



Nestling in the hills above East Belfast, this site commands breathtaking, panoramic views across the city.

From Stormont and Belfast Lough to the East all the way over to the Black Mountains in the West, this is a superb opportunity to build one, two or possibly even three dwellings (subject to planning).

Outline Planning Permission (on the land adjacent to the existing bungalow) has already been granted for a split level domestic dwelling.

Despite the rural location, excellent local schools and amenities are close at hand thus offering the "best of both worlds".

Recent sales in this idyllic, highly regarded locality have proved very popular so we would recommend giving this wonderful site your earliest attention.

Offers Over
£750,000

51 Middle Braniel Road,
BELFAST,
BT5 7TU

Viewing by
appointment with
& through agent
028 9065 0000



- Superb potential development site c 0.5 acre
- Prestigious, semi-rural location
- Panoramic views across City
- Detached bungalow (replacement?)
- Outline permission granted for split level detached home (LA/2021/1708/O)
- 1 mile to shops on Gilnahirk Road
- 1.8 miles to Outer Ring (Castlereaigh Road junction)
- 4.3 miles to City Centre
- 2.6 miles to Ballyhackamore
- FREEHOLD TITLE
- **PLEASE NOTE: Some additional, neighbouring lands may be possible to purchase under separate negotiation**







**OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011**

Application No: **LA04/2021/1708/O**

Date of Application: **6th July 2021**

Site of Proposed Development: **Land adjacent to 51 Middle Braniel Road
Belfast
BT5 7TU**

Description of Proposal: **Proposed split level domestic dwelling**

Applicant: **David & Allister Hamilton**
Address: **51 Middle Braniel Road
Belfast
Bt5 7TU**

Agent: **Colum Surginor**
Address: **17 Loughmoney Road
Downpatrick
BT30 7BG**

Drawing Ref: 01

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. Notwithstanding the details on Drawing 01, 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 plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels and sections through the site shall be submitted to and approved by the Council at the same time as the Reserved Matters Application.

Reason: To ensure the dwelling integrates into the surrounding landscape

4. A detailed landscaping plan shall be submitted at Reserved Matters stage that illustrates existing natural vegetation on the site boundaries of the site to be retained and augmented along with compensatory planting for any trees which are required to be removed. The natural vegetation as detailed on this plan shall be permanently retained. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development. If any existing or proposed tree or hedges as detailed on this plan is removed, uprooted or destroyed or dies, its replacement shall be planted at the same place and be of such size and species and shall be planted at such time as specified in writing by the Council.

Reason: In the interests of visual amenity and residential amenity.

5. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with the approved drawing, prior to the commencement of any other 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.

6. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway before the development hereby permitted is commenced and such splays shall be retained and kept clear thereafter.

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

7. Parking shall be in accordance with the requirements of the Department's current design guide (Creating Places)

Reason: To ensure the provision of adequate parking facilities to meet the needs of the development and in the interests of road safety and the convenience of road users.



8. The access gradient to the dwelling hereby permitted shall not exceed 8% (1 in 12.5) over the first 5 m outside the road boundary. Where the vehicular access crosses footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

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

9. At reserved matters stage, full details of sewerage disposal shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied unless in accordance with the approved details.

Reason: To ensure appropriate foul drainage of the site.

Informatives

1. The applicant's attention is drawn to the consultation responses received by the Council in respect of this application. The responses can be viewed at <https://www.planningni.gov.uk/index/tools/public-access-info.htm>.
2. This determination relates to planning control only and does not cover any consent or approval which may be necessary to authorise the development under other prevailing legislation as may be administered by the Council or other statutory authority.
3. The drawing references referred to above correspond with those drawings submitted to the Authority in respect of this application and published to the Planning Portal NI as follows: 01 published to the portal on 23/07/2021



Authorised Officer

Dated: 3rd May 2022

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
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