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This map is for illustrative purposes only and shall not be deemed to form any part of a contract



DEVELOPMENT SITE
Castle Lane
Comber
BT23 5EB

Guide Price
£1,750,000

www.timmartin.co.uk
Telephone 028 91 878956

DEVELOPMENT SITE

Castle Lane

Comber

BT23 5EB

Residential development site extending to circa 1.89 acres

Benefits from outline planning permission for 20 houses. Landscaping and open space, within walking distance of the town centre.

For sale by way of private treaty

We are pleased to offer this high quality development site extending to circa 1.89 acres, situated in a prominent position with views to the front over North Down Cricket Club and farmland to the rear.

The site enjoys good frontage to Castle Lane.

Outline planning permission has been granted under application number LA06/2016/0253/O which has granted permission for 20 dwellings as set out on Drawing 04, prepared by Colin McAuley Planning, proposing the erection of 10 detached and 10 semi detached homes.

Condition 15 states that the properties shall have a maximum ridge height of 8 meters above finished floor level.

All mains services appear to be convenient to the site.

Ideally situated within walking distance of the shops, public transport, local amenities and pleasing walks, the site affords one of the last in town development opportunities to be available.

The Square, Comber 0.5 miles

Belfast City Airport 9.2 miles

Newtownards 5 miles

Belfast City Centre 12.5 miles

VIEWING

Strictly By Appointment With The Agents

TITLE

We understand the land is held freehold

ENTRY AND POSSESSION

Entry is by agreement

SOLICITOR

David Sturgess
Edwards and Company
28 Hill Street
Belfast
BT1 2LA

028 90 321863

PLANS, AREAS AND SCHEDULES

These are based on the Declaration of Identity and are for reference only. They have been carefully checked and computed by the selling agents and seller's solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the purchase at the offered price.

SERVICES

Interested parties are requested to satisfy themselves on the adequacy of all services.

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and Contract of Sale, the latter should prevail.

IMPORTANT NOTICE

Tim Martin and Company, their clients and joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer of contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Tim Martin & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection of otherwise.



OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA06/2016/0253/O**

Date of Application: **15th March 2016**

Site of Proposed Development: **66 Castle Lane Comber**

Description of Proposal: **Residential development (Renewal of extant approval X/2012/0114/O)**

Applicant: Mr A Murdoch
Address: 66 Castle Lane
Mount Alexander
Comber
BT23 5QL

Agent: Colin McAuley Planning
Address: 2 Millreagh
Dundonald
Belfast
BR16 1TJ

Drawing Ref: 01, 04

To include: Generic Quantitative Contamination Risk Assessment & Remediation Strategy

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 5 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. Except in so far as expressly conditioned below 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. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access to be constructed and other requirements in accordance with the attached form RS1.

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

4. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the approved plans, prior to the commencement of any works or other development hereby permitted.

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

5. No site works of any nature or development shall take place until a programme of archaeological work, has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Council. The programme should provide for the identification and evaluation of archaeological remains within the site, for mitigation of the impacts of development, through evacuation recording or by preservation of remains and for preparation of an archaeological report.

Reason: To ensure that archaeological remains within the application site are

properly identified and protected or appropriately recorded.

6. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Council to observe the operations and to monitor the implementation of archaeological requirements.

Reason: To monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition or agreement, is completed in accordance with the approved programme.

7. Prior to the commencement of development, an additional round of groundwater monitoring and risk assessment must be completed for borehole BH3 for a suitable suite of determinants. If unacceptable risk to human health or the water environment is identified then the requirements of Conditions 9 and 10 below shall apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

8. As part of site clearance works, all remaining fuel storage tanks and associated infrastructure on the site shall be fully decommissioned in line with Guidance on Pollution Prevention No. 2 (GPP2) and Pollution Prevention Guidance No. 27 (PPG27). Soil and groundwater sampling shall be undertaken for a suitable analytical suite. Should contamination be identified the requirements of Condition 9 below will apply.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

9. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Council shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Council in writing, and subsequently implemented and verified to its satisfaction.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

10. After completing any remediation works required under conditions 7-9 above and prior to occupation of the development, a verification report must be

submitted in writing and agreed with Council. This report must be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: Protection of environmental receptors to ensure the site is suitable for use.

