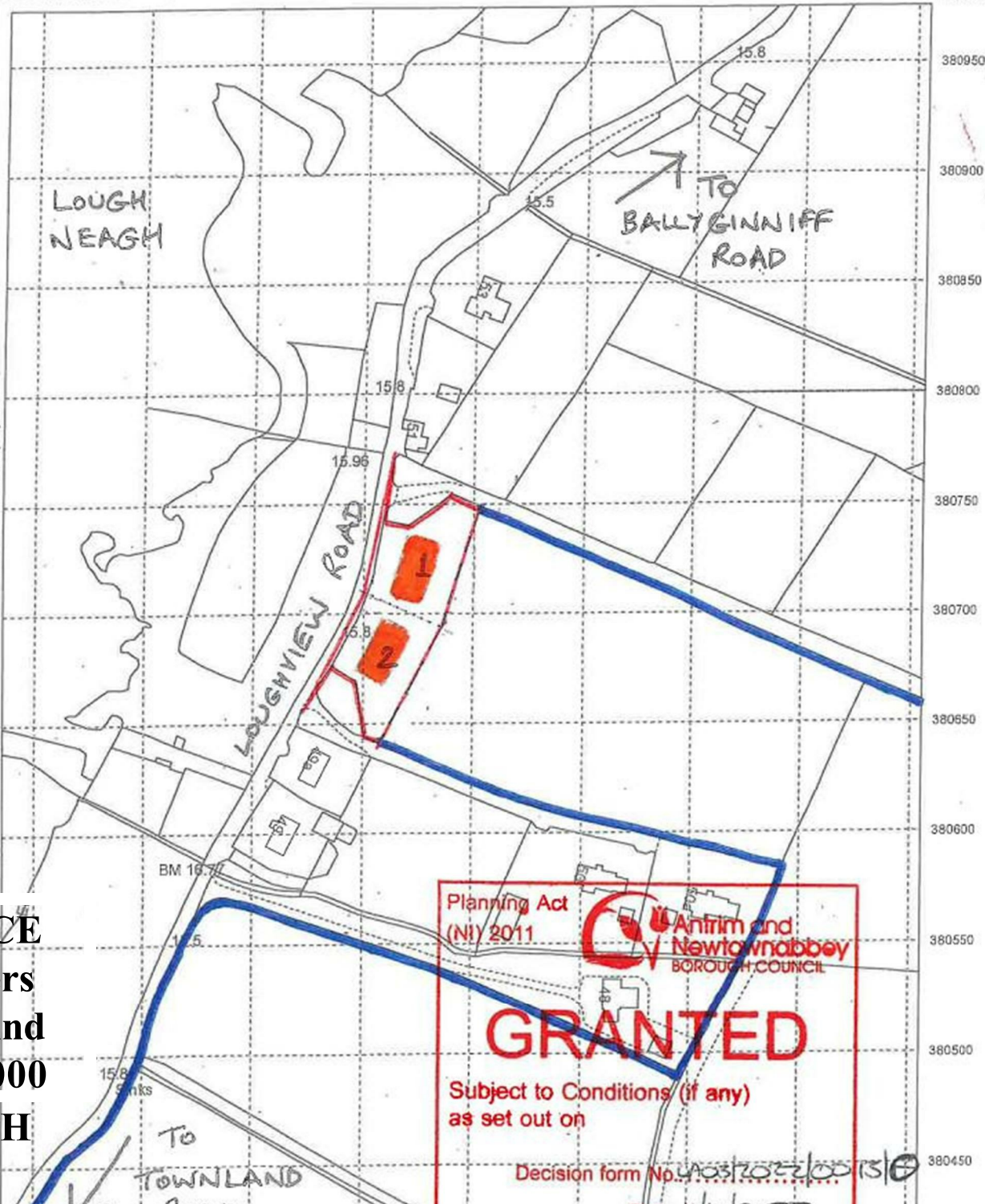


Site 1, Between 49A & 51 Loughview Road, Crumlin, BT29 4RF

Centre Point (Easting, Northing): 370990, 380950

LOUGHVIEW ROAD, ALDERGROVE, CRUMLIN, BT29 4RF

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This is a unique opportunity to purchase one OR two sites available individually or as a pair and occupying individual plot sizes of Circa. 0.4 acre each in a prime position in this sought after rural location approximately three miles west of Belfast International Airport, 4.5 miles from Crumlin, 6.5 miles from Antrim town and 6.6 miles from Nutts Corner.

