

Date of Application: 4 April 2025

Site of Proposed Development: To the rear of 16 Lenamore Drive and approx. 5m to the north of 12a Lenamore Avenue, Newtownabbey

Description of Proposal: Dwelling and garage

Applicant: Gail McNabb, James Robinson, Lynda Fadden, Janet Thomas, Joanne Cochrane, 16 Lenamore Drive, Newtownabbey, BT37 0PQ

Agent: Arca Design, 5 Highgate Manor, Newtownabbey, BT36 4WG

Drawing Ref: 01/2

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 must be made to the Council within 3 years of the date on which this permission is granted and the development.

the subsequent approval of the Council.

3. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 must be submitted in writing to the Council and shall be carried out as approved.
Reason: To enable the Council to consider in detail the proposed development of the site.
4. The depth of underbuilding between finished floor level and existing ground level must not exceed 0.3 metres at any point.
Reason: In the interest of visual amenity.
5. The proposed dwelling shall have a ridge height of less than 6.5 metres above finished floor level.
Reason: To ensure that the development is satisfactorily integrated with the adjacent residential dwellings and in the interest of neighbouring amenity.
6. There shall not be any dormer windows on the front elevation of the proposed dwelling facing No. 16 Lenamore Drive.
Reason: In the interest of neighbouring amenity.
7. Prior to the occupation of the dwelling hereby approved, a 2metre-high rendered wall shall be erected to the rear boundary of No. 16 Lenamore Drive as indicated in blue on Drawing 01/2, date stamped 23rd June 2025.

by the Council a landscaping scheme showing trees and hedges, to be retained along the southeastern and southwestern boundaries of the site and the location, numbers, species and sizes of trees and shrubs to be planted within the site. The scheme of planting as finally approved shall be carried out during the first planting season after the dwelling is occupied. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the planning authority gives written consent to any variation.

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

10. All boundary trees and vegetation save that required for the construction of the access shall be strengthened, allowed to grow and permanently retained at a height 2 metres for hedgerow and 5 metres for trees. If any retained tree or hedgerow is removed, uprooted or destroyed or dies during the construction and upon completion of the development and for the lifetime of the development, it shall be replaced within the next planting season by another tree or trees in the same location of a species and size as specified by the Council.
Reason: To ensure the continuity of amenity afforded by existing trees and hedgerows.
11. This planning permission is granted in substitution for planning approval reference LA03/2020/0891/D, only one dwelling must be erected within the site outlined in red on stamped approved Drawing No. 01/2, date stamped 23rd June 2025.
Reason: To prevent an accumulation of dwellings on the site.

Residential building site adjacent to, 16 Lenamore Drive, Jordanstown, BT37 0PQ

Offers In The Region Of £175,000

- Residential building site
- Planning application date 4th April 2025
- A copy of the planning and condition are attached
- The overall size of the site is approximately 0.383 acres
- Planning reference LA03/2025/0229/O
- Planning approval date 25th July 2025
- The approximate dimensions are 50m x 31m, Area: 1,550 m² (not including the lane)
- Property will also come on the market at the start of 2026


16 Lenamore Drive, Jordanstown BT37 0PQ

A residential building site in a highly regarded residential area of Jordanstown. The area is recognised as an area of Townscape character.

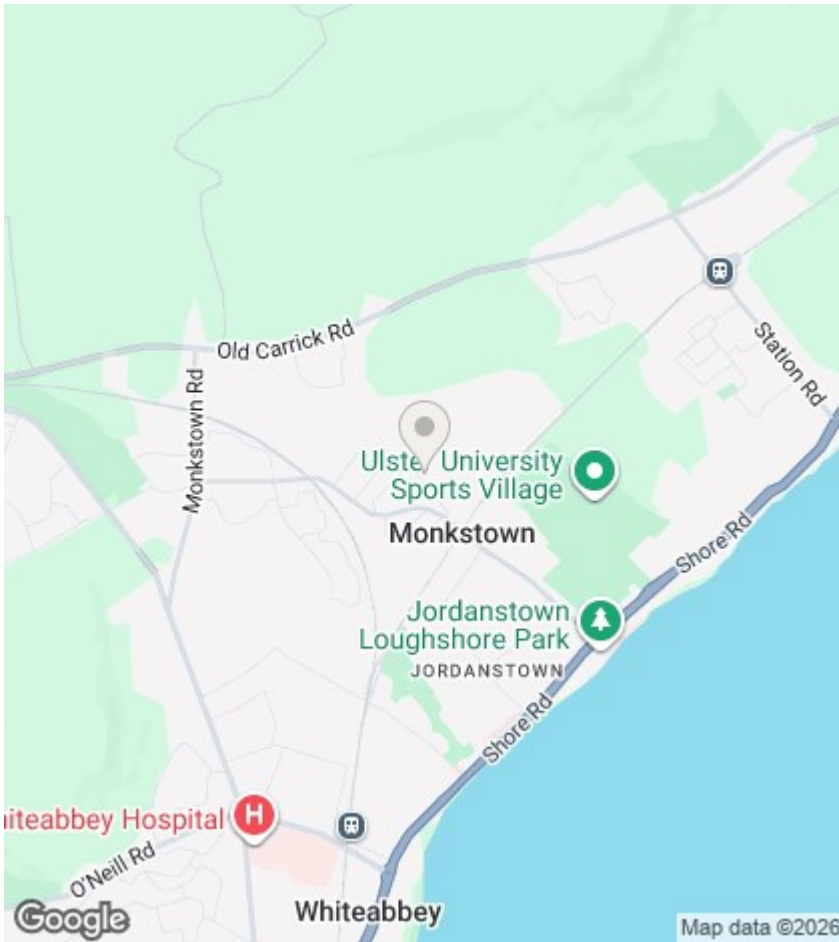


Council Tax Band:

Dated: 25 July 2025

Authorised Officer: 





Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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