

Tim Martin
co.uk



**Building Site 200m East of 7 Hillside Road
Ballynahinch
BT24 8UL**

**Offers Around
£125,000**

www.timmartin.co.uk
Telephone 028 97 568300

SUMMARY

Situated in the heart of the country in a peaceful private position, this spacious site enjoys pleasing far reaching views over the surrounding countryside.

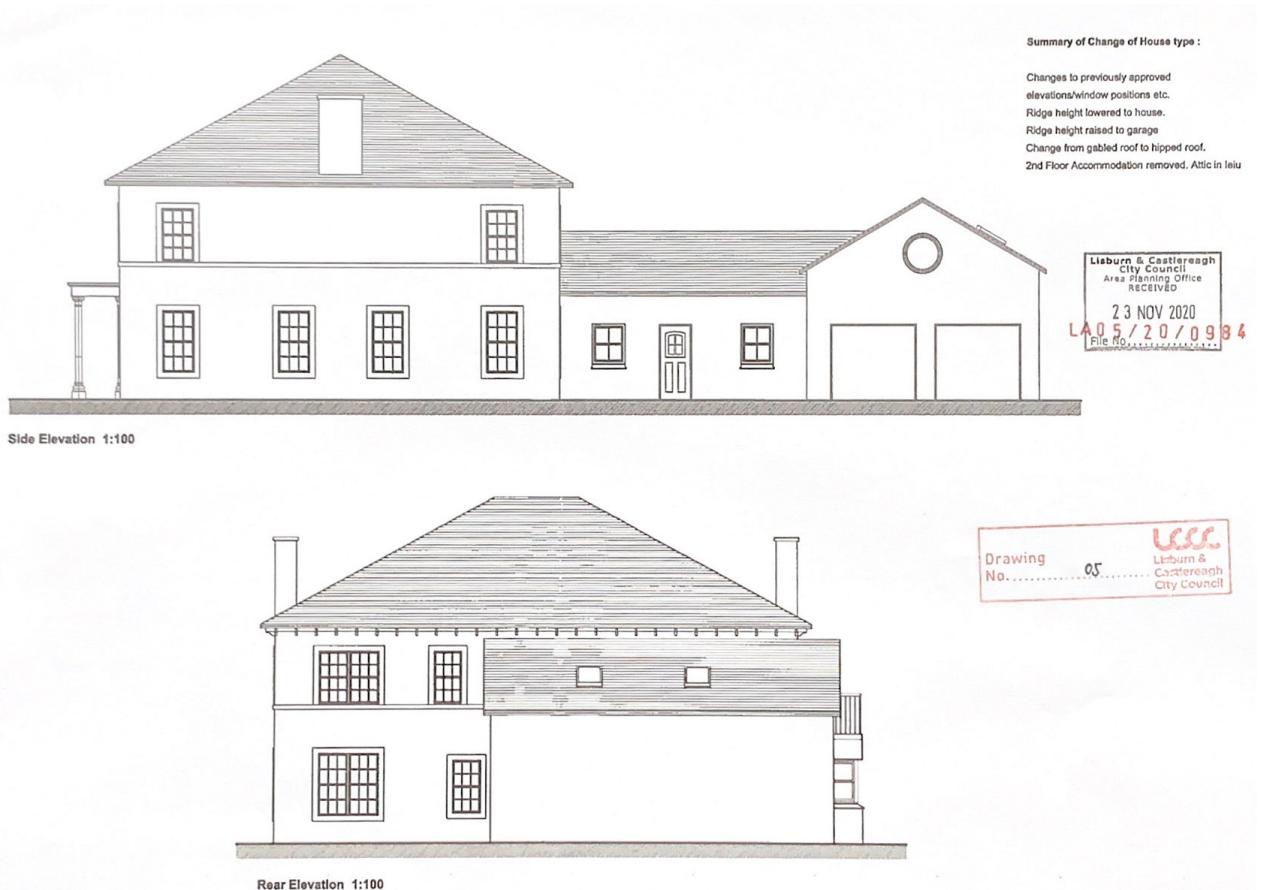
The site approached from a shared gravel drive with all necessary rights of ways/ easements in place extends to about 0.477 of an acre. Reserved Matters Planning Permission has been granted for a classic style two storied residence including 3½/4 receptions, laundry room, master bedroom en suite and Jack and Jill shower room serving two bedrooms, principal bathroom, cloakroom and ample storage. Permission has been granted for a double integral garage.

Foundations have been dug, concrete poured, footing constructed and filled, the site is landscaped ready for immediate construction.

The site is convenient to Ballynahinch, Lisburn, Saintfield, Carryduff and is an easy commute to Belfast.

LOCATION

From the Magheraknock Road, turn right into the Creevytenant Road at Safe & Sound Day Nursery. Proceed about ½ mile and turn left into Hillside Road, proceed ½ of a mile and turn into lane towards 17 and 17a Hillside Road. At fork in lane bear right and then right again and proceed to end of the lane.



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA05/2020/0984/F**

Date of Application: **23rd November 2020**

Site of Proposed
Development:

**200 metres east of 7 Hillside Road
Magheraknock
Ballynahinch
BT24 8UL**

Description of Proposal:

**Change of house type and garage alteration to previous
approval dwelling under S/2007/0348/RM**

Applicant:

Agent:

Address:

Address:

Drawing Ref: LA05/2020/0984/01-07

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. 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. All hard and soft landscape works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognised Codes of Practise. The works shall be carried out during the first available planting season prior to the occupation of any part of the development.

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

3. If within a period of 5 years 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, 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.

4. No retained tree shall be cut down, uprooted or destroyed or have its roots damaged within the root protection area nor shall arboriculture work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written consent of the Council.

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

Informatives

1. The onus is on the householder/developer to find out if there is existing water and sewer infrastructure within their property.
It is an offence under Article 236 of the Water and Sewerage Services (Northern Ireland) Order 2006, to build over or near watermains, sewers, pipes and associated works owned and maintained by Northern Ireland Water unless with the prior consent by NI Water.
House owners and developers should obtain details of existing infrastructure from NI Water by requesting a copy of the water and sewer records. Copies of our records are supplied under Articles 257 and 258 of the 2006 Order. There is a nominal charge for this service.
Where existing water and sewer infrastructure is located within a property and proposed development of the site interferes with the public watermains, sewers and associated works, the householder/developer may make a Notice under Article 247 of the 2006 Order to have the public infrastructure diverted, realigned. Each diversion and realignment request is considered on its own merits and approval is at the discretion of NI Water. The applicant is required to meet any financial conditions for realignment or diversion of the water and sewer infrastructure, including full costs, company overheads, etc.
It is the responsibility of the house builder/builder/developer to establish if existing public watermains, foul/storm sewers, together with appropriate waste water treatment facilities, have adequate capacity to serve the proposal. To establish how best any development may be served by existing public water and sewerage infrastructure, a Pre Development Enquiry (PDE) would require to be submitted. There is a charge for this service.
If your proposed development is not near a public watermain, foul sewer or surface water sewer and you cannot discharge your surface water to a natural watercourse you may wish to consider making a requisition Notice asking NI Water to extend the public watermain or foul/storm sewer system to service your development. This can be done by requisitioning a watermain under

Article 76 of the 2006 Order and sewers under Article 154 of the 2006 Order. House builders and developers may have to contribute to the cost of extending watermains and sewers.

Septic Tank emptying. The applicant must provide a hard standing area with a 3.5m wide access capable of supporting the weight of a sludge tanker within 30 metres of the septic tank.

If you wish to find out more about what you can or cannot do if there is existing water or sewer infrastructure in, over or under your property, or you want to find out how your proposed development can be serviced contact NI Water staff on the Developers Services Business Line 08458770002 and ask for the Developers Services Co-Ordination Team.