With Outline Planning Permission for two properties with a proposed ridge height not exceeding 5.5m and no reference to size restriction. Early viewing strongly recommended.

Electric and water supplies near at hand.

Planning Application No. LA03/2022/0013/O
Permission Granted: 11th April, 2022

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



APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA03/2022/0013/O

Date of Application: 20th December 2021

Site of Proposed Development:

Between 49A and 51 Loughview Road, Crumlin

Description of Proposal:

Site for 2 infill dwellings

Applicant:

Address:

Agent:

Address:

Park Design Associates

Parkmore House

Parkmore Heights

Ballymena

BT43 5DB

Drawing Ref: 01

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 design and external appearance of the buildings 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. At the reserved matters stage a plan indicating floor levels of the proposed dwellings in relation to existing and proposed ground levels shall be submitted to and approved in writing by the Councils.

Reason: To ensure the dwelling integrated into the landform and to ensure the residential amenity of existing residents in relative proximity is not adversely affected.

4. 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.

5. The proposed dwellings shall be sited in the area outlined in orange on Drawing No. 01, date stamped 20th December 2021.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with the requirements of Planning Policy Statement 21.

6. The proposed dwellings shall have a ridge height of no greater than 5.5 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated into the landscape and respects the scale of the adjoining buildings.

7. The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.3 metres at any point.

Reason: in the interest of visual amenity

8. At the reserved matters stage full details of all proposed tree and shrub planting and a programmed of works shall be submitted to and approved in writing with the Council. The works shall be carried out during the first available planting season after the occupation of any part of the development or in accordance with a programme to be submitted to and agreed in writing with the Council.

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

Informatives

1. This permission grants planning consent only and other statutory approvals may be required.
2. 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
3. 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.
4. Note to Applicant: Please see attached note from Northern Ireland Water.
5. The Applicant is advised to refer to DAERA Standing Advice - Multiple Dwellings available at: <https://www.daera-ni.gov.uk/publications/standing-advice/development-may-have-effect-water-environment-including-groundwater-and-fisheries>
6. An application form for consent to discharge under the Water (NI) Order 1999 can be obtained by contacting NIEA Water Management Unit at: 17 Antrim Road, Tonagh, Lisburn, BT28 3AL. Or by visiting our website: <https://www.daera-ni.gov.uk/articles/regulating-water-discharges>

Dated: 11th April 2022

Authorised Officer



DFI Roads

DETAILED REQUIREMENTS FOR PUBLIC ROAD ACCESS

Form RS 1

PLANNING REF: LA03/2022/0013/O

LOCATION: Between 49A and 51 Loughview Road, Crumlin.

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 3 overleaf.
2. Visibility Splays X = 2.4 metres Y = 60 metres to edge of carriageway or the tangent point.
3. Width of Access _ metres minimum for first 5m outside the road boundary (if different from diagram).
5. Forward Sight Distance = 60 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 to comply with current standards.
0. SIGNED Development Control Manager DATE 21st February 2022.
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.

DIAGRAM 1: ACCESS FOR SINGLE DWELLING Option A

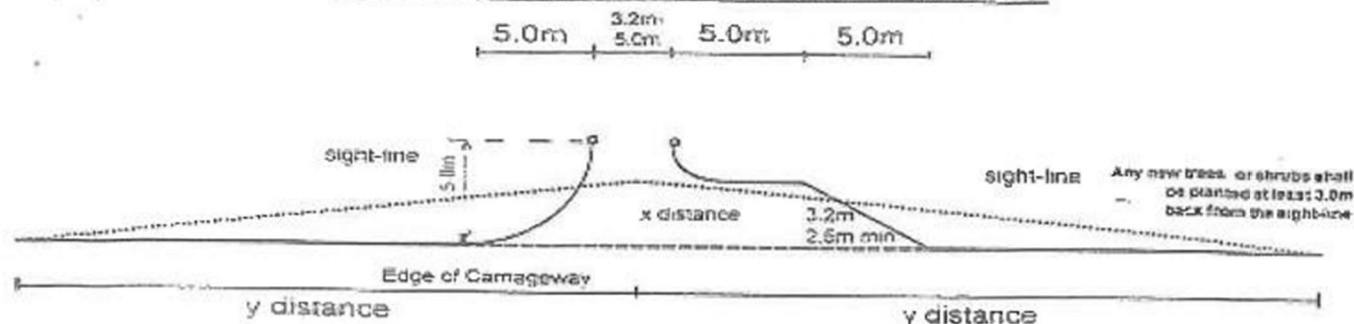


DIAGRAM 2 : ACCESS FOR SINGLE DWELLING Option B

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

Keine Idee zu einem fächerförmigen Aufbau

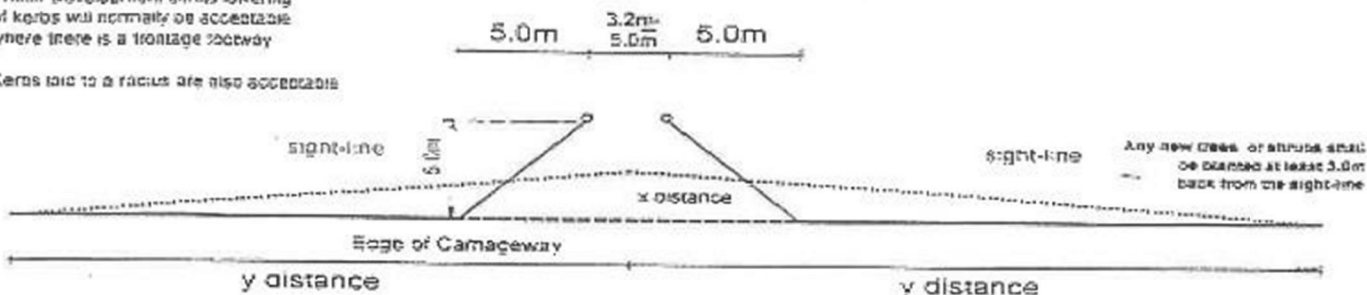


DIAGRAM 3 : ACCESS FOR PAIRED DWELLINGS

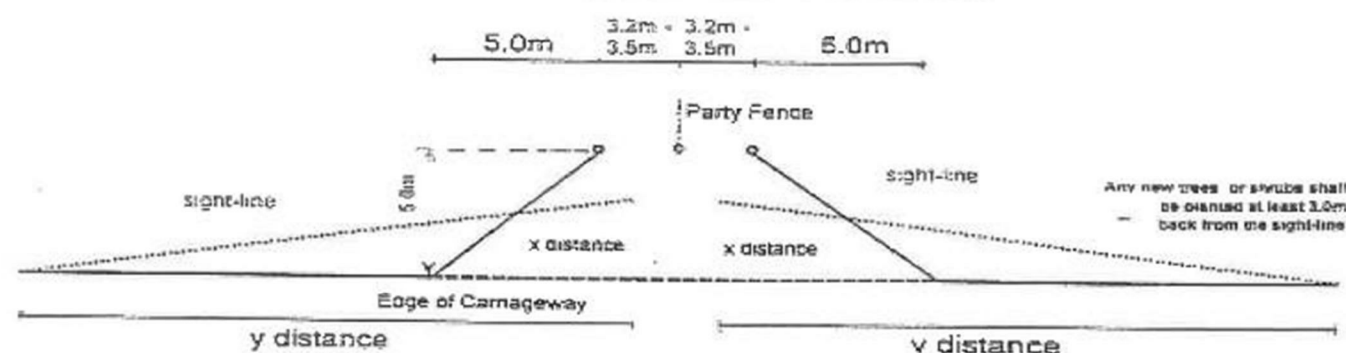
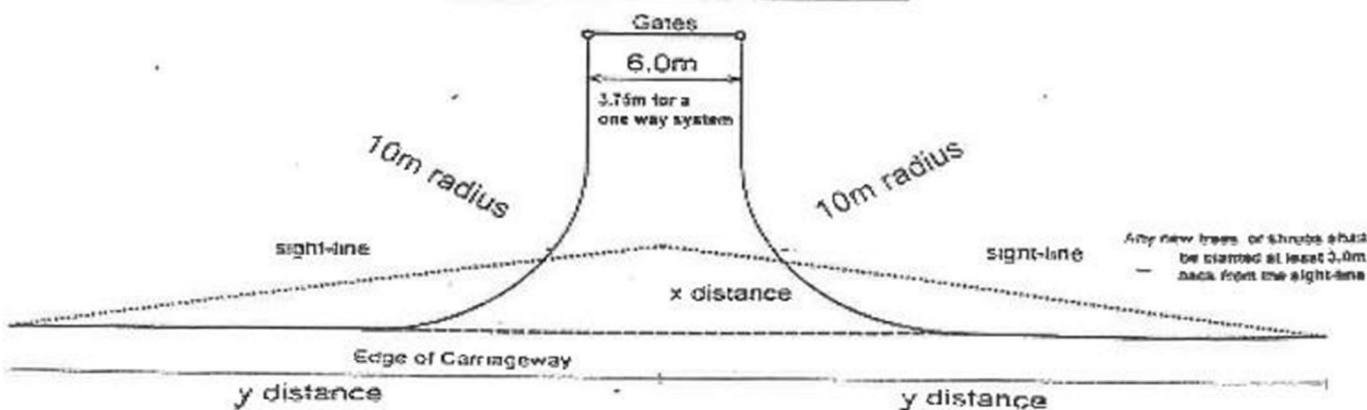


DIAGRAM 4 : OTHER ACCESSES



/ 2022 / 0013

ACEmap® Single

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LOUGHVIEW ROAD, ALDERGROVE, CRUMLIN, BT29 4RF

Scale: 1:2,500

Order no. ORD110421

Plan No. 11116SW

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Robin Park MCIAT

Geoff Smyth MCIAT

H.J. Park MBE, B.Sc.,
C.Eng., MICE,
Consultant

STATEMENT IN SUPPORT OF OUTLINE PLANNING APPLICATION FOR SITE FOR 2 INFILL DWELLINGS BETWEEN 49A & 51 LOUGHVIEW ROAD, CRUMLIN

 Planning Section
RECEIVED
20 DEC 2021
File No.

COMPLIANCE WITH POLICY CTY8 OF PPS 21:-

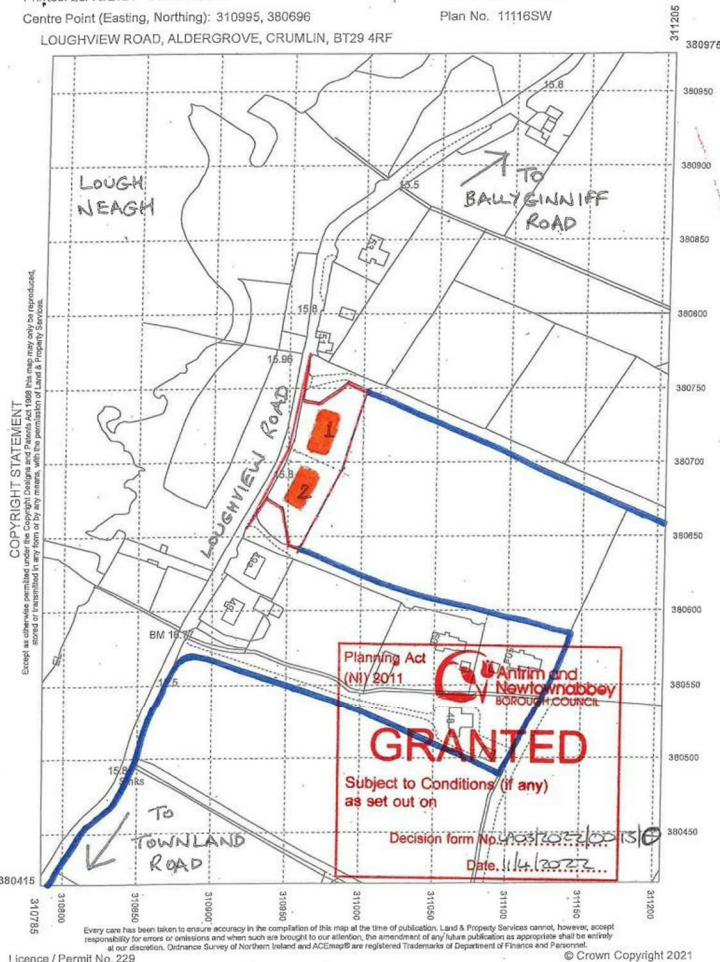
- THE BUILDINGS IN THE SUBSTANTIALLY BUILT-UP ROADSIDE FRONTAGE ARE COLOURED YELLOW, WHICH INCLUDE 4 DWELLINGS (NUMBERS 49, 49A, 51 & 53)
- THE SITE IS THE GAP IN BETWEEN THE DWELLINGS AT NUMBERS 49A & 51 AND THE SITE CAN ACCOMMODATE A MAXIMUM OF 2 DWELLINGS WITH PLOT SIZES (FRONTAGE LENGTH AND SITE DEPTH) THAT ARE SIMILAR TO THE ADJACENT PLOTS
- THIS PROPOSAL RESPECTS THE EXISTING DEVELOPMENT PATTERN ALONG THE FRONTAGE IN TERMS OF SCALE, SIZE AND SITING

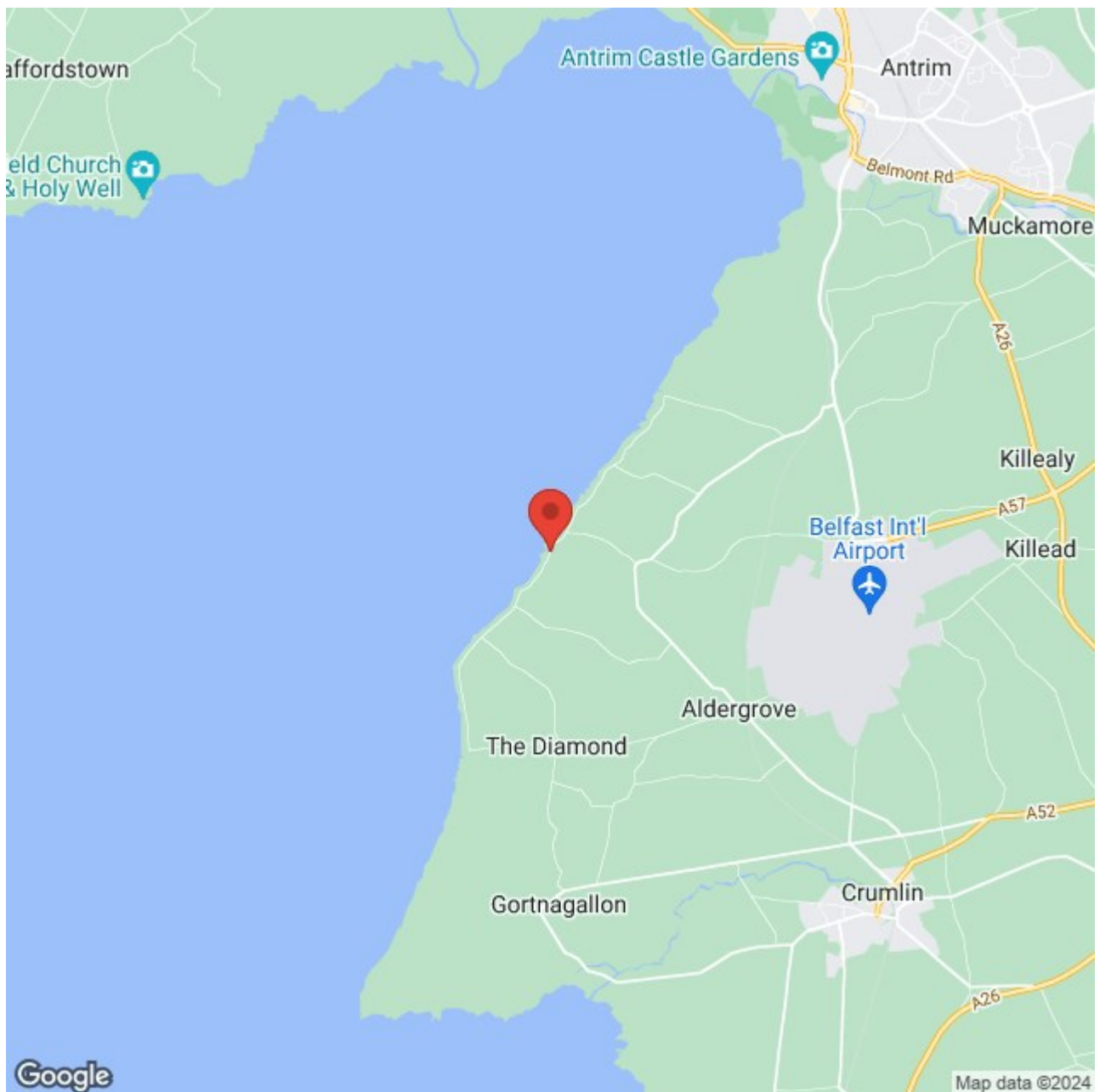
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ANCILLARY INFORMATION:-

- THE NEW REAR SITE BOUNDARIES WOULD BE DEFINED WITH NATIVE SPECIES TREES AND HEDGEROW
- THE ACCESS POSITIONS AND VISIBILITY SPLAYS ARE TO BE PROVIDED TO THE REQUIREMENTS OF DFI ROADS SERVICE

 Drawing
Number 01
Antrim and Newtownabbey
BOROUGH COUNCIL

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