

Building Site Adjacent 28 Millbank Road, Templepatrick



PRICE Offers Around £120,000

Superb building site extending to circa 0.52 acre with planning for Detached double fronted 4 bedroom 2000sqft family home. With frontage to the Millbank Road and bounded by the Ballymartin Burn. Accessed off a private road highlighted in yellow as illustrated on attached ace map. Foundations are in place for a house and double garage. Building control inspection notes available on request. Services all readily available. Situated within an established semi-rural location on the Millbank Road Templepatrick this superb building site offers an excellent opportunity to build your forever home in a unique tranquil setting yet enjoying excellent road links to the Motorway network at Sandyknowes. Site for sale is illustrated as Lot 1 on map. Additional land is available for purchase in individual or collective lots shown as lots's 2,3 & 4.

For further information on these lots contact our Glengormley office.

**VIEWING By Appointment Through
Country Estates, Glengormley Tel: 02890 830830**

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Tel: (028) 9334 0726

Ballymena
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BT42 1HW
Tel: (028) 2565 5733

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



OUTLINE PLANNING PERMISSION

Planning (Northern Ireland) Order 1991

Application No: U/2004/0429/O

Date of Application: 8th October 2004

Site of Proposed Development: 28 Millbank Road, Newtownabbey

Description of Proposal: Site for proposed residential development

Applicant: Mr & Mrs Mc Farland
Address: 28 Millbank Raod
Templepatrick
BT39 0AS

Agent: Raymond J Mairs Architects
Address: Glen Oak House
1 Nutts Corner Road
Crumlin
Co Antrim
BT29 4BW

Drawing Ref: 01, 05 (Amended)

The Department of the Environment in pursuance of its powers under the above-mentioned Order 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:

- I. As required by Article 35 of the Planning (Northern Ireland) Order 1991, application for approval of the reserved matters shall be made to the Department 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: Time limit.

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Belfast Planning Office

See also Explanatory Notes attached



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 Department, in writing, before any development is commenced.

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

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 1 and 2 shall be submitted in writing to the Department and shall be carried out as approved.

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

4. A plan at 1:500 scale (min) shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the attached form RS1.

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

5. The width of the shared vehicular access hereby approved shall be 4.8 metres wide for the first 10 metres outside the road boundary and shall be formed by lowered kerbs at the carriageway edge to the satisfaction of DRD Roads Service

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

6. The development hereby approved shall not be occupied until a 2.0 metre footway along the development frontage connected to the existing pedestrian facilities has been fully completed in accordance with details to be submitted to and approved by the Department at Reserved Matters stage.

Reason: To ensure that the roadworks considered necessary to provide proper, safe and convenient means of access for pedestrians into the site are carried out at the appropriate time.

7. Incurtilage parking for the development hereby permitted shall be in accordance with the requirements of the Department's current design guide (Creating Places)

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

Informatives

1. 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.

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2. Public water supply available, subject to Water Service approval to connect. If required a connection will be granted on approval of a completed Water Service Application Form and payment of the Department's standard charge. Contact Water Service's Customer Services Unit to obtain an application form, or telephone Waterline on 0845 7440088.
3. Foul water sewer not available. The use of a septic tank, (on the basis of one for each dwelling) is subject to the necessary written consent being obtained from the Environment and Heritage Service and the approval of the local District Council Environmental Health section.

Where approval to the use of a septic tank disposal system is granted and the applicant wishes the Water service to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction requirements contained therein. Contact Water Service's Customer Services Unit to obtain a 'Form of Agreement' form, or telephone Waterline on 0845 7440088.

4. Surface water sewer not available. Surface water must not be taken to the foul sewer. Where it is proposed to discharge surface water to a river, stream or watercourse prior written consent for such discharge must be obtained from the Department of Agriculture's River Agency.
5. To ensure compliance with the Water and Sewerage Services (Northern Ireland) Order 1973, as amended 1993, consultation with Water Service is essential at design stage with regard to the following matters

foul water and surface water sewerage (Article 17 agreement) requirements

Contact Water Service's Customer Services Unit or telephone Waterline on 0845 7440088.

6. The applicant is advised to contact Water Service through its Customer Service's Unit or Waterline on 0845 7440088 upon receipt of this decision to discuss any issues of concern.
7. If during the course of developing the site the developer uncovers a pipe not previously evident the local Water Service should be notified immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the pipe.
8. A sewage scheme, proposed by Water Service in the medium term, will provide suitable public foul sewage facilities to serve this proposal.
9. This site is affected by a watercourse, which is designated under the terms of Schedule 6 of the Drainage (Northern Ireland) Order 1973, and known to us as MW 3701 Ballymartin river. River Agency has no record of flooding occurring at this site and visual inspection indicates that the site is generally well elevated. However, parts of the site which are low-lying in relation to the surrounding area may be subject to marginal flooding originating from this watercourse.
10. Rivers Agency endorses Planning Service policy against permitting development in floodplains or the infilling of floodplains to facilitate development. The floodplain is defined as those areas of land that fall below the 1 in 100 year flood level.

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11. Consequently development at this site should be restricted to land, which lies above the 100 year flood level, which is estimated to be 96.00 metres OD Belfast. The Agency recommends that a minimum freeboard of 300mm should be added to this level for design purposes (including roads and paths).
12. Under the terms of Schedule 6 of the Drainage (Northern Ireland) Order 1973, the applicant must submit to Rivers Agency for its consent any proposal to carry out works, which might affect any watercourse.
13. As the site is bounded on the north eastern side by a designated watercourse a 5m working strip, from the top of the bank, should be made available to Agency maintenance staff. Actual measurement should be determined in consultation with the Agency. River agency would request that this requirement be a subject of planning approval.
14. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult the Rivers Agency of the Department of Agriculture accordingly on any related matters.
15. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of the Rivers Agency. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
16. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of the Rivers Agency. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
17. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local Rivers Agency office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.
18. The Rivers Agency has no record of flooding occurring at the site. However, visual inspection indicates that it may be subject to marginal flooding originating from the watercourse(s) which traverse/bound the site, and developers would be advised to obtain advice from competent, suitably qualified persons to assist them in determining appropriate site and finished floor levels.
19. Where an undesignated watercourse flows through or adjacent to a development site, it is strongly advised that a working strip of appropriate width is retained to, in future, enable riparian landowners to fulfil their statutory obligations/responsibilities.

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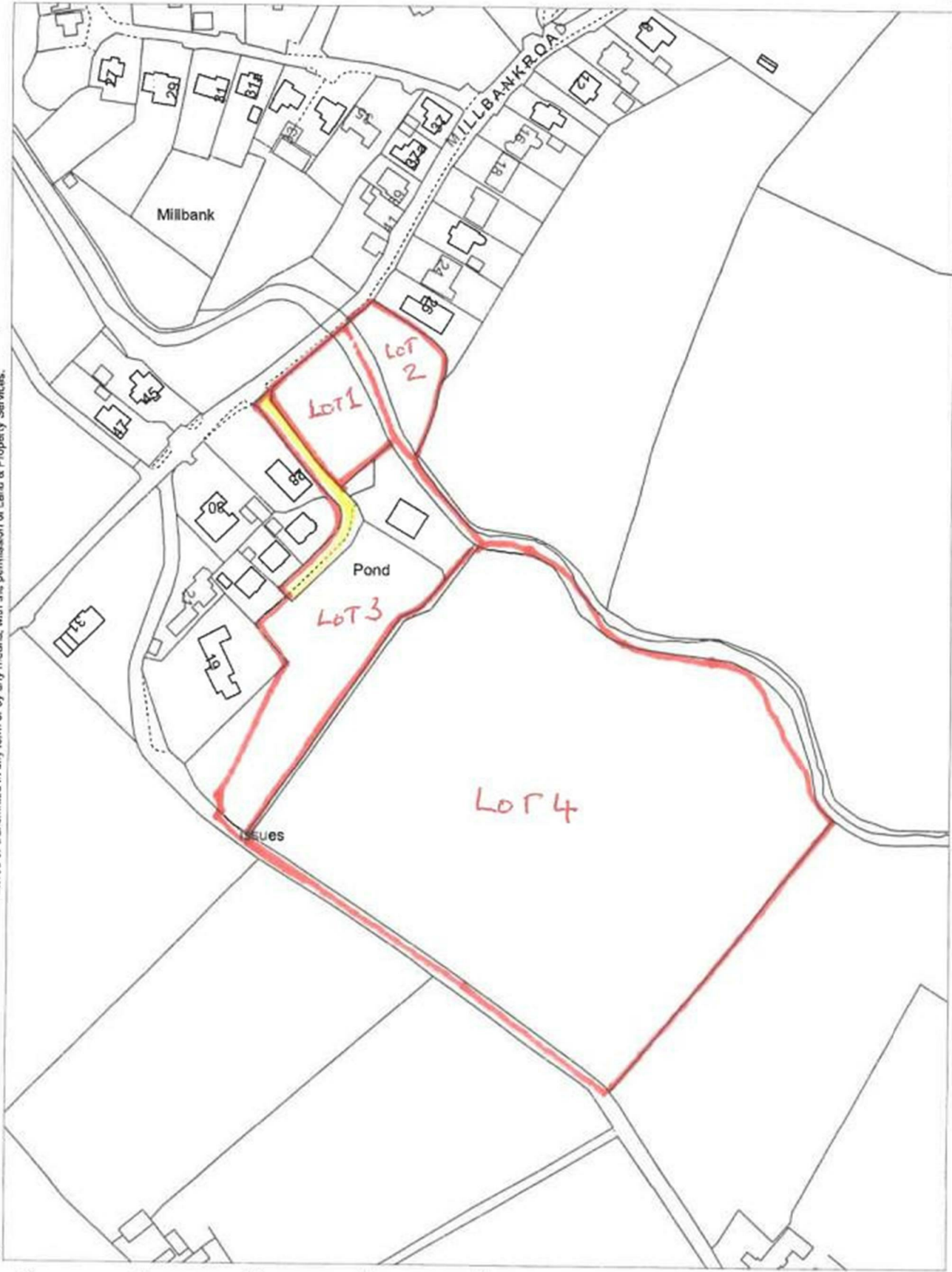
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See also Explanatory Notes attached

