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SUMMARY

An excellent opportunity to acquire this superb development site, situated in the heart of Lisbane village and within close proximity of Comber and Killinchy.

The site has received full planning permission for 6 dwellings with access road and associated works, under application number LA06/2018/1379/F dated 31 October 2019 (plans available on request).

Upon completion, the site will provide 6 detached family homes, in what is considered a much sought after area. The village consists of the Poacher's Pocket pub and restaurant, The Poacher's Pantry, the Old Post Office tearooms, Vivo Grocers, Lisbane Service Station, a community centre and a doctor's surgery and chemist. Downpatrick, Dundonald and Belfast city centre are within convenient commuting distance, whilst a host of local primary and secondary schools in the surrounding and Greater Belfast area are easily accessible.

**Development Site at 202 Killinchy Road
Lisbane, Comber
BT23 5NE**

**Offers Around
£450,000**

**www.timmartin.co.uk
Telephone 028 91 878956**



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA06/2018/1379/F**

Date of Application: **20th December 2018**

Site of Proposed
Development: **202 Killinchy Road
Lisbane
Comber**

Description of Proposal: **6 dwellings with access road and associated works**

Applicant: **McCready Architects**
Address: **8 Market Place
Lisburn
BT28 1AN**

Drawing Ref: 01, 03C, 04, 06A, 07A, 08A, 09A, 10B, 11B, 12A, 13A, 14A, 15A, 16A,
17A, 18A & 19

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: Time Limit.

2. The Private Streets (Northern Ireland) Order 1980 as amended by the Private

Streets (Amendment) (Northern Ireland) Order 1992.

The Council hereby determines that the width, position and arrangement of the streets, and the land to be regarded as being comprised in the streets, shall be as indicated on Drawing No. 16A date stamped 2 August 2019.

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

3. The visibility splays of 2.4 metres by 70 metres at the junction of the proposed access road with the public road, shall be provided in accordance with Drawing No. 16A date stamped 2 August 2019, prior to the commencement of any works or other development.

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

4. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course; the final wearing course shall be applied on the completion of the development.

Reason: To ensure there is a safe and convenient road system within the development.

5. Notwithstanding the provisions of The Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and re-enacting that Order, no buildings, walls, or fences shall be erected, nor hedges, nor formal rows of trees grown in verges/service strips determined for adoption.

Reason: To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage or obstruction to services.

6. Notwithstanding the provisions of The Planning (General Permitted Development) Order (Northern Ireland) 2015, or any Order revoking and re-enacting that Order, no planting other than grass, flowers or shrubs with a shallow root system and a mature height of less than 500mm shall be carried out in verges/service strips determined for adoption.

Reason: To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage or obstruction to services.

7. No dwelling shall be occupied until provision has been made and permanently retained within the curtilage of the site for the parking of private cars at the rate of 2 spaces per dwelling.

Reason: To ensure adequate parking in the interests of road safety and the convenience of road users.

8. The development hereby permitted, shall not be commenced until any highway structure/retaining wall/culvert requiring technical approval, as specified in the Roads (NI) Order 1993, has been approved and constructed with BD2 technical Approval of Highway structures: Volume 1: Design Manual for Roads and Bridges.

Any telegraph poles/street furniture to be re-sited to the rear of sight visibility splays and to the satisfaction of Transport NI.

Reason: To ensure that the structure is designed and constructed in accordance in accordance with BD2 technical Approval of Highway Structures: Volume 1: Design Manual for Roads and Bridges.

9. The development hereby permitted shall not be commenced until a Street Lighting scheme design has been submitted to and approved by the Department for Infrastructure Street Lighting Section.

Reason: Road safety and convenience of traffic and pedestrians.

10. The Street Lighting scheme, including the provision of all plant and materials and installation of same, will be implemented as directed by the Department for Infrastructure Street Lighting Section.

(These works will be carried out entirely at the developer's expense.)

Reason: To ensure the provision of a satisfactory street lighting system, for road safety and convenience of traffic and pedestrians.

11. All appropriate road markings and associated signage within the development and on the public road shall be provided by the developer/applicant in accordance with the Department for Infrastructure's specification (Design Manual for Roads & Bridges) and as directed by DFI Traffic Management Section prior to the development becoming occupied by residents.

Reason: In the interest of road safety and traffic progression.

12. The gradient of a private access shall not exceed 8% for the first 5m outside the public road boundary and a maximum gradient of 10% thereafter.

Reason: In the interest of Road Safety.

13. The developer/applicant prior to the commencement of any road works shall provide a detailed programme of works and associated traffic management proposals to the DFI Roads for agreement in writing.

Reason: To facilitate the free movement of roads users and the orderly progress of work in the interests of road safety.

14. The developer/applicant shall contact DFI Roads Traffic Management prior to commencement of works on site to agree suitable positions for any existing road

signage and traffic calming measures that will require relocation as a result of this proposal.

Reason: In the interests of road safety and traffic progression.

15. All hard and soft landscape works shall be carried out in accordance with the approved plan Drawing No. 03C date stamped 9 September 2019 and the appropriate British Standard or other recognised Codes of Practice. The works shall be carried out prior to occupation of the last dwelling unit hereby approved.

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

16. The existing natural boundary hedging as indicated on the northern boundary on Drawing No. 03C date stamped 20 May 2019, shall be retained at a minimum height of 1.8 metres unless removal is necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing within 14 days.

Reason: To ensure the maintenance of screening to the site in the interests of privacy and amenity.

17. 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 landscaping.

18. If any retained planting is removed, uprooted or destroyed or dies, another tree or trees shall be planted at the same place and those trees shall be of such size and species and shall be planted within the next available planting season.

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

Informatives

1. This Notice relates solely to a planning decision and does not purport to convey any other approval or consent which may be required under the Building Regulations or any other statutory purpose.

Dated: 31st October 2019

Authorised Officer _____



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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