11. Prior to the occupation of the proposed development, the applicant shall provide to the Council, for approval, a Verification Report. This report must demonstrate that the remediation measures outlined in the Pentland Macdonald Generic Quantitative Contamination Risk Assessment & Remediation Strategy, 66 Castle Lane Comber, referenced PM17-1030 and dated October 2017 have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for end-use (Residential with Plant Uptake). It must demonstrate that the identified potential pollutant linkages are effectively broken. The Verification Report shall be in accordance with current best practice and guidance as outlined by the Environment Agency. In particular, this Verification Report must demonstrate:

- The final site layout is as per proposed site plan Drawing no. 4 (received 15/3/2016) confirming areas of hardstanding, roadways, parking areas, footpaths etc
- The emplacement of a geotextile membrane (or equivalent) at the base of the capping layer, which should be water permeable, rot proof, chemically resistant and have a high tensile strength. Parallel layers should be suitably secured or overlapped by at least 0.2m. A total of 1000mm of demonstrably proven suitable clean gravel, subsoil and top soil overlying the geotextile membrane to be completed across all private garden areas.
- All material brought on the site to raise the site levels must be accompanied by traceability documentation and shall be demonstrably proven to be suitable for the end use.
- Gas protection measures to meet Characteristic Situation 2 as per C665 to be installed which must include:
 - Concrete floor slabs
 - A proprietary gas resistant membrane installed across the entire footprint of the buildings
 - A passively ventilated under floor void

Reason: Protection of human health



12. In the event that contamination not previously considered is encountered during the approved development of this site, the development shall cease and a written report detailing the nature of this contamination and its management must be submitted to Ards and North Down Borough Council for approval. This investigation and risk assessment must be undertaken in accordance with current best practice.

Reason: Protection of human health

13. A detailed landscaping scheme shall be submitted to and approved by the Council at reserved matters stage 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 commencement of the development. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

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

14. The site layout plan at Reserved Matters stage shall be in broad conformity with the concept layout as shown on Drawing 04 bearing the date stamp 15th March 2016.

Reason: To ensure that the proposed development is in keeping with the character and appearance of the surrounding area

15. The proposed dwellings shall have a maximum ridge height of 8 metres above finished floor level.

Reason: To ensure that the development is in keeping with the adjacent residential dwellings.

16. The residential development hereby permitted shall not exceed 20 dwellings.

Reason: To ensure that the density of accommodation to be provided shall be in keeping with that of the area.

17. The existing natural screenings of the site, as indicated on Drawing No. 04, date stamped received 15th March 2016 shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a



**Ards and
North Down
Borough Council**

scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

Informative

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: 4th December 2018 Authorised Officer



SITE LOCATION



1:1250

The subject lands occupy a prominent site on the north side of Castle Lane, Comber. Presently, the site comprises a large detached two storey farm dwelling, with a collection of associated farm buildings clustered in the north eastern corner.

Existing vehicular access arrangements are twofold – a dual private entrance to the farm dwelling with two openings onto Castle Lane, and a separate access via Mount Alexander for the existing group of farm buildings, still in agricultural use.

Mount Alexander private road defines the eastern boundary of the site.

