

Tim Martin
— .co.uk



**Building
Site**

Approx 80m North East of 11
Knockbracken Road South
Carryduff
BT8 8AA

Price Guide
£150,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

Freehold Building Site

Approximately 80m North East of 11 Knockbracken Road South, Carryduff

Ideally situated fronting the country road, we are pleased to offer this freehold site to the market.

The site overlooks the countryside and is convenient to Forestside and Carryduff. It enjoys an easy commute to the city.

Reserved Matters Planning Permission under application under LA05/2023/0986/RM with granted planning permission for a two storey domestic dwelling and garage extending to circa ¼ acre and the site extends to circa ¼ of an acre with benefit of mains, water, electricity and telephone services close by.

Guide price £150,000

Viewing anytime

FEATURES

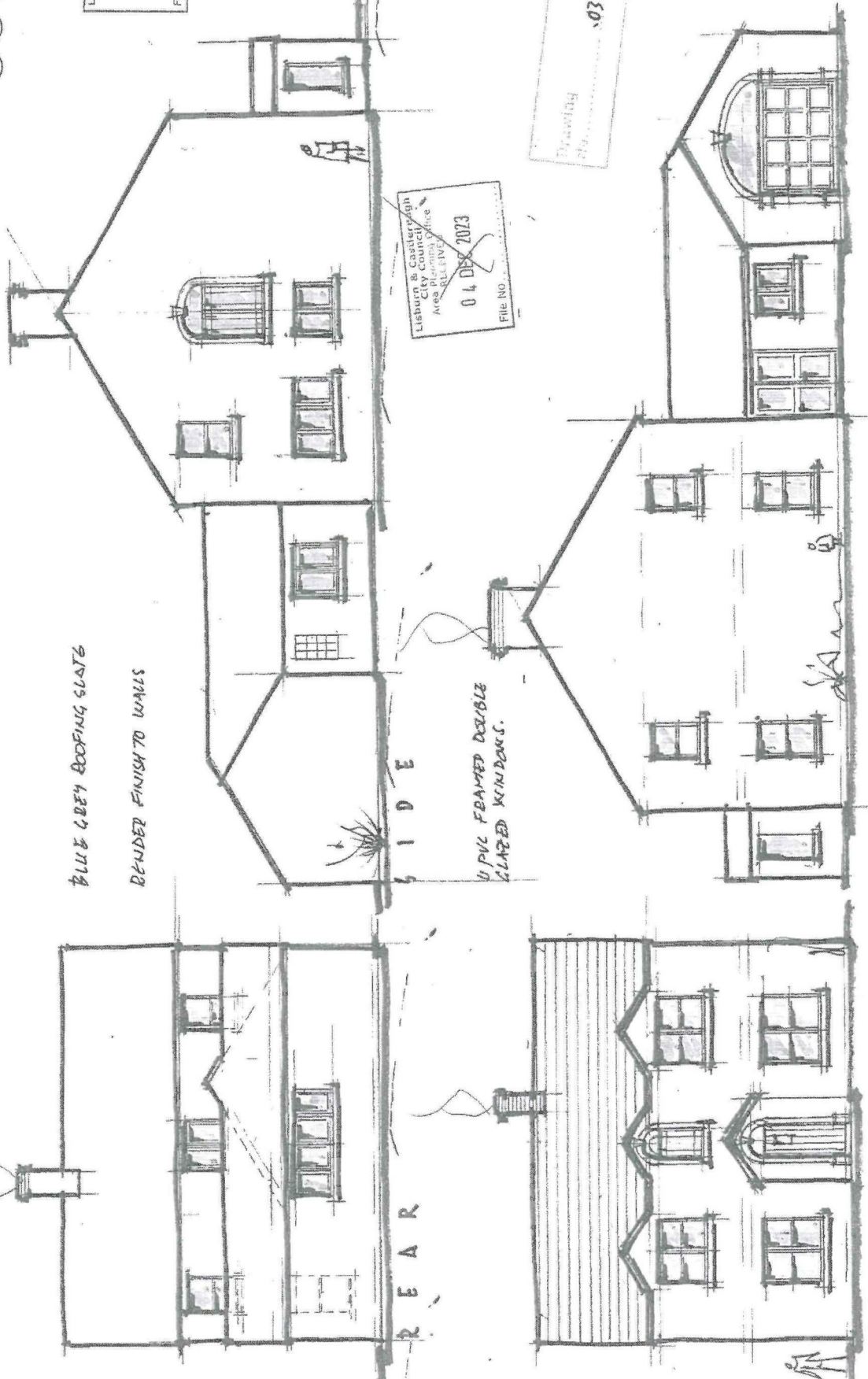
- Ideally Situated Fronting the Countryside
- Freehold Site
- Convenient to Forestside, Carryduff and Easy Commute to Belfast
- Granted Planning Permission for Two Storey Dwelling
- Mains Water and Electricity Connection

