

## Site Adjacent 28 Moyra Road, Ballyclare



### PRICE Offers Over £119,950

*At Country Estates we are delighted to market this building site on the Moyra Road, Burnside Ballyclare.*

*Moyra Road, Burnside is a well-regarded unspoilt rural location in the heart of the countryside yet conveniently situated within 3 miles from Ballyclare town centre.*

*This superb, elevated site extends to approximately 0.7 acre and enjoys direct frontage onto the Moyra Road with services readily available. Planning approval was obtained 11th February 2020 with foundations laid prior to expiration of approval (Certificate of Lawful Use applied for)*

*Perfect for the family searching for a site in a quiet country location yet within walking distance of the local school. Equally this offers an excellent opportunity for a builder looking for their next project.*

*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

- **Building Site**
- **Circa 0.7 Acre**
- **Full Planning Granted 11/02/2020**
- **Direct Frontage onto Moyra Road**
  - **Popular Village Location**
- **Excellent Investment Opportunity**



## **APPROVAL OF PLANNING PERMISSION**

### **Planning Act (Northern Ireland) 2011**

Application No: **LA03/2020/0014/F**

Date of Application: **7th January 2020**

Site of Proposed  
Development:

**Adj to 32 Moyra Road (Between 26 & 32)  
Doagh  
Ballyclare**

Description of Proposal:

**Proposed dwelling and garage**

Applicant: **J & G Plant Hire Ltd**  
Address: **45 Collin Road  
Ballyclare**

Agent: **Jackie Milliken**  
Address: **49 Knockeen Road  
Ballymena  
BT42 4DG**

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

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.

2. The existing natural screenings of the site, as indicated in green, on approved drawing ref 02 date stamped received 07/01/20 shall be retained at a minimum height of 2 metres for hedges and 6 metres for trees and allowed to grow on, 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 their removal. The compensatory planting scheme shall be carried out as agreed.

Reason: To safeguard the amenities of neighbouring occupiers and in the interests of visual amenity and to ensure that the proposed development does not prejudice the appearance of the locality.

3. During the first available planting season after the occupation of the dwelling, a hawthorn/natural species hedge shall be planted in a double staggered row 200mm apart, at 450 mm spacing, 500 mm to the rear of the sight splays along the front boundary of the site and shall be retained thereafter at a minimum of 2m.

Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.

4. During the first available planting season after the occupation of the dwelling, the proposed landscaping along the western boundary of the application site shall be implemented in accordance with drawing No. 02 date stamped 07/20/20. The proposed planting shall be retained at a minimum height of 2 metres for hedges and 6 metres for trees and allowed to grow on, 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 their removal. The compensatory planting scheme shall be carried out as agreed.

Reason: To ensure the development integrates into the surroundings and to ensure the maintenance of screening to the site.

5. The vehicular access, including visibility splays and any forward sight distance, shall be provided in accordance with Drawing No.02 bearing the date stamp 07th January 2020, prior to the commencement of any 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 250mm 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 interests of road safety and the convenience of road users.

6. The gradient of the access road shall not exceed 8% (1 in 12.5) over the first 5m outside the road boundary. Where the vehicular access crosses a footway, 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 interests of road safety and the convenience of road user.

#### **Informatives**

1. 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.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
3. 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.
4. Notwithstanding the terms and conditions of the Council'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 Section Engineer whose address is Crown Buildings, 20 Castle Street, Antrim, BT41 4JE. A monetary deposit will be required to cover works on the public road.
5. All construction plant and materials shall be stored within the curtilage of the site.
6. It is the responsibility of the Developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.

Dated: 11th February 2020

Authorised Officer



FRONT ELEVATION ILLUSTRATION

ROBERT LOGAN



FRONT ELEVATION



SIDE ELEVATION



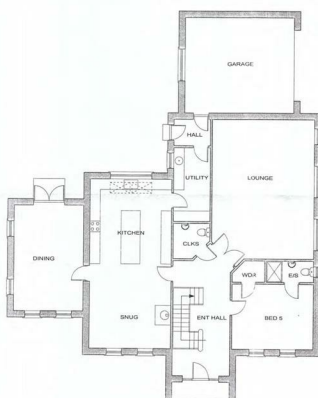
SECTION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This copy has been made by or with the authority of the Council and is not to be used for any other purpose without the written consent of the Council.

Planning Act 2011  
**GRANTED**  
Subject to Conditions (if any)  
as set out on  
Decision from Neill and Houghton  
Date: 11/02/2020

Drawing  
Number: 03  
LAG / 2020 / 0014

CLIENT: J & S PLANT	
PROJECT: PROPOSED DWELLING	
BURNSIDE	
DATE: 11/02/2020	DATE: 11/02/2020
BY: 11/02/2020	BY: 11/02/2020
REMARKS: 11/02/2020	REMARKS: 11/02/2020
11/02/2020	11/02/2020
11/02/2020	11/02/2020
11/02/2020	11/02/2020

Planning Decision  
RECEIVED  
07 JAN 2020

Neill and Houghton  
Architects



# **The Mortgage Shop**

**You Talk. We Listen.**

**: 028 9318 0002**

**iona.hannah@themortgageshop.ne**

***Relying on a mortgage to finance your new home?***

***If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.***

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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

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