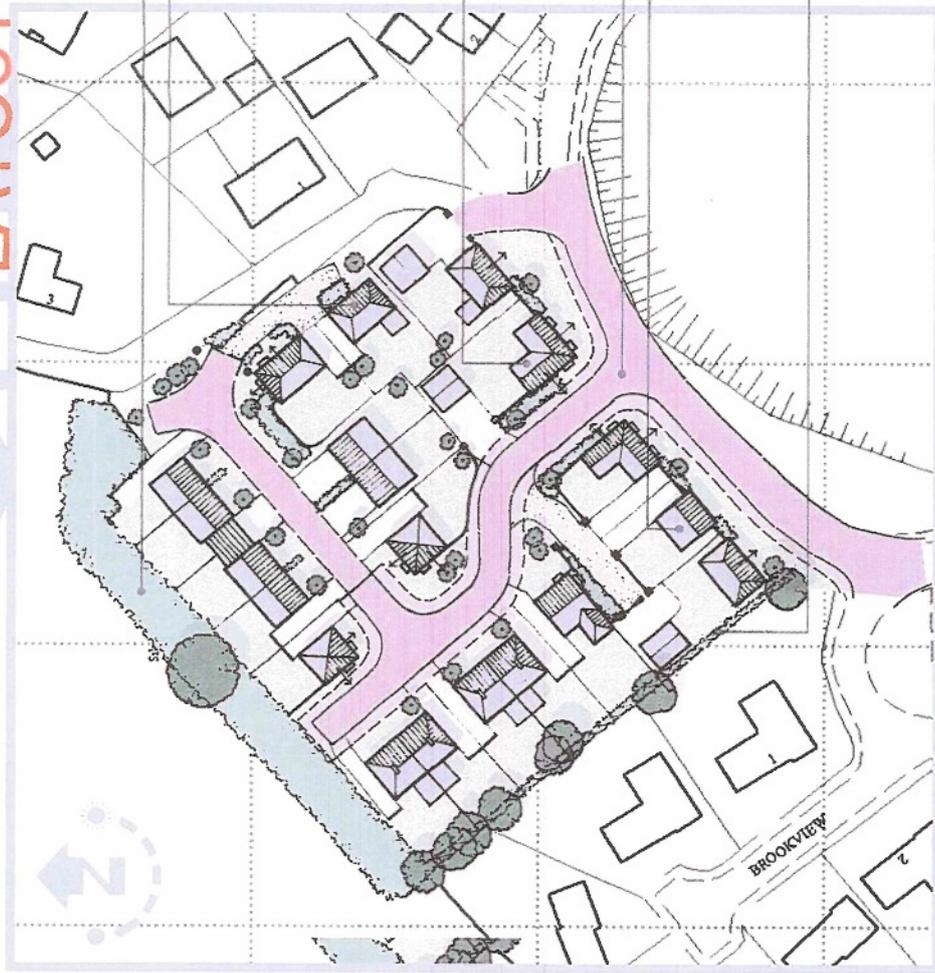
Topography falls over open countryside to the north, and the site is flanked by medium density residential development to the west, and medium to high density housing to the east.

Assets of the site include its prominent and accessible location in the historic town of Comber, available views over North Down Cricket ground to the south, open countryside to the north and ease of access to the town centre and its associated amenities



2
Decision form No. 1100/2016/0370
Date 07/12/2016

SITE LAYOUT



Drawing
Number: **4**



Ards and North Down Borough Council

RECEIVED
Ards and North Down Borough Council
15 MAR 2018

U062016/0253



New 8-10m deep, informal indigenous planting buffer provided to assimilate and soften the impact on adjoining open countryside

Provide meaningful frontage development to Mount Alexander delivering supervision of this narrow cul-de-sac/private road

Dual aspect feature gate lodges frame the entrance and create a sense of arrival into the development from Castle Lane

New entrance with visibility splays of 4.5m x 70m (drawn to tangent) in accordance with extant outline approval X/2012/0114/O

Primary frontage to contain feature detached dwellings addressing Castle Lane with an aspect over existing North Down Cricket grounds (NI) 2011

Maintain generous separation distance and retain intervening mature boundary vegetation to protect privacy of adjoining residents. Subject to Conditions as set out on

NOT TO SCALE

Decision form number: **U062016/0253/0**
Date: **04/12/2018**

2

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02890 489441 | 07759 485006

04 | PROPOSED RESIDENTIAL DEVELOPMENT
66 CASTLE LANE COMBER



Colin McAuley Planning



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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