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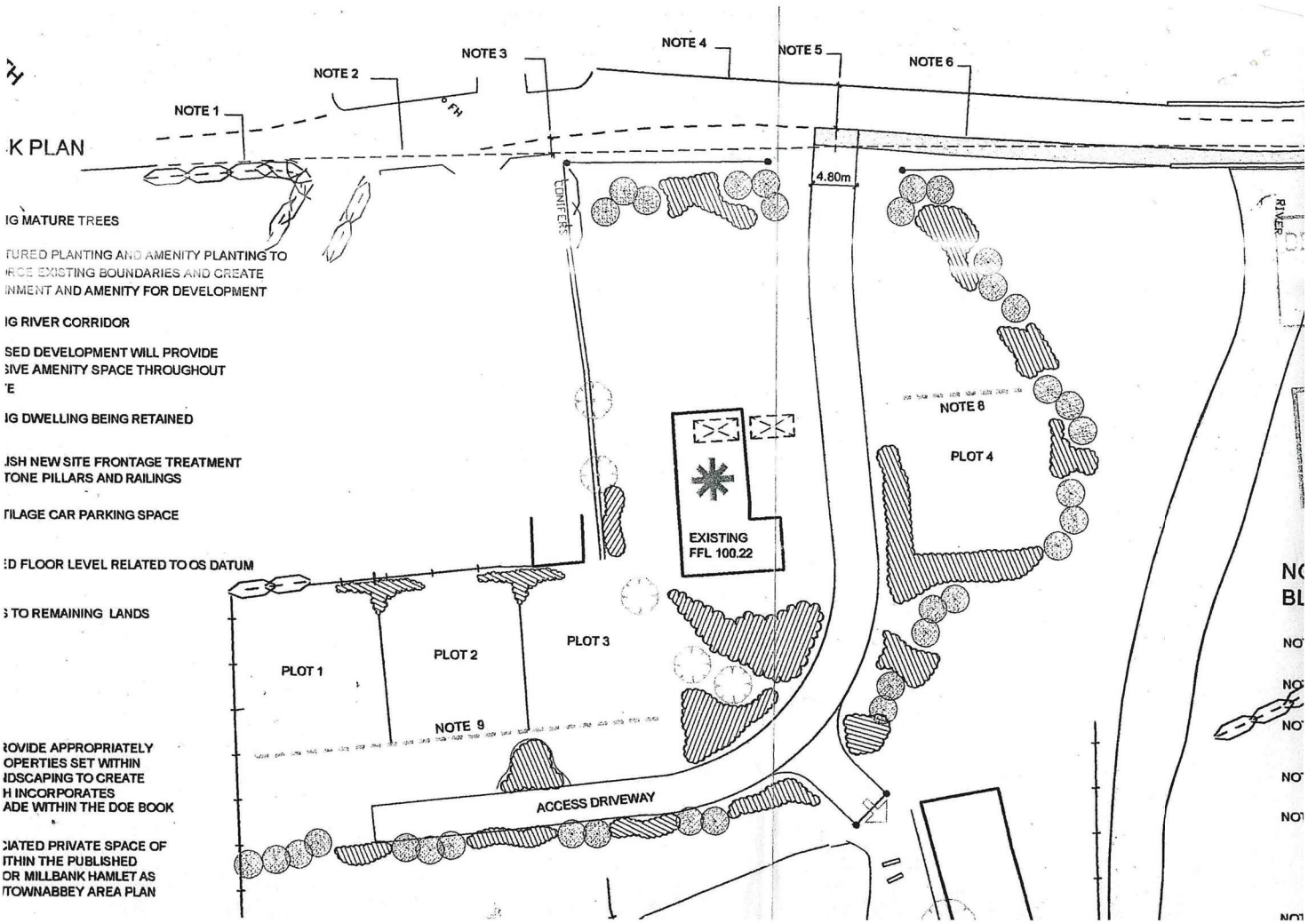


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