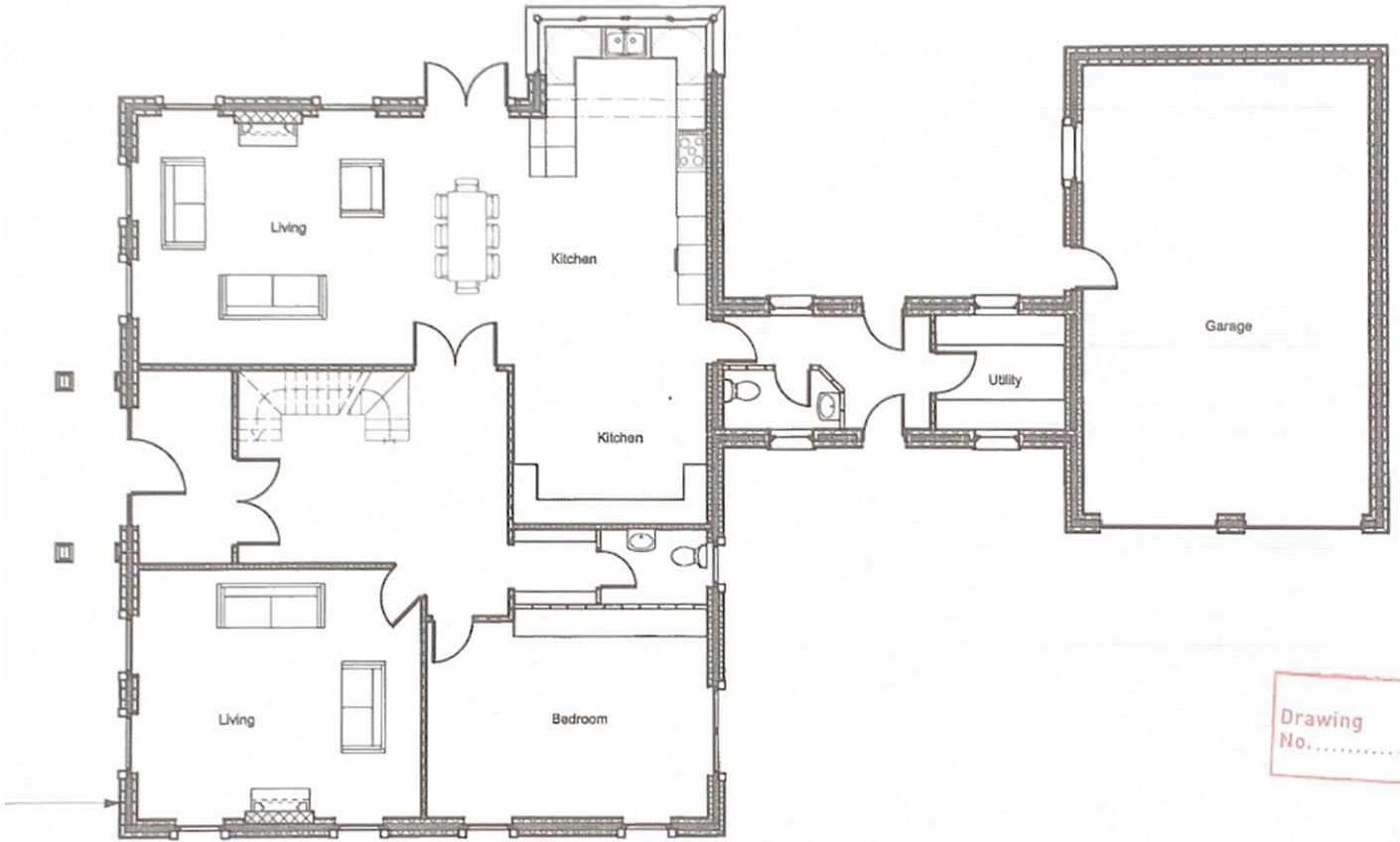
Copies of our Application Forms can be obtained by contact the Developers Services Business Line 08458770002 or by downloading from our web page www.niwater.com/servicesfordevelopers.asp and Forms.

Dated: 6th July 2021

Authorised Officer

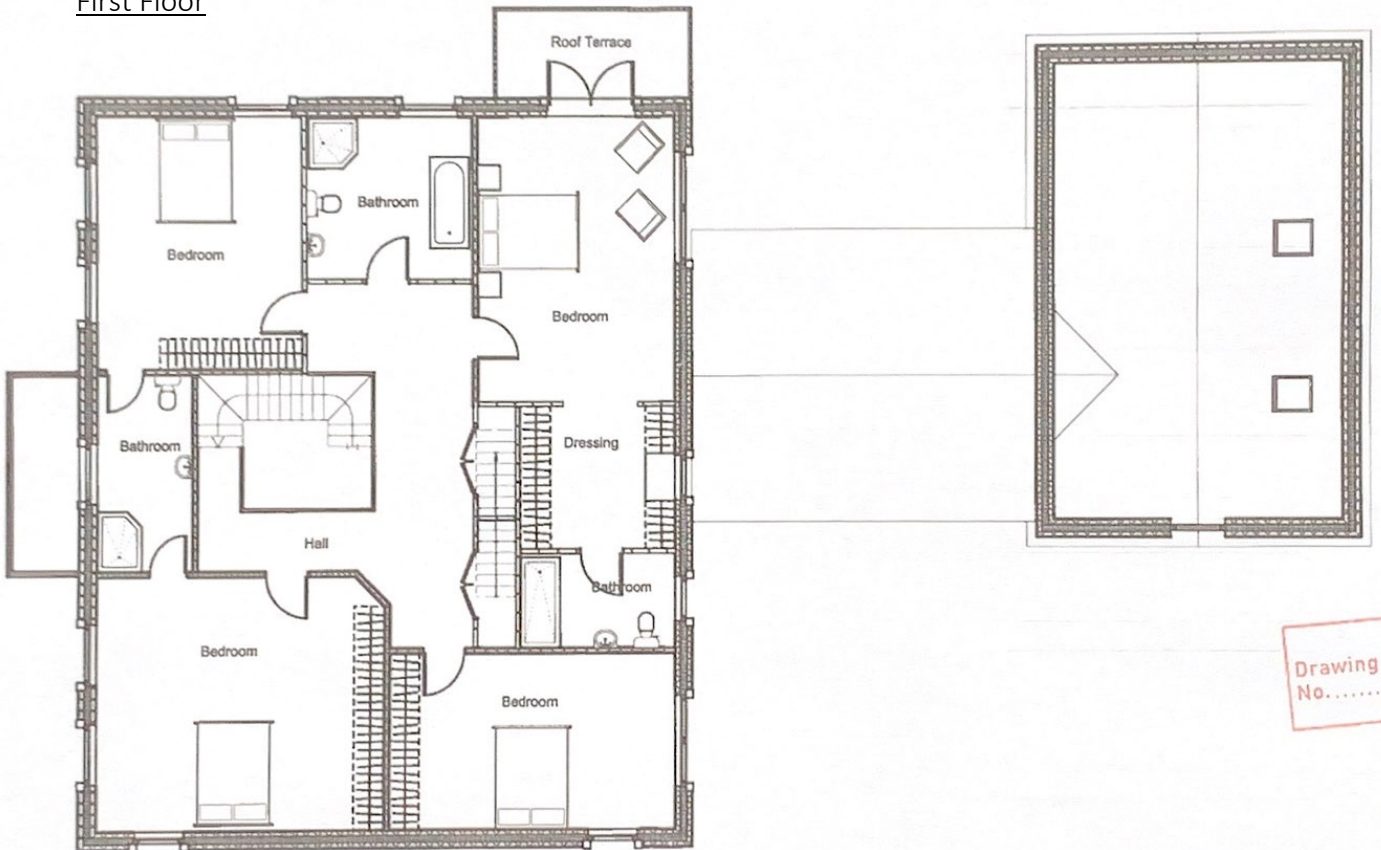


Ground Floor