DWELLING 13 KNOCKBRACKEN ROAD YOUTH CARRYDUFF FOR MR AND MRS CLARKE

SCALE- 1/100 DATE- JANUARY 2012
C.T. DESIGN 10 COMBER ROAD CARRYDUFF CO. DOWN
TEL. 01890813704 E-MAIL gtdesign@btinternet.com.

DRWG No

0976/010



BLUE GREY ROOFING SLATE

RENDER FINISH TO WALLS

UPVC FRAMED DOUBLE
GLAZED WINDOWS.

REAR

SIDE

FRONT

SIDE

Lisburn & Castlereagh
City Council
Area Planning Office
RECEIVED
11 DEC 2023
File No...

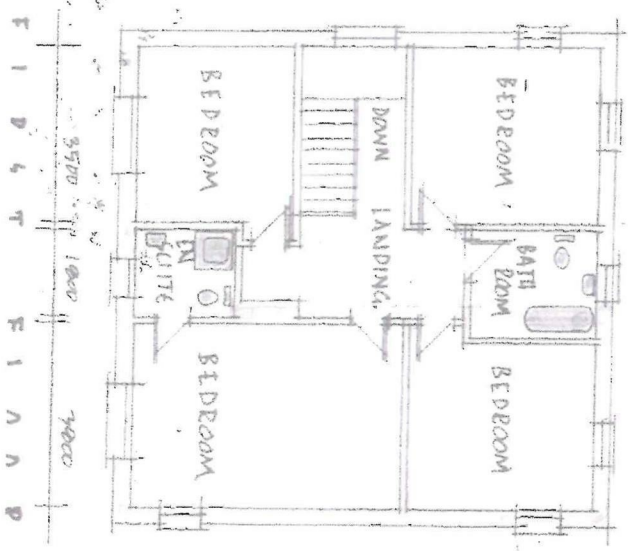
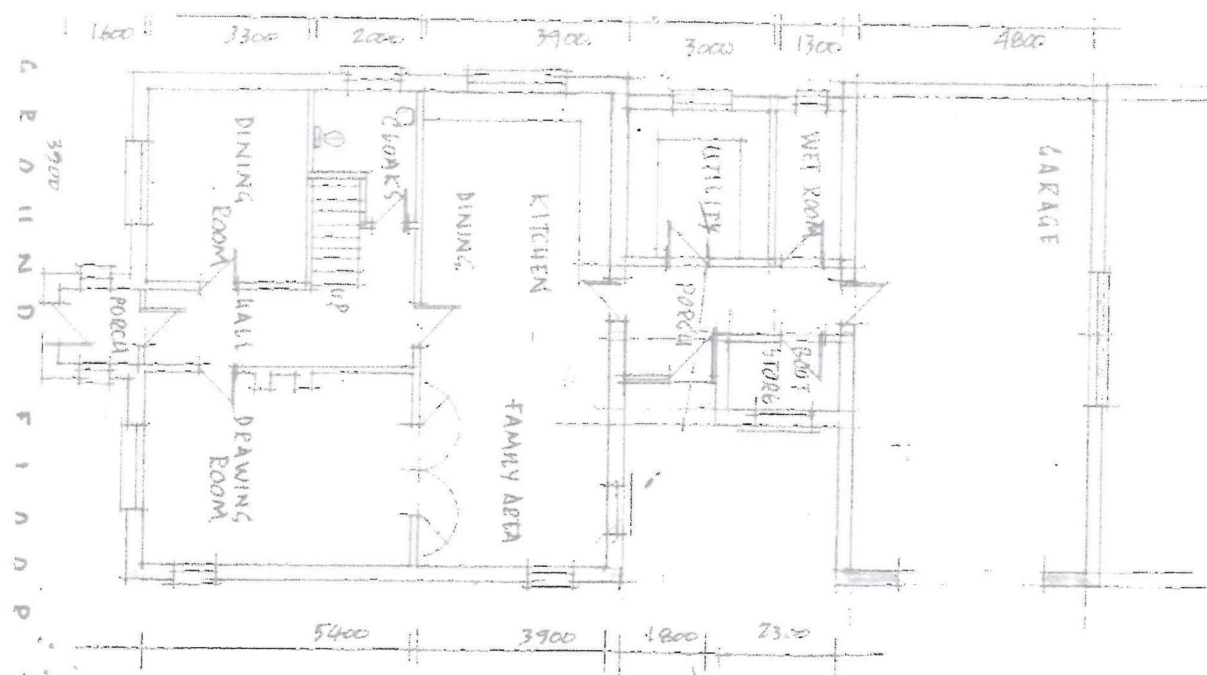
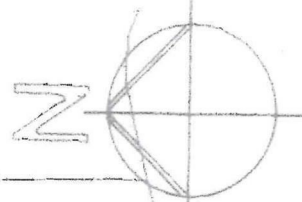
Lisburn & Castlereagh
City Council
Area Planning Office
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Drawing
03

