



**CZ - Millisle**

**Northside Residential Ltd**  
Moss Road, Millisle, N.I.  
Residential Development

**Drawing No. CZ GA L(-)P006E**  
General Arrangement  
**Plot 1, 2 & 3 Site Layout Plan**

In ownership of Applicant 126-132 Moss Road  
Site Boundary 0.6578 acres, 0.2062ha  
 Land under control of Applicant  
East Site- Boundary 17.2812 acres, 6.993ha

**General Notes**  
1. Schedule  
3 no. units (replacement dwellings)

Rev E - (24.12.2020) Drawn: MWF - Checked: MWF  
Note: - Plots re-buffered, Plot 3 Garage moved North.  
Rev D - (26.08.2020) Drawn: MWF - Checked: MWF  
Note: - Plot 1 house type raised.  
Rev C - (10.08.2020) Drawn: MWF - Checked: MWF  
Note: - Plot 3 house type amended.  
Rev B - (23.04.2020) Drawn: MWF - Checked: MWF  
Note: - Plot 3 unit amended.  
Rev A - (10.06.2020) Drawn: MWF - Checked: MWF  
Note: - 1800ghg plan introduced.  
Rev - (11.02.2020) Drawn: MWF - Checked: MWF

**Status: Planning Application**  
**Scale: As noted**

**JMAUD**

## Site with OPP, 126-130 Moss Road, Millisle, BT22 2DT

Offers Around £150,000

We are pleased to offer a prime site circa 0.8 acres with outline planning permission for the construction of three dwellings, located on Moss Road, Millisle. This spacious and well-situated plot provides an exceptional opportunity for developers or those seeking to create a bespoke residential project in a sought-after area.

The site benefits from a semi-rural location, yet is within close proximity to Millisle village and its range of local amenities, schools, and transport links. This is an excellent investment opportunity in a peaceful setting, offering the potential to create high-quality homes with strong appeal to buyers.

Contact us today for more information or to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## Planning Conditions

1. As required by Section 62 of the Planning Act (Northern Ireland) 2011, 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.
2. Except insofar 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.
3. The construction of the dwellings hereby permitted, including the clearing of topsoil, shall not commence until the existing buildings, coloured green on the approved plan 07A date stamped 10 February 2021 are demolished, all rubble and foundations removed and the site restored in accordance with a scheme to be submitted to and approved in writing by the Council.
4. The proposed layout, submitted as a part of the Reserved Matters, shall be in broad conformity with the site layout on Drawing No. 06D date stamped 8 January 2021.
5. No development shall take place until a plan of the site has been submitted to and approved by the Council indicating the existing and proposed contours and the finished floor levels of the proposed dwellings. Development shall be carried out in accordance with the approved plans.
6. The proposed dwellings shall have a ridge height of no greater than 6.0 metres above finished floor level and an underbuild depth of no more than 0.45 metres.
7. 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.
8. The existing natural screenings on the northern-eastern and western boundaries, shall be retained at a minimum height of 1.5m high, unless their removal is necessary to prevent danger to the public in which case a full explanation shall be given to the Council within 28 days of the removal.
9. A detailed landscaping scheme shall be submitted to the Council for approval at Reserved Matters stage. It shall include indications of all existing trees and hedgerows on the land together with details of any to be retained, all proposed planting and measures for their protection during the course of the development.

10. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

11. If any retained planting is removed, uprooted or destroyed or dies, another tree or trees shall be planted at the same place and those trees shall be of such size and species and shall be planted within the next available planting season.

12. No development activity shall commence on site until an Invasive Species Management Plan for Himalayan Balsam has been submitted to and approved in writing by the Council. The Management Plan shall be implemented as approved to the satisfaction of the Council.

## Development Clause

Should planning permission be granted for additional dwellings beyond the three already approved, the vendor requires an additional £5,000 per unit as part of the sale agreement.

For further details on this condition, please contact 02891 888 000.

## Planning Permission

Outline planning permission was granted on the 27 Apr 2021 with full details available on the planning portal website using reference: LA06/2018/1262/O.

## Services

It is understood that electric, water and BT are available to the site, although additional costs may be charged by the suppliers to connect to the dwelling as with any building site.

## Location

The site is located on the northern side of Moss Road. The site contains 3 No. single storey terraced dwellings (Nos. 126, 128 and 130) fronting Moss Road.