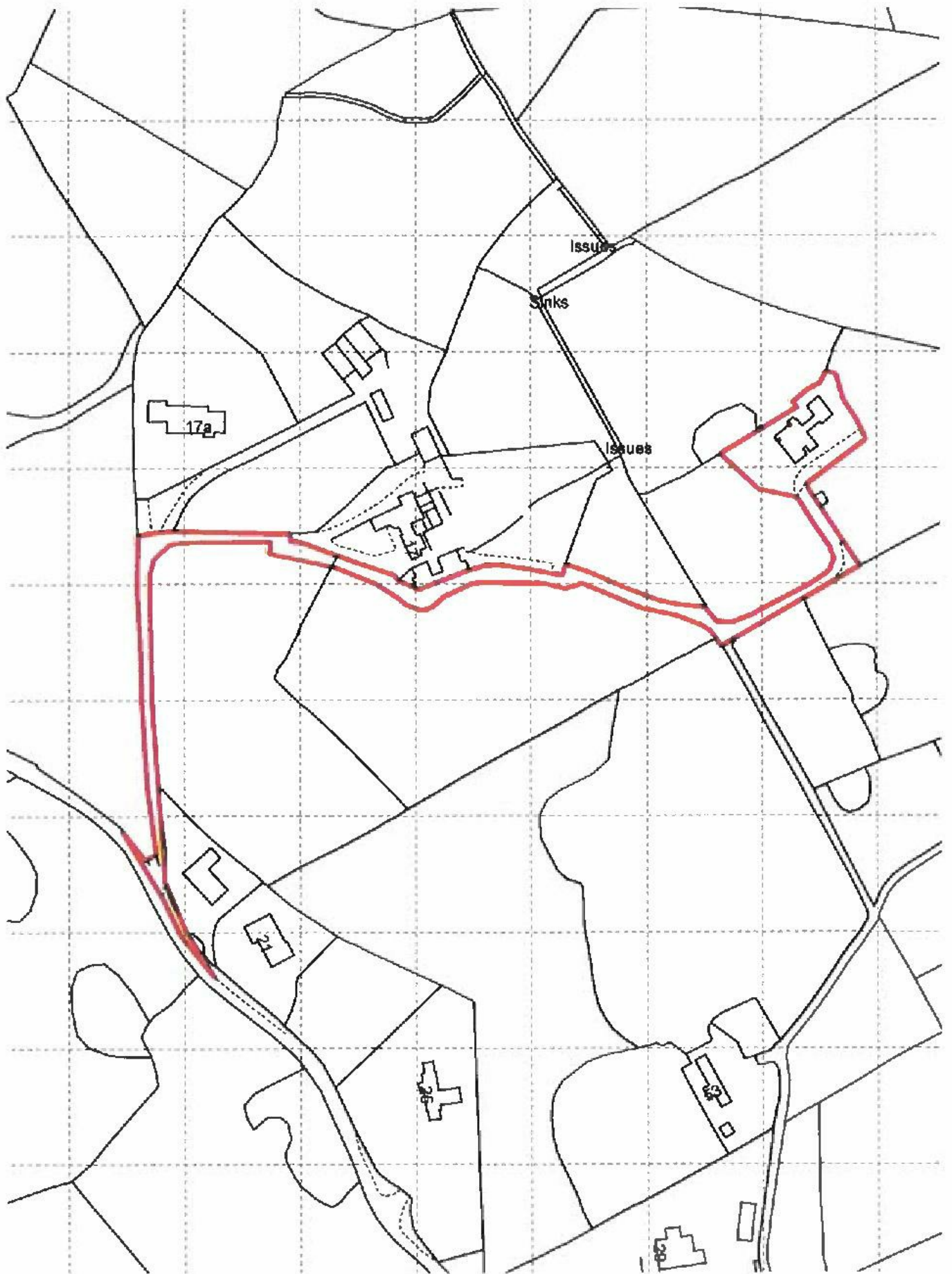
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First Floor

