereby approved and shall be retained in perpetuity at a minimum height of 2 metres for hedging 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 prior to their removal.

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

#### Informatives

1. This permission grants planning consent only and other statutory approvals may be required.
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. The applicant's attention is drawn to the attached information note from Northern Ireland Water.
4. This approval does not dispense with the necessity of obtaining the permission of the owners of adjacent dwellings for the removal of or building on the party wall or boundary whether or not defined.



5. 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.
6. 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 DfI 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.
7. All construction plant and materials shall be stored within the curtilage of the site.
8. 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.

Dated: 21st October 2019

Authorised Officer





a level surface no higher than 250mm above the level planted at least 3m back from visibility splays

drainings to prevent water from the access flowing onto

distance = 2.4m  
and more than 3000 vehicles per  
- 'y' distance = 80m  
determined by 'drive behind'  
traffic lights slow traffic.

and  
winnabbey  
4 COUNCIL

ED

6/08/19

16/19

59

Drawing  
Number.....0217



New boundaries defined by post  
and wire fence. Hawthorne hedge  
to be planted to inside face in  
double staggered rows, 300mm  
apart @ 450mm ctrs

Existing wall located  
behind visibility splay

Gullies at bottom of driveway to  
be connected to storm drainage which  
in turn should be connected to main  
sewer. This connection will be subject  
to NIW approval (drainage must not  
be connected to DfI Roads infrastructure  
drainage)

New Access onto  
public road

x = 2.4m

Edge of Carriageway  
Centre Line Carriageway

Bi  
Ok

1.8m ht vertically  
boarded timber fence

FFL 98.73

FGL 98.625

FGL 98.625

FFL 99.0  
Datum = 99.0

FGL 98.625

Parking and  
turning area

Ok  
Bi  
Be  
Ok

PROPC

PROPOSED DW

Grac  
exce  
publi  
avoic  
over  
contr

Drive  
for fi  
bound

## ADS REQUIREMENTS

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.