

Site Adj. to 1 Ahoghill Road, Antrim, BT41 3BJ



PRICE Offers Over £70,000

*We are delighted to offer for sale this mature site with **OUTLINE PLANNING PERMISSION** occupying a superb position adjacent to 1 Ahoghill Road, Randalstown with generous road frontage, and spacious rear garden within easy walking distance of Randalstown town centre and close to all local amenities and transport facilities including local Primary School and doctors surgery. Please note, it may be possible to purchase this site in conjunction with the adjacent semi-detached house that is currently also listed with Country Estates, Antrim.*

Planning Application No. LA03/2021/0049/O

Permission Granted: 27th April, 2021

It should be further noted that no major restrictions in height or size have been identified in this outline permission.

Please note, none of the measurements, layouts or visual representations within this brochure are to scale and are for reference purposes only. They cannot be relied upon as part of contract for purchase.

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Antrim
BT36 6HN
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04 MAY 2021

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA03/2021/0049/O**

Date of Application: **13th January 2021**

Site of Proposed
Development:

**Adjacent to 1 Ahoghill Road
Randalstown
Co Antrim
BT41 3BJ**

Description of Proposal:

**Proposed site of detached dwelling and alterations to
driveway and garden to existing dwelling.**

Applicant:
Address:



Agent: Vision Design
Address: 31 Rainey Street
Magherafelt
BT45 5DA

Drawing Ref: 01, 03/1

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 shall 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:-
 - 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: 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. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 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.

4. No development shall take place until a landscaping scheme has been submitted to and approved by the Council showing the location, numbers, species and sizes of trees and shrubs to be planted. The scheme of planting as finally approved shall be carried out during the first planting season after the occupation of the development.

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

5. 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.

6. The development hereby approved shall be designed in accordance with the provisions of PPS7 'Quality Residential Developments', 'Creating Places' and shall generally accord with the provisions of the Design Concept Drawing No. 03/1 which was received on 24 March 2021.

Reason: To ensure the provision of a quality residential development.

Informatives

1. 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.
2. 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 Department for Infrastructure 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.
3. All construction plant and materials shall be stored within the curtilage of the site.
4. 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.
5. 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.
6. 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.

7. 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.

Dated: 27th April 2021

Authorised Officer

J. Macaranduy

DIAGRAM 1: ACCESS FOR SINGLE DWELLING Option A

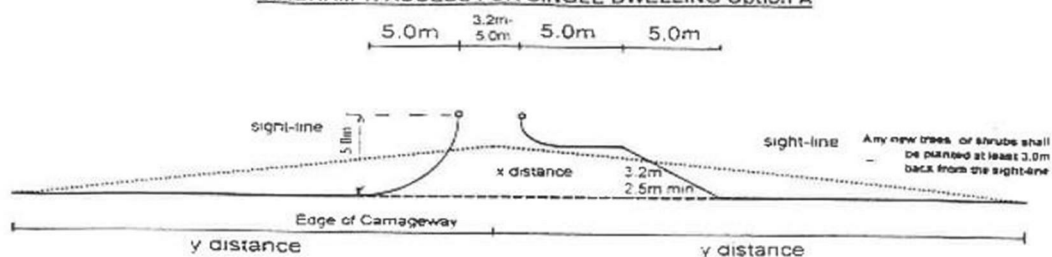


DIAGRAM 2: ACCESS FOR SINGLE DWELLING Option B

Within Development Limits lowering of kerbs will normally be acceptable where there is a frontage footway

