

**Tim Martin**  
— .co.uk



Development Site At  
202 Killinchy Road  
Lisbane, Comber  
BT23 5NE

Offers Over  
£450,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

An excellent opportunity to acquire this superb development site, situated in the heart of Lisbane village and within close proximity of Comber and Killinchy.

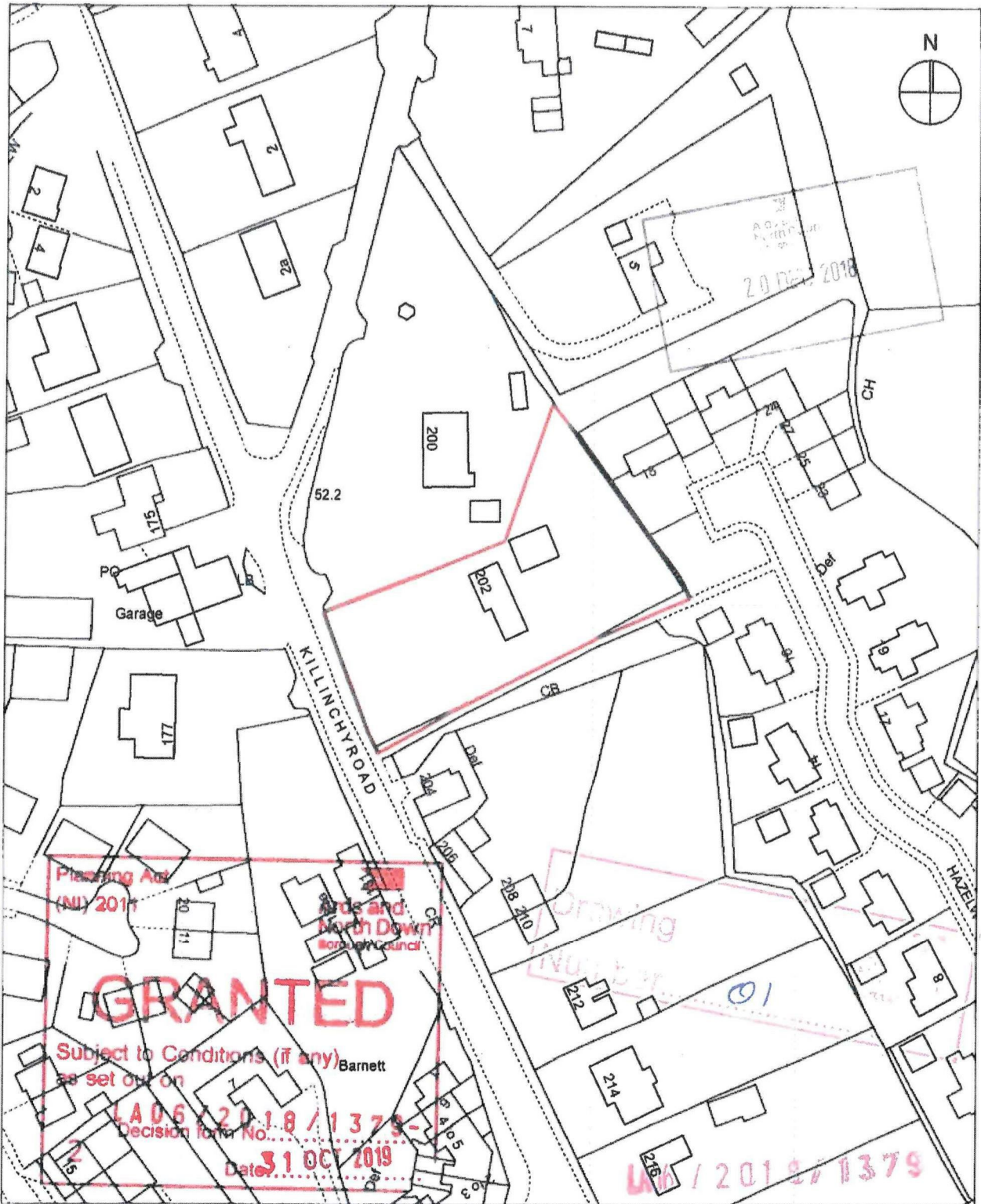
The site has received full planning permission for 6 dwellings with access road and associated works, under application number LA06/2024/0330/F dated 20 August 2024 (plans available on request).

Upon completion, the site will provide 6 detached family homes, in what is considered a much sought after area. The village consists of the Poacher's Pocket pub and restaurant, The Poachers Pantry, The Old Post Office tearooms, Vivo groceries, Lisbane service station, a community centre and a doctor's surgery and chemist. Downpatrick, Dundonald and Belfast city centre are within convenient commuting distance, whilst a host of primary and secondary schools in the surrounding and greater Belfast area are easily accessible.

## FEATURES

- Superb Development Site In The Heart OF Lisbane Village
- Full Planning Permission For 6 Dwellings
- Application Number LA06/2024/0330/F Dated 20 August 2024
- Close To Local Amenities, Public Transport And Schools
- Convenient Commuting Distance To Downpatrick, Dundonald And Belfast





SITE OUTLINED RED

OS : 16707SE  
CROWN COPYRIGHT

<b>Client:</b> HOUSTON HOMES		<b>MCCREADY ARCHITECTS</b> Chartered Architects and Planning Consultants 8 Market Place Lisburn BT28 1AN T: 028 9266 2357 F: 028 9266 2263 E: mail@mccreadyarchitects.co.uk W: www.mccreadyarchitects.co.uk
<b>Project:</b> PROPOSED HOUSING 202 KILLINCHY ROAD LISBANE COMBER		
<b>Drawing:</b> SITE LOCATION	<b>Date:</b> 12.12.2018	
<b>Scale:</b> 1:1250	<b>Rev:</b>	
<b>Project No:</b> 50.18	<b>Drawing No:</b> 01	

**PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA06/2024/0330/F**

Date of Application: **9 April 2024**

Site of Proposed  
Development: **202 KILLINCHY ROAD**  
**COMBER**  
**BT23 5NE**

Description of Proposal: **Renewal of Planning Permission for 6 dwellings with access  
road and associated works at 202 Killinchy Road, Lisbane,  
Comber—LA06/2018/1379/F.**

Applicant:  
Address:

Agent: Scott Kennedy Bell Architects Ltd  
Address: 65-67 Main Street  
Ballymoney  
BT53 6AN

Drawing Ref: LA06/2018/1379/01, 03C, 04, 06A, 07A, 08A, 09A, 10B, 11B, 12A, 13A, 14A,  
15A, 16A, 17A, 18A, 19

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. The development hereby permitted shall be begun before the expiration of 5 years  
from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

height of less than 500mm shall be carried out in verges/service strips determined for adoption.

Reason: To ensure adequate visibility in the interests of road safety and the convenience of road users and to prevent damage or obstruction to services.

7. No dwelling shall be occupied until provision has been made and permanently retained for the in-curtilage parking provision in accordance with Drawing 16A date stamped 2 August 2019.

Reason: To ensure adequate (in-curtilage) parking in the interests of road safety and the convenience of road users.

8. The development hereby permitted, shall not be commenced until any highway structure/retaining wall/culvert requiring technical approval, as specified in the Roads (NI) Order 1993, has been approved and constructed with BD2 technical Approval of Highway structures: Volume 1: Design Manual for Roads and Bridges.

Any telegraph poles/street furniture to be re-sited to the rear of sight visibility splays and to the satisfaction of Transport NI.

Reason: To ensure that the structure is designed and constructed in accordance in accordance with BD2 technical Approval of Highway Structures: Volume 1: Design Manual for Roads and Bridges.

9. The development hereby permitted shall not be commenced until a Street Lighting scheme design has been submitted to and approved by the Council.

Reason: Road safety and convenience of traffic and pedestrians.

10. The Street Lighting scheme, including the provision of all plant and materials and installation of same, will be implemented as directed by the Department for Infrastructure Street Lighting Section. (These works will be carried out entirely at the developer's expense.)

Reason: To ensure the provision of a satisfactory street lighting system, for road

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

16. The existing natural boundary hedging as indicated on the northern boundary on Drawing No. 03C date stamped 20 May 2019, shall be retained at a minimum height of 1.8 metres unless removal is necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing within 14 days.

Reason: To ensure the maintenance of screening to the site in the interests of privacy and amenity.

17. 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.

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

18. If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of occupation 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 at such time as may be specified by the Council.

Reason: To ensure the continuity of amenity afforded by existing trees.

### **Informative**

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. Developers are advised to check all other informatives, advice or guidance provided by consultees, where relevant, on the Portal.

Dated: 20 August 2024

Authorised Officer: 



52.2

KILLINCHY

NATIVE BEECH HEDGE TO SITE FRONTAGE

NATIVE BEECH HEDGE TO SITE FRONTAGE

RETAIN EXISTING BOUNDARY HEDGES

NATIVE BEECH HEDGE TO SITE FRONTAGE

SERVICE DRIVE

SEULE SERVICE DRIVE

24 & 70m VICINITY

200

204

2A

rage

27

25

23

18

19

17

16

14

Def



Def



5


B

111





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**Comber** ■  
 27 Castle Street, Comber, BT23 5DY  
 T 028 91 8789596

**Saintfield**  
 1B Main Street, Saintfield, BT24 7AA  
 T 028 97 568300

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