DWELLING AT 13 KNOCKBRACKEN ROAD SOUTH CARRYDUFF FOR MR. AND MRS M. CLARKE

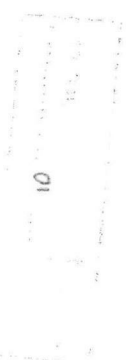
SCALE: 1/100 DATE: JANUARY 2012
 C.T. DESIGN 10 COMBER ROAD CARRYDUFF CO. DUBLIN
 TEL: 01990819784 E-MAIL: g128594@btinternet.com

DRWG. NO
0976109

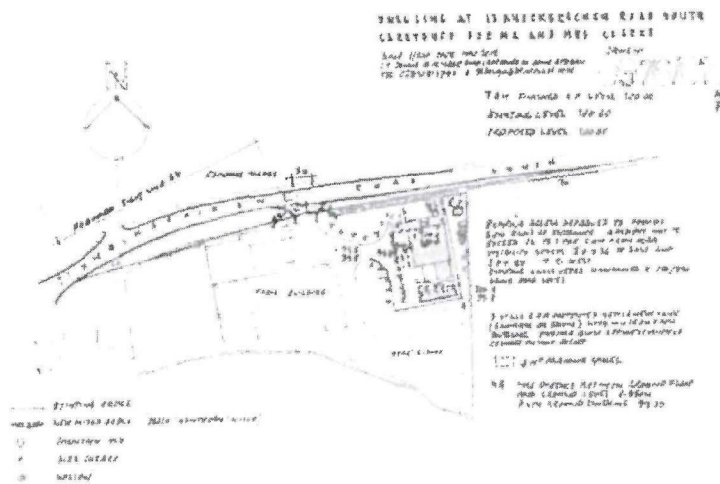
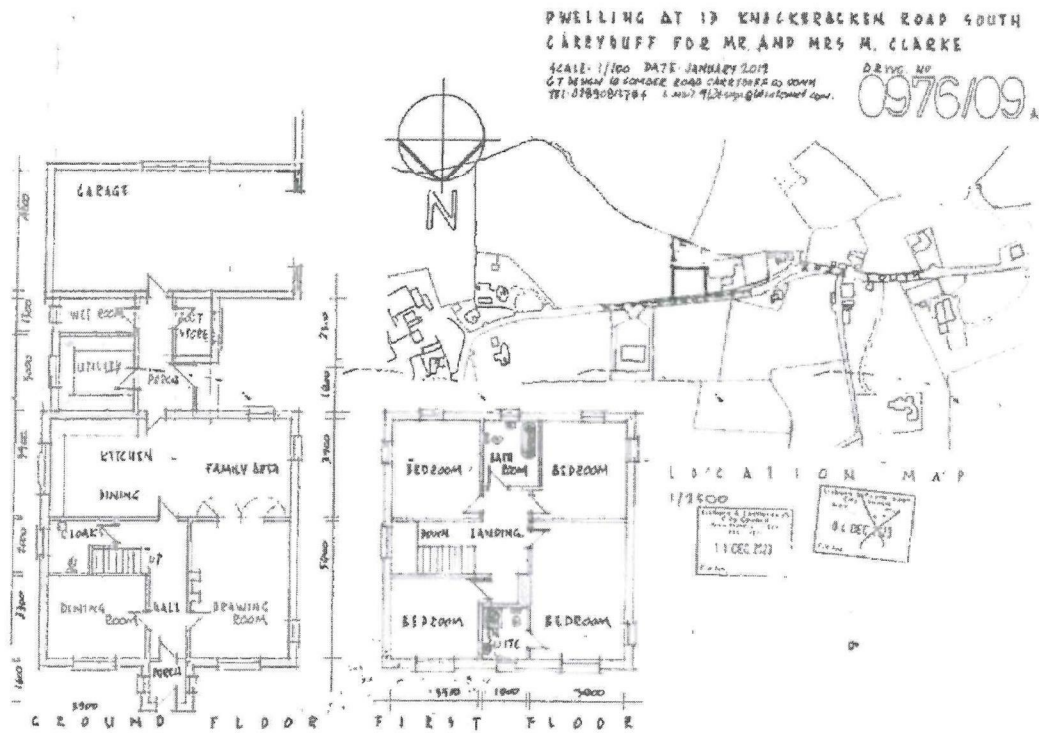


LOCATION MAP

1/2500



Site Location and Site Layout Plan – LA05/2023/0986/RM



APPROVAL OF RESERVED MATTERS

Planning Act (Northern Ireland) 2011

Application No: **LA05/2023/0986/RM**

Date of Application: **11 December 2023**

Site of Proposed Development: **Approximately 80m north east of 11 Knockbracken Road South, Knockbracken, Carryduff, BT8 8AA**

Description of Proposal: **Erection of two storey domestic dwelling**

Applicant: **Mr and Mrs Clarke**
Address: **40 Houston Road**
Crossnacreevy
Belfast
BT6 9SH

Agent: **G T Design**
Address: **10 Ballybeen Road**
Moneyreagh
Comber
BT23 5PY

Drawing Ref: **01, 02B and 03**

With respect to the above proposal for development, being matters reserved in the outline planning permission specified above. The Council in pursuance of its powers under the above-mentioned Act and in accordance with your application

HEREBY APPROVES

the said reserved matters subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development to which this approval relates must be begun by whichever is the later of the following dates: -
 - i. The expiration of a period of 5 years from the grant of outline planning permission; or
 - ii. The expiration of a period of 2 years from the date hereof.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. The vehicular access, including any visibility splays and any forward sight distance, shall be provided in accordance with Drawing No. 02B, bearing the date stamp 20 January 2025, prior to the commencement of any other works or other development hereby permitted. 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 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.

3. 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.

4. No dwelling shall be occupied until hard surfaced areas have been constructed in accordance with approved Drawing No. 02B, bearing date stamp 20 January 2025 to provide adequate facilities for parking and circulating within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles.

Reason: To ensure that adequate provision has been made for parking.

5. Any existing street furniture or landscaping obscuring or located within the proposed carriageway, sight visibility splays, forward sight lines or access shall, after obtaining permission from the appropriate authority, be removed, relocated or adjusted at the applicant's expense.

Reason: In the interest of road safety and the convenience of road users.

6. The dwelling hereby permitted shall not be occupied until the existing native species hedgerow has been reinstated behind the required sight visibility splays.

Reason: To ensure the proposal is in keeping with the character of the rural area.

7. The existing natural screenings along the site's east boundary shall be retained unless necessary to prevent danger to the public in which case a full explanation along with a scheme for compensatory planting shall be submitted to and agreed in writing with the Council, prior to removal.

Reason: In the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

8. All hard and soft landscaping works shall be carried out in accordance with the approved details and the appropriate British Standard or other recognized Codes of Practice. The works shall be carried out prior to the occupation of any part of the dwelling.

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

9. 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 landscape.

10. No retained tree shall be cut down, uprooted or destroyed, or have its roots damaged within the crown spread nor shall arboricultural work or tree surgery take place on any retained tree other than in accordance with the approved plans and particulars, without the written approval of the Planning Authority.

Reason: To protect existing, retained trees and minimize the impact of the proposal on the biodiversity of the site.

11. The septic tank/sewage treatment unit shall be sited as indicated with suitable levels and adequate area of subsoil irrigation for the disposal of effluent (if appropriate). This comment is based on an assessment of potential nuisance and in no way does it negate the need to meet the requirements of the Water (Northern Ireland) Order 1999. Consent to discharge must be obtained from the Northern Ireland Environment Agency. The approved scheme shall be maintained for the life of the approved development.

Reason: To protect the amenity of neighbouring dwellings with respect to odour.

12. The dwelling hereby permitted shall not be occupied until all new boundaries have been defined by a timber post and wire fence with a native species hedgerow/trees and shrubs of mixed woodland species planted on the inside.

Reason: To ensure the proposal is in keeping with the character of the rural area.

Informatives

1. The drawings and relevant information associated with this decision are available to view on the Planning Register at <https://planningregister.planningsystemni.gov.uk>

2. Precautions shall be taken to prevent the deposit of mud and other debris on the adjacent road by vehicles travelling to and from the construction site. Any mud, refuse, etc. deposited on the road as a result of the development, must be removed immediately by the operator/contractor.
3. Notwithstanding the terms and conditions of the Planning Office's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is available on personal application to the DFI Roads Section Engineer whose address is 40a Benson Street Lisburn BT28 2BG. A monetary deposit will be required to cover works on the public road.
4. All construction plant and materials shall be stored within the curtilage of the site.
5. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge to footway) and that existing roadside drainage is preserved and does not allow water from the road to enter the site.
6. No development shall be commenced until a Sewer Adoption Agreement has been authorised by NI Water to permit a connection to the public sewer in accordance with the Water and Sewerage Services (Northern Ireland) Order 2006 and Sewerage Services Act (Northern Ireland) 2016.
7. A formal water / sewer connection application must be made for all developments [prior to occupation], including those where it is proposed to re-use existing connections.
8. All services within the development should be laid underground.
9. Development shall not be occupied until the foul water drainage works on-site and off-site have been submitted to and approved by the relevant authority and constructed by the developer in line with approved design.
10. Development shall not be occupied until the surface water drainage works on-site and off-site have been submitted, approved and constructed by developer and the relevant authority.
11. Statutory water regulations are in force, which are designed to protect public water supplies against contamination, undue consumption and misuse. All internal plumbing installation must comply with the current Water Supply (Water Fittings) Regulations (Northern Ireland). Applicants should contact NI Water's Water Fittings Regulations team via waterline@niwater.com if they have any queries.
12. Where the sewers within the proposal serves two or more properties the developer must enter into an Agreement for Adoption of Sewers under Article 161 of the above Order. Sewers must be designed to meet the criteria as set out in the current Sewers for Adoption Northern Ireland specification. A connection to the public

sewer will not be permitted until the Article 161 Agreement has been authorised by NI Water.

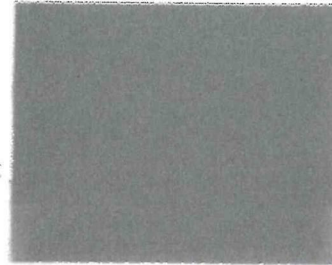
13. If your proposal is for more than 1 property it may be eligible for the provision of a public watermain. Single property if accessed directly from a public road / area. For multiple properties each must have an individual supply direct from the proposed public watermain under Article 76 of the above order.
14. For single properties where there is no sewer NI Water provide an annual septic tank desludge/emptying service. Further information is available by contacting Waterline on 03457 448800 or waterline@niwater.com . Desludge/emptying request is also available via NIW Self Service Portal at <https://selfservice.niwater.com/DesludgeOpen>.
15. Upon receipt of this statutory consultation and to discuss any areas of concern, the applicant is advised to contact Waterline on 03457 440088 or waterline@niwater.com. Alternatively, guidance notes and application forms are available to download from NI Water website at <https://www.niwater.com>.
16. If during the course of developing the site the developer uncovers a pipe not previously evident, NI Water should be contacted immediately via Waterline 03457 440088. NI Water will carry out an investigation, and, provide guidance and direction in respect of any necessary measures to deal with this issue.
17. If during the course of developing the site the developer uncovers a pipe not previously evident, NI Water should be contacted immediately via Waterline 03457 440088. NI Water will carry out an investigation, and, provide guidance and direction in respect of any necessary measures to deal with this issue.
18. The applicant and any prospective owner should be made aware that the proposed development is located in close proximity to a sports pitch with floodlighting. This may give rise to offensive conditions and as a result impact upon the amenity enjoyed by the proposed development due to noise and light.
19. River Directorate recommends that the finished floor levels of the proposed development are set with a minimum freeboard of 600mm.
20. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult DfI Rivers accordingly on any related matters.
21. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site:- such as diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of DfI Rivers. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage (Northern Ireland) Order 1973 which may lead to prosecution or statutory action as provided for.

22. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of DfI Rivers. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage (Northern Ireland) Order 1973 which may lead to prosecution or statutory action as provided for.
23. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the DfI Rivers local Area Office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.
24. Where an undesignated watercourse flows through or adjacent to a development site, it is strongly advised that a working strip of appropriate width is retained to, in future, enable riparian landowners to fulfil their statutory obligations/responsibilities.
25. The applicant's attention is drawn to The Conservation (Natural Habitats, etc) Regulations (Northern Ireland) 1995 (as amended), under which it is an offence:
- a) Deliberately to capture, injure or kill a wild animal of a European protected species, which includes all species of bat;
 - b) Deliberately to disturb such an animal while it is occupying a structure or place which it uses for shelter or protection;
 - c) Deliberately to disturb such an animal in such a way as to be likely to:
 - (i) affect the local distribution or abundance of the species to which it belongs;
 - (ii) impair its ability to survive, breed or reproduce, or rear or care for its young; or
 - (iii) impair its ability to hibernate or migrate;
 - d) Deliberately to obstruct access to a breeding site or resting place of such an animal; or
 - e) To damage or destroy a breeding site or resting place of such an animal.
- If there is evidence of bat activity / roosts on the site, all works should cease immediately and further advice sought from the Wildlife Team, Northern Ireland Environment Agency, Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT72JA. Tel. 02890569558 or 028 9056 9557.
26. The applicant's attention is drawn to Article 4 of the Wildlife (Northern Ireland) Order 1985 (as amended) under which it is an offence to intentionally or recklessly:
- kill, injure or take any wild bird; or
 - take, damage or destroy the nest of any wild bird while that nest is in use or being built; or Updated July 2023
 - at any other time take, damage or destroy the nest of any wild bird included in Schedule A1; or
 - obstruct or prevent any wild bird from using its nest; or • take or destroy an egg of any wild bird; or
 - disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
 - disturb dependent young of such a bird.

Any person who knowingly causes or permits to be done an act which is made unlawful by any of these provisions shall also be guilty of an offence. It is therefore advised that any tree or hedgerow loss or vegetation clearance should be kept to a minimum and removal should not be carried out during the bird breeding season including 1st March to 31st August, unless pre-clearance surveys show an absence of breeding birds.

Dated: 21 February 2025

Authorised Officer:



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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