

For Sale

Building Site

**30 Metres East of 191 Ballyhill Road, Belfast,
BT14 8SF**



- **Outline Approval For Dwelling And Garage**
- **Magnificent South Facing Views Over Belfast City**
- **Mains Water, Electricity And Telephone Connection Readily Available**
- **Frontage To, And Separate Access Directly Onto, Ballyhill Road**
 - **Circa 1/3 Acre In Total**

Asking Price £89,950

>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

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803









APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA04/2021/2284/O

Date of Application: 30th September
2021

Site of Proposed Development: 30m East of 191 Ballyhill Road
Belfast

Description of Proposal: Renewal of existing approval (reference LA04/2018/0722/O)
for site for dwelling and garage

Applicant: Mr & Mrs McGowan
Address: 191 Ballyhill Road
Ligoniel
Belfast
BT14 8SF

Agent: S W Marcus Architectural Services
Address: 48 Sand Road
Galgorm
Ballymena
BT42 1DL

Drawing Ref: 01, 02

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. 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 subsequent approval of the Council.

3. The dwelling and garage hereby approved shall be positioned approximately in the area depicted on the stamped approved drawing Number 02, bearing the Council's date stamp 24th September 2021, unless otherwise agreed in writing with the Council.

Reason: In the interests of the amenity of the surrounding area.

4. A scaled drawing and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the proposed access to be constructed, including visibility splays (the X and Y distances), forward sightlines, gradient, and other relevant requirements in accordance with DCAN15.

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

5. The vehicular access, including visibility splays, forward sight distance, and the gradient shall be provided in accordance with Development Control Advice Note 15 (DCAN15) prior to the commencement of any other development hereby permitted. The area within the visibility splays and 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.

6. The development hereby permitted shall provide parking and turning facilities fully in accordance with the Department's current design guide 'Creating Places', details shall be submitted for approval at the Reserved Matters stage.

Reason: To ensure the provision of adequate in-curtilage parking and turning facilities in the interest of road safety and convenience of road users.

7. The existing site boundaries shall be retained and at the reserved matters stage a detailed landscaping plan shall be submitted to show the retention and augmentation of the existing site boundaries, and the definition of all proposed new site boundaries. The plan should include full details of all hard and soft landscaping including trees and shrub planting and a programme of works. All tree and shrub planting shall be carried out in accordance with those details and at those times.

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

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

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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

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