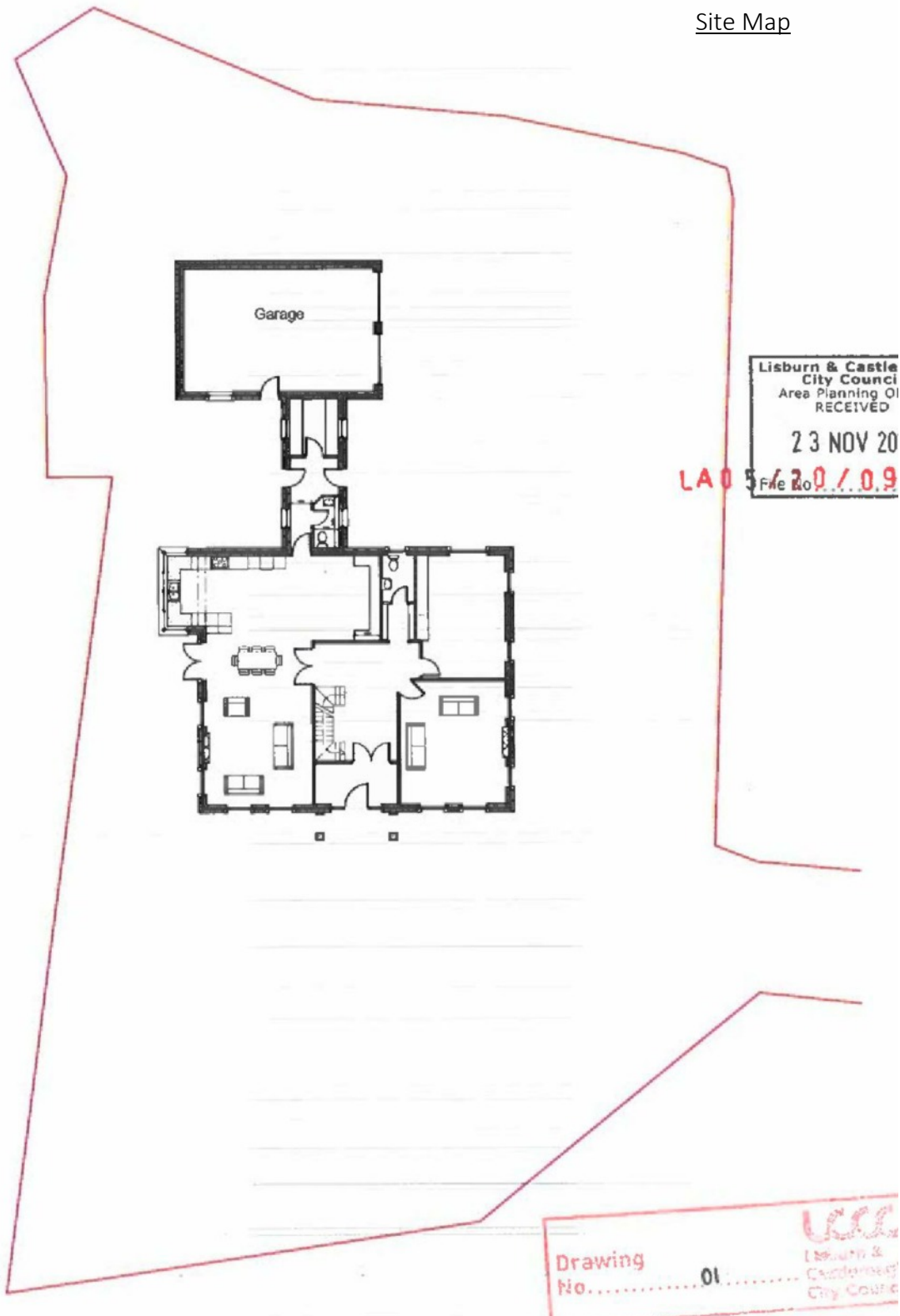


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Site Location Map

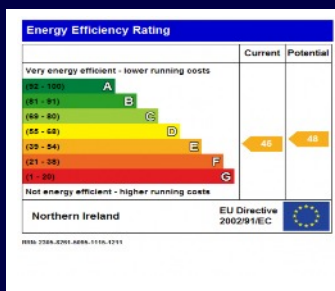


Site Map



Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 878956

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300



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