

Site 2 Adj. to 123 Castle Road, Antrim, BT41 4NG



PRICE Offers Over £110,000

We are delighted to offer for sale this well positioned site extending to circa half an acre (exact boundaries to be confirmed by the vendor) with Outline Planning Permission for a detached dwelling and garage occupying a prime location at the corner of Castle Road and Hooks Lane in a rural location between Randalstown and Antrim with easy access to the M2 Motorway for those commuting to Belfast or the North West.

With no notable restrictions on size or height, this planning permission should allow those with the desire to build their dream home an opportunity to use their imagination. Please contact the Antrim Office to discuss in more detail or make arrangements to view.

Application No. LA03/2021/0099/O

Permission Granted; 18th May, 2021

>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

OUTLINE PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: **LA03/2021/0099/O**

Date of Application: **29th January 2021**

Site of Proposed Development: **80m NW of 123 Castle Road, Randalstown**

Description of Proposal: **Site for infill dwelling and garage**

Applicant
Address:

Agent:
Address

Drawing

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. The existing natural screening of this site, adjacent to Castle Road and Hook Lane, shall be retained at a height of 2 metres unless removal is necessary to comply with Condition No.6 below.

Reason: To ensure that the development integrates into the countryside and to ensure the maintenance of screening of the site.

6. 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.

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. The applicant is advised that application site lies in close proximity to two working farms. Farms have the potential to cause public health nuisances from odour, noise, dust and pests. It is Environmental Health's experience that adverse impacts arising from odour, dust, noise and pests from agricultural premises are more likely to be experienced where separation distances are small, i.e. less than 75m. Where site constraints prevent separation distances of sufficient magnitude, the potential impact may be mitigated by other means, such as the careful design and orientation of the dwelling and living areas, as well as acoustic screening along the boundary.
6. 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.
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.

8. This permission grants planning consent only and other statutory approvals may be required.

Dated: 18th May 2021

Authorised Officer



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