Kerbs laid to a radius are also acceptable

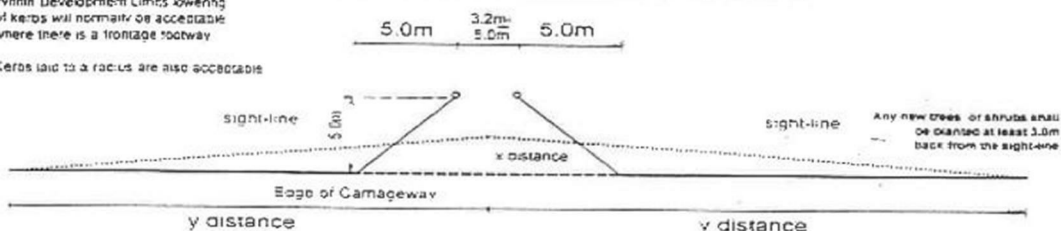


DIAGRAM 3: ACCESS FOR PAIRED DWELLINGS

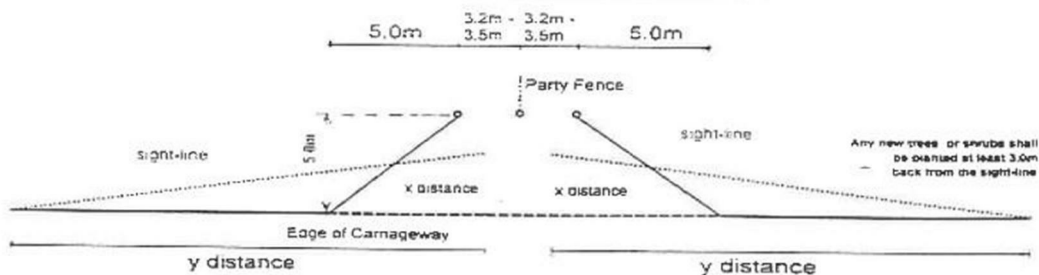
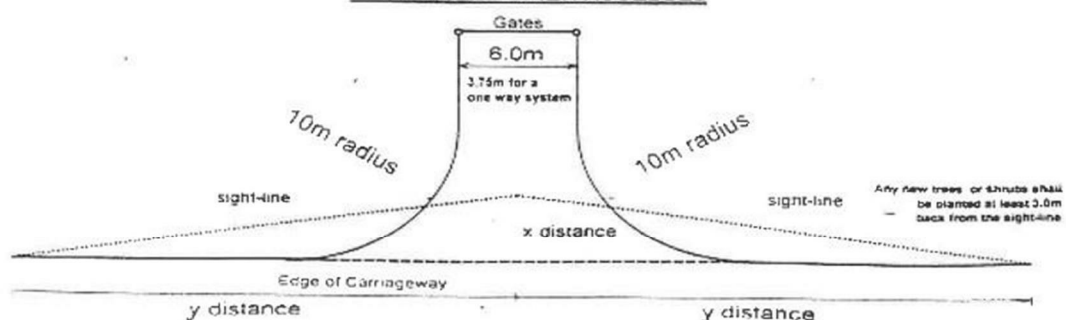


DIAGRAM 4: OTHER ACCESSES



DfI Roads**DETAILED REQUIREMENTS FOR PUBLIC ROAD ACCESS**

Form RS 1

PLANNING REF: LA03/2021/0049/O

LOCATION: Adjacent to 1 Ahoghill Road, Randalstown

The detailed access requirements for the above proposal are set out in the box below. A plan of not less than 1/500 scale incorporating these requirements must be submitted as part of the Reserved Matters application.

1. Layout to be in accordance with Diagram 2 overleaf.
 2. Visibility Splays X = 2.4 metres Y = 70 metres to edge of carriageway **or the tangent point.**
 3. Width of Access (if different from diagram) 4.8 metres minimum.
 5. Forward Sight Distance 70 metres, both horizontally and vertically.
 6. Minimum radii (if different from diagram). Entry 5 metres, Exit 5 metres.
 7. Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary.
- Access position: To provide the above standards and in accordance with concept sketch layout plan.
- Other requirements: **Car-parking (in-curtilage) to comply with current standards.**
0. SIGNED Development Control Manager DATE 20th April 2021.
1. The proposed access details shall also be in accordance with Development Control Advice Note 15 (2nd Edition) "Vehicular Access Standards" some portions of which are reproduced below for convenience.

Notes to be adhered to and detailed where appropriate.

VISIBILITY SPLAYS

1. The area within visibility splays (both those beside the minor road and those required for forward visibility) must be cleared to provide a surface no higher than some 250 mm above the level of the adjacent carriageway and shall be retained and kept clear thereafter. Any pole or column materially affecting visibility must also be removed. No work shall commence on site until the visibility splays have been provided.
2. The line of any new fence or wall must be positioned behind the visibility splays. It is recommended that any new trees or shrubs be planted at least 3.0 m back from the visibility splays to allow for future growth and some species will require additional set back. All existing planting must be kept trimmed behind visibility splays.

DRAINAGE

3. Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the access. The appropriate drainage arrangements must be detailed on the plan.
4. Any open drains in the road verge shall be piped to the satisfaction of DFI Roads Service. Open drains behind the fence/hedge line shall be piped to the satisfaction of the Department for Infrastructure – Rivers Agency.

GRADIENT

5. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1:25) maximum and 2.5% (1:40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

GATES/SECURITY BARRIERS

6. Entrance gates, where erected, should be sited at least 5 metres from the edge of the carriageway. Where this is not possible, they shall be sited so that when open they do not project over the footway, verge, or carriageway.
7. In the case of industrial premises or other major accesses, gates or security barriers shall be located at a distance from the edge of the carriageway that will allow the largest vehicle likely to use the access to stop clear of the carriageway when the gates or barriers are closed.

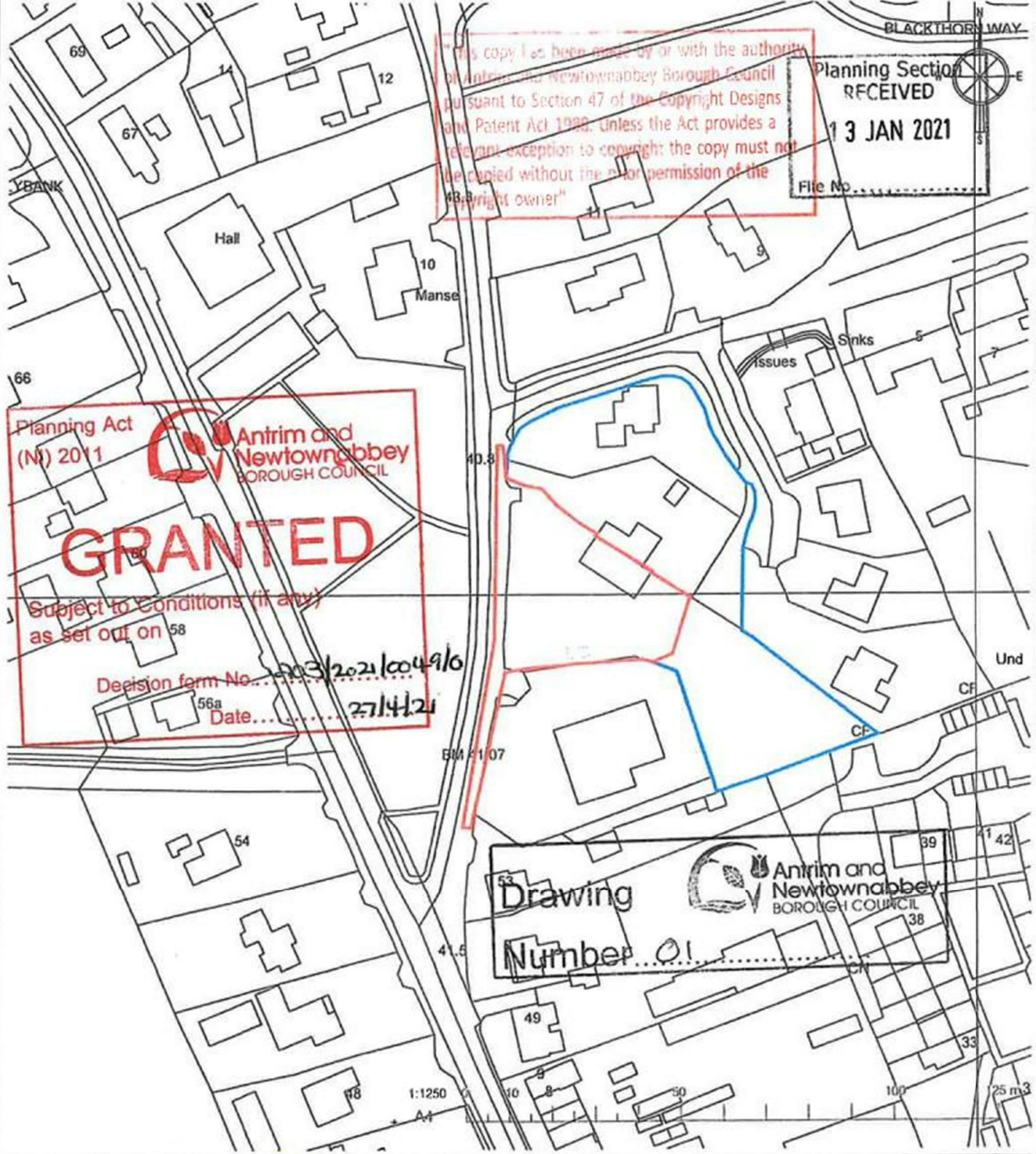
PARKING/TURNING


8. The required vehicle parking and turning areas to be provided within the curtilage of the site.

SEPTIC TANKS

9. Position of the septic tank to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road.

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 <p>31 Rainey Street Magherafelt N. Ireland BT45 SDA visiondesign.org.uk tel: 028 7930 0866</p>	Lands adjacent 1 Ahoghill Road, Randalstown, BT41 3BJ		Location Plan										
	Site of Proposed Dwelling and Garage		3467 - PL01										
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NOT TO SCALE / FOR REFERENCES PURPOSES ONLY



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IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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