

Superb Site Between 180 and 182 Ballycorr Road, Ballyclare



Offers In The Region Of £150,000

This is an ideal opportunity to purchase a superb building site with outline planning approval in a well regarded unspoilt Rural location. Extending to circa 0.3 acre the site will benefit from the sun throughout the day and enjoys stunning far reaching views over the surrounding open countryside.

Perfectly situated around one mile from Ballyclare town centre this is the perfect balance of country living yet convenient to all local amenities.

The sale represents a unique opportunity for the family searching for the perfect location to build their forever home.

Further information including a copy of planning is available on request.

Viewing available on site by appointment. An early enquiry is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Superb Site**
- **Circa 0.3 Acre**
- **Outline Planning Approved 14/05/24**
- **Stunning Views Over Surrounding Countryside**
- **Direct Access Onto Ballycorr Road**
- **Highly Regarded Rural Location**
- **Services Readily Available**



OUTLINE PLANNING PERMISSION
Planning Act (Northern Ireland) 2011

Application No: **LA03/2024/0171/O**

Date of

Application: **8 March 2024**

Site of Proposed Development: **Between 180 and 182 Ballycorr Road, Ballyclare**

Description of Proposal: **Site for infill dwelling and garage**

Applicant:
Address:

Agent: Ivan McClean
Address: 64 Old Portglenone Road
Ahoghill
BT42 1LQ

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. 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. Full particulars, detailed plans and sections of the reserved matters required in Conditions 01 and 02 shall 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. A scale plan and accurate site survey at 1:500 (minimum) shall be submitted as part of the reserved matters application showing the access location to be constructed and other requirements in accordance with the attached RS1 form.

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

5. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been submitted to and approved by the Council.

Reason: To ensure the dwelling integrates into the landform.

6. The proposed dwelling shall have a ridge height not exceeding 7 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated into the landscape and with the adjacent residential dwellings.

7. At the reserved matters stage full details of all proposed tree and shrub planting and a programmed of works shall be submitted to and approved in writing with the Council. The works shall be carried out during the first available planting season after the occupation of any part of the development or in accordance with a programme to be submitted to and agreed in writing with the Council.

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

8. 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.

9. 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.

Informatives

1. This permission grants planning consent only and other statutory approvals may be required.
2. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
3. This permission does not confer title. It is the responsibility of the developer to ensure that they control all the lands necessary to carry out the proposed development.

Dated: 9 May 2024

Authorised Officer: _____



CONSENT NO: 1757/24/1

FILE NO: NC 1624/24_1

DEPARTMENT OF AGRICULTURE ENVIRONMENT & RURAL AFFAIRS

Water (Northern Ireland) Order 1999

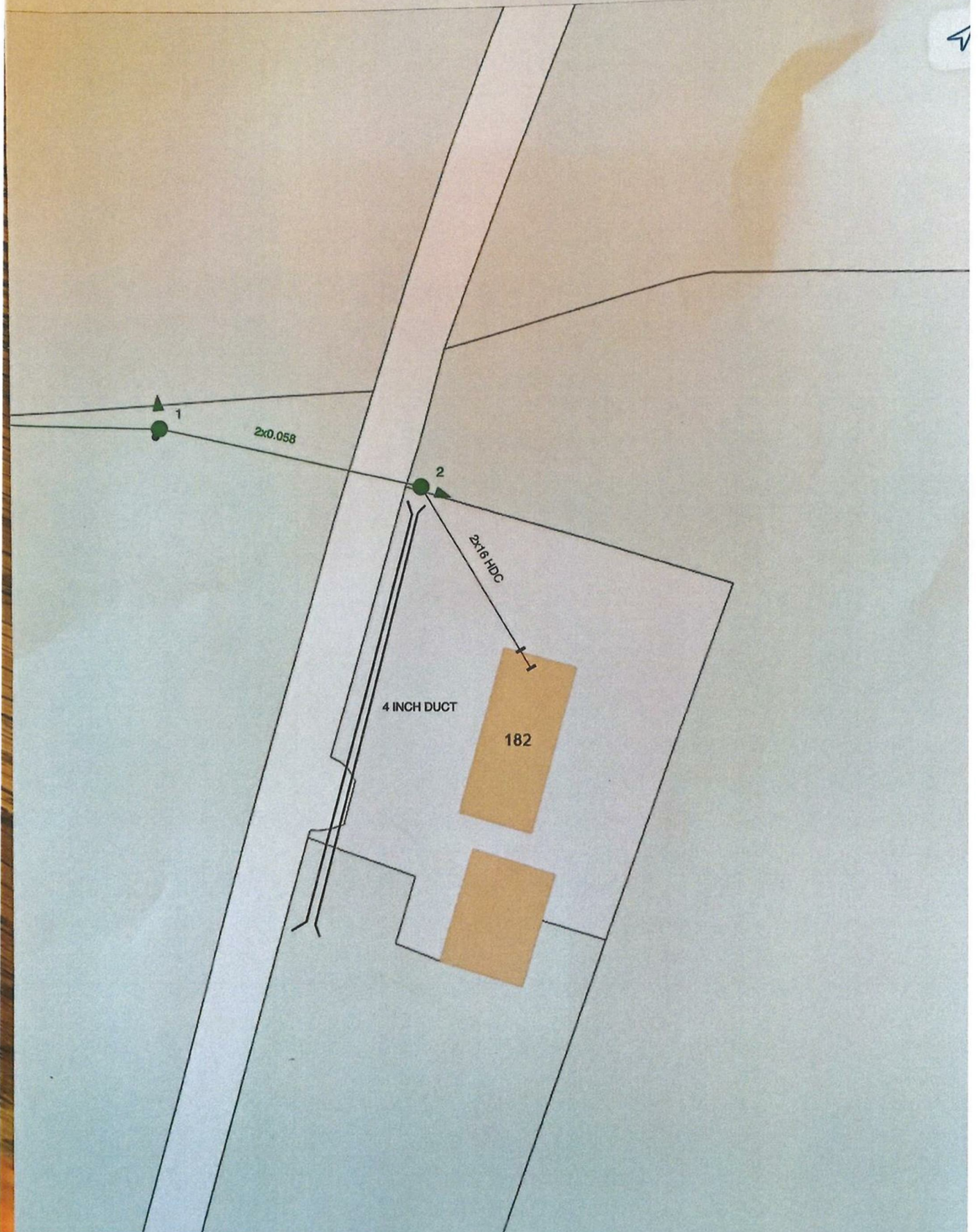
Consent to Discharge of Effluent

The Department of Agriculture, Environment & Rural Affairs in pursuance of the powers conferred on it by the Water (Northern Ireland) Order 1999 HEREBY CONSENTS to your making a discharge into the Underground Stratum at Easting 329717 and Northing 392645 in accordance with the application dated 2 October 2024 in respect of a discharge of sewage effluent arising from a single domestic dwelling situated Adjacent to & South West of 182 Ballycorr Road, Ballyclare, Co.Antrim, BT39 9UG

1. Should it subsequently be revealed that the ground conditions have not been accurately described in the application form or the sewage treatment system has not been designed and constructed as detailed in the application, this consent shall be considered voidable.
2. The discharge shall consist solely of sewage effluent from the single domestic dwelling at site adjacent and South West of 182 Ballycorr Road, Ballyclare, BT39 9UG.
3. The discharge shall not exceed 1 cubic metre per day.
4. All surface water shall be excluded from the system.
5. The effluent shall be discharged into a sub-surface irrigation system designed and installed in accordance with Departmental guidance which is consistent with BS 6297:2007 + A1:2008.



GPS accuracy 3.6 m



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IVAN McCLEAN

(Planning Advisor) Ltd

64 Old Portglenone Road, Ahoghill

BT42 1LQ

{Mobile 07803 235504}

Date: MARCH 2024

IG/OS Ref: 97-4

Scale: 1: 2500

Drg. No: 4338/23

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SITE OF DWELLING AND GARAGE

At: Between 180 and 182 Ballycorr Road, Ballyclare

For